

MINUTES OF THE ZONING COMMITTEE
Thursday, May 21, 2020 - 3:30 p.m.

PRESENT: DeJoy, Edgerton, Grill, Hood, Lindeke, and Rangel Morales
EXCUSED: Baker and Ochs
STAFF: Anton Jerve, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Edgerton. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day of the meeting and monitor the meeting remotely.

2383 UNIVERSITY AVE W - 20-030-713 - Conditional use permit for a 66' 7" building height (73' 4" for elevator penthouse). Floor area ratio variance (3.0 FAR maximum, 3.6 FAR proposed), 2383 University Ave W, NE corner at Raymond Avenue

Anton Jerve presented the staff report with a recommendation of approval with conditions for the conditional use permit & variance. He said that District 12 submitted a letter recommending approval with conditions, and there were no other letters in support or opposition.

In response to Commissioner Edgerton, Mr. Jerve said that the recommendations listed in the letter from District 12 have been mostly met by the applicant and are included in the plans submitted. He said that he included a condition to his staff report to include commercial space on the first floor. The fourth condition listed by the District Council was that building should consider energy efficient standards and provide secure indoor bike parking. Mr. Jerve said that energy efficiency is only required for projects receiving \$200,000+ City funding and indoor bike parking is required per the zoning code and will be reviewed as part of the site plan.

In response to Commissioners, David Miller, Urbanworks Architecture, 901 N 3rd Street, Minneapolis, said that there will be 160 parking stalls all below grade and it amounts to .72 parking ratio for the 222 residential units. He said that they are proceeding with the plan labeled "proposed" and agree with condition two on the staff report.

In response to Commissioner Rangel Morales, Tim Marco, Krause Anderson Development, 501 S 8th Street, Minneapolis, said they have looked at this project initially from an affordability and mixed income perspective and when they looked at the surrounding projects, availabilities and opportunity on the corner they decided to take a look at this from a market rate standpoint in its entirety. Through their design process they tried to identify other opportunities with sizing of units. The current mix is studio, alcove, and one- and two-bedrooms units. It is a market rate offered project they feel like the abilities for them to command rent allows them to appeal to renters across all of the spectrums. They feel they could get into areas of potentially 80% AMI, but that has not been finalized.

In response to Commissioner Lindeke, Mr. Marco said they met with the District Council October 2019 and have had pretty regular conversations with them. They have worked through a lot of different ideas and concepts and over the last three weeks they have had thorough discussions on this project given the current economy and how this project fits into the community. His understanding is that they both have come to a good conclusion on the project

and they are excited about having some or all of the goals met. They have an opportunity to be a pioneer with the community incubator space.

The public hearing was closed.

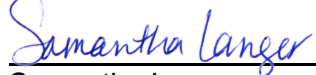
In response to Commissioner Rangel Morales, Mr. Jerve said he will make sure the status of the Inclusionary Zoning Study will be provided at the Planning Commission meeting.

Commissioner Kristine Grill moved approval with conditions of the conditional use permit & variance. Commissioner William Lindeke seconded the motion.

The motion passed by a vote of 6-0-0.


Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:



Samantha Langer
Recording Secretary

Submitted by:


Anton Jerve (Jun 19, 2020 09:38 CDT)

Anton Jerve
City Planner

Approved by:


Dan Edgerton (Jun 19, 2020 09:08 CDT)

Dan Edgerton
Chair