



**Request for City Council Committee Action from the Department of Community Planning  
& Economic Development – Planning Division**

Date: April 2, 2008  
To: Council Member Gary Schiff, Chair of Zoning and Planning Committee  
Referral to: Zoning and Planning Committee  
**Subject:** Referral from the March 31, 2008 City Planning Commission Meeting  
**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Supervisor, CPED Planning-Development Services

**Presenter in Committee:**

1. Todd Jones, 2845 Harriet Ave S, Shanna Sether, City Planner, x2307
7. 2900 Lyndale Mixed-Use Development, 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, Janelle Widmeier, Sr Planner, x3156

**Community Impact (use any categories that apply)**

Other: See staff report(s) from the City Planning Commission

**Background/Supporting Information Attached**

The attached report summarizes the actions taken at the City Planning Commission meeting held on March 31, 2008. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT  
of the  
CITY PLANNING COMMISSION  
of the City of Minneapolis**

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The Minneapolis City Planning Commission, at its meeting on March 31, 2008 took action to **submit the attached comment** on the following items:

**1. Todd Jones (Vac-1539, Ward: 6), 2845 Harriet Ave S ([Shanna Sether](#)).**

**A. Vacation:** Application by Todd Jones, on behalf of Premier Storage, LLC, for a vacation of a utility easement over a vacated alley located on the property of 2845 Harriet Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation, subject to retention of an easement by Xcel Energy.

**7. 2900 Lyndale Mixed-Use Development (BZZ-3945 and Vac-1540, Ward: 10), 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S ([Janelle Widmeier](#)).**

**A. Rezoning:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a petition to rezone from C2 and I1 to C3A for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the properties of 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S from the C2 District and the I1 District to the C3A District.

**F. Vacation:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for an alley vacation (the proposed building would extend under and over the existing alley, but the alley would remain open for public use) for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for the alley vacation for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, subject to the following conditions:

1. An easement shall be reserved for Xcel Energy and Qwest.
2. The applicant shall provide sufficient information for Public Works to verify the structural integrity of the development over and under the alley.

**Excerpt from the  
CITY PLANNING COMMISSION  
MINUTES  
Minneapolis Community Planning & Economic Development (CPED)  
Planning Division**

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**MEMORANDUM**

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DATE: April 8, 2008

TO: Steve Poor, Planning Supervisor – Zoning Administrator, Community Planning & Economic Development - Planning Division

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of March 31, 2008

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The following actions were taken by the Planning Commission on March 31, 2008. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued:

Commissioners present: President Motzenbecker, Huynh, LaShomb, Nordyke, Norkus-Crampton, Schiff, Tucker and Williams – 8

Committee Clerk: Lisa Baldwin (612) 673-3710

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**1. Todd Jones (Vac-1539, Ward: 6), 2845 Harriet Ave S ([Shanna Sether](#)).**

**A. Vacation:** Application by Todd Jones, on behalf of Premier Storage, LLC, for a vacation of a utility easement over a vacated alley located on the property of 2845 Harriet Ave.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation, subject to retention of an easement by Xcel Energy.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

President Motzenbecker closed the public hearing.

Commissioner Tucker moved approval of the staff recommendation (Schiff seconded).

The motion carried 6-0 (Williams not present for the vote).

**7. 2900 Lyndale Mixed-Use Development (BZZ-3945 and Vac-1540, Ward: 10), 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S (Janelle Widmeier).**

**A. Rezoning:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a petition to rezone from C2 and I1 to C3A for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the properties of 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S from the C2 District and the I1 District to the C3A District.

**B. Conditional Use Permit:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for conditional use permit to increase the maximum height of a building for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a conditional use permit to increase the maximum allowed height of a building from 4 stories to 5 stories and from 56 feet to 62 feet to the top of the roof and 65 feet to the top of the parapet for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. Adoption of the alley vacation by the City Council.

**C. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for variance to reduce the minimum parking requirement for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum parking requirement from 189 spaces to 136 spaces for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, subject to the following condition:

1. At least 36 bicycle parking spaces shall be provided on-site.

**D. Variance:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for variance to reduce the minimum loading requirement for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the minimum loading requirement from 2 spaces to 1 space for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**E. Site Plan Review:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for a site plan review for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission adopted the findings and **approved** the application for site plan review to allow a mixed use building for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, subject to the following conditions:

1. Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, site and landscape plans.
2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by May 2, 2009, or the permit may be revoked for non-compliance.
3. Blank walls shall not exceed 25 feet in width as required by section 530.120 of the zoning code unless otherwise allowed by the Planning Commission.
4. At least 30 percent of the first floor wall adjacent to Aldrich Avenue shall be windows as required by section 530.120 of the zoning code. Interior lights in the parking garage shall be shielded to prevent glare at the adjacent sidewalk.
5. The dwelling units shall comply with the home occupation standards found in Chapter 535, Article VII Home Occupations of the zoning code.
6. Adoption of the alley vacation by the City Council.

**F. Vacation:** Application by Gretchen Camp with BKV Group, Inc., on behalf of Lyn-Lake Development Partners, LLC, for an alley vacation (the proposed building would extend under and over the existing alley, but the alley would remain open for public use) for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S.

**Action:** The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for the alley vacation for the properties located at 2900-2910 Lyndale Ave S and 2901 Aldrich Ave S, subject to the following conditions:

1. An easement shall be reserved for Xcel Energy and Qwest.
2. The applicant shall provide sufficient information for Public Works to verify the structural integrity of the development over and under the alley.

President Motzenbecker opened the public hearing.

No one was present to speak to the item.

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Commissioner Tucker moved approval of the staff recommendation (Schiff seconded).

The motion carried 6-0 (Williams not present for the vote).