

MINUTES OF THE ZONING COMMITTEE
Thursday, December 12, 2019 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

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

The meeting was chaired by Commissioner Edgerton.

337 W 7th / 366-372 Smith Rezoning - 19-103-464 - Rezone from T2 to T3 traditional neighborhood, 337 7th St W, Block bounded by Smith Ave., 7th St., Leech St., and Grand Ave.

337 W 7th / 366-372 Smith CUP & Variances - 19-103-475 - Conditional use permit for a maximum building height of 75 feet, variance to increase the maximum floor area ratio (FAR) from 3.0 to 3.44, and a variance to reduce the required number of loading spaces for proposed retail use from 1 to 0., 337 7th St W, Block bounded by Smith Ave., 7th St., Leech St., and Grand Ave.

Anton Jerve presented the staff report with a recommendation of approval for the rezoning. He also recommended approval of the conditional use permit and variances. He stated District 9 submitted a letter recommending approval, and there was one letter in opposition.

Upon questions from the Commissioners, Mr. Jerve said no tenants have been identified for the commercial space.

Aron Johnson, DJR Architects, 4053 Bryant Avenue S, Minneapolis, said he is excited about this project and provided some history about the site. He explained the recent development in the area around the site and said the existing public alleyway for the whole block is in the process of being vacated. It will be a positive move and help reduce congestion on W 7th Street. They will be closing Bonfe repair shop and the new mixed-use development will have 153 units and 2,500 square feet of retail fronting West 7th Street. He said they will have bike storage and off-street parking entirely above grade that will be concealed from public view. Parking will be accessed from Smith Avenue and 94 stalls will be provided. The range of units will be efficiency up to two-bedroom units aimed at meeting the housing needs of the area. They have met with the District Council and will continue to work closely with them.

Upon inquiry from the Commissioners, Mr. Johnson said that they are aiming to provide units for entry level income earners that will hopefully allow people who work in the area be able to rent at this location. They have not determined what AMI they will be targeting for rent.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Kristine Grill moved approval of the rezoning. Commissioner Elizabeth Reveal seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Commissioner Kristine Grill moved approval with conditions of the conditional use permit & variances. Commissioner Elizabeth Reveal seconded the motion.

The motion passed by a vote of 4-0-0.

Adopted Yeas - 4 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Anton Jerve
City Planner

Dan Edgerton
Chair