

Citizens for a Loring Park Community  
**LAND USE COMMITTEE MEETING MINUTES - Draft**

Mon., Nov. 28<sup>th</sup>, 2011

*Hosted by the Loring Park Community Center*

**Those present:** John Van Heel (chair), Gary Gliem (resident & CLPC President), Paul Hinderager (resident), Joseph Finley (resident), Maria Timofeyava (resident), Pat Hafvenstein (resident), Keith Sjoquist (HN Methodist), Dave Hile (resident), Liz Bronk (Oak Grove Realty), Becky Gullickson (resident), Teresa Johnson (300 Clifton), Alex Haecker (Architect-300 Clifton), Beth Elliott (City Planning), and Beth's intern (need name, not on sign in), and Jana Metge (CLPC Coordinator).

*The meeting was called to order at 6:35 p.m. by Chair, John Van Heel*

*The agenda was approved unanimously as amended/inserting a discussion and review of Magellan development, CUP-Schiff proposal, and OR3/B4N zoning overview and to move this up on the agenda since the 300 Clifton Architect would have a late arrival due to an incoming flight into town.. Paul/Gary M/S/C*

*The October Board minutes were approved as presented unanimously. Gary/Becky M/S/C*

**The following announcements were made:**

- \* *Land Use Applications* - Jana passed around a Land Use application for 1330 Harmon. A signage request to HPC for 1330 Harmon. She contacted HPC staff John Smoley and will circulate information to all committee members when received.
- \* *Community Sing-A-Long* - Tues., Dec. 20<sup>th</sup>; 7-8:30 p.m. at Loring Com. Ctr.
- \* *Loring Park Neighborhood Master Plan Steering Committee* - Wed., Nov. 30<sup>th</sup>, - 6:30-8:00 at Loring Park Community Center; Historic & Sustainability Chapters
- \* *Downtown Court Watch* - Friday, Dec. 2<sup>nd</sup> from 10:00-noon; 2nd Floor-Downtown Library-Doty Room
- \* *Mon., Dec. 12<sup>th</sup>* - Planning Commission Meeting on Magellan development - City Hall; Room 317; begins at 4:30 p.m. Agenda available on city website
- \* **CLPC Holiday Party & Curry Dinner - Thurs., Dec. 1<sup>st</sup> from 5:30-8:30 p.m. at 232 Clifton - OPEN TO ALL!!! Donations go to CLPC! Flyers were circulated.**
- \* *World AIDS Day - Remembering Councilmember Brian Coyle* - Thursday, Dec. 1<sup>st</sup> - 7:30 p.m. - New Harmony Church located at Historic Wesley
- \* *"Light Up Loring"* - Now known as "WinterFest" - Thursday, Dec. 8<sup>th</sup> - 6:00-8:30 p.m. Flyers were distributed. All were asked to spread the word and distribute flyers.
- \* Paul asked that Todd Phillips be notified and a request made for him to save and protect the street trees on Oak Grove during the 430 Oak Grove building renovation.
- \* Joseph asked us to bring a Loring Park Neighborhood map to all Land Use meetings.

## II. CUP/Conditional Use Permits/Magellan Update/OR3 & B4N

Beth had prepared a chart which overviewed C3A, OR1, OR2, OR3, B4S-1, B4S-2, and B4N zoning which covered height allowed, off-street parking requirements, floor area ratio, density requirement, setback requirement, notable permitted uses, notable prohibited uses. (*Note* - This zoning comparison working document will be on the CLPC website and available at the upcoming Master Plan Steering Committee).

Beth overviewed that B4 zoning is for downtown and that there is no height or parking requirements. Floor area ratio will direct development. Following the North Loop Master Plan, the city conducted a re-zoning study which led to the development of a new zoning called B4N - Downtown Neighborhood District. This allows for up to 10 stories and offers a transition from the height of downtown to the surrounding neighborhoods.

Magellan is proposing to rezone to B4N vs. OR3. The CLPC Board asked why the zoning change to B4N and understood the city's desire to not have split zoning on the parcel, but the evolving Master Plan is looking at OR3 in this area of the neighborhood, not up to downtown. The Board discussion reflected a concern about the encroachment of downtown into the neighborhood, as well as development fitting in and supporting the existing housing stock.

*Beth overviewed the differences between B4N and OR3 -*

OR3 has parking requirements (.9-1 per unit) and set back requirements. In an OR3 zone, as a development gets taller, it is required that it sits back further away from the property lines. Variances can be requested to get closer to the property lines (committee members noted the variance requests granted for the 401 Oak Grove property). OR3 also has density requirements and is limiting when it comes to allowable retail. It was noted that Loring Kitchen and Bar was allowed to be developed with variances granted when in OR3 zoning.

B4N has no set back requirements, a project can build up to the property lines. It also has no requirement for parking. It is on the Developer to build in parking for the project that will enable the marketability of the project. B4N also has no density requirements. OR3 has density requirements. Downtown wants density to support uses/downtown businesses. B4N is flexible for uses such as a restaurant and grocery store. Beth noted that this is a good question for our Master Plan discussion - where do we want larger commercial and where would we want neighborhood retail. She reported that the Loring Park Master Plan Steering Committee has looked at B4N along Nicollet and 1<sup>st</sup> Ave. and south along the Freeway. Developers say parking requirements by the City can make or break a project, but that Banks still require a certain amount of parking for project financing. To date, developments which have benefited from the lack of a parking requirement in other downtown zoning districts have been congregate living facilities and shelters, mostly because folks living there have no cars. Shelters are not allowed in either OR3 or B4N, neither are gun shops or pawn shops.

Projects can request Conditional Use Permits and Variances if project is outside of the existing zoning requirements. A Conditional Use permit is granted upon review of impact of the following conditions a) blocking views of landmarks, b) negative impact to adjacent property owners, c) negative impact on light & air to adjacent properties, d) shadowing impact to adjacent properties.

Beth overviewed that once the community and CLPC Board have approved the Master Plan, it will be published for a 45-day review. She will work with Jana, Peter, and the consultant to build in and discuss any community comments from this official notification process and then the plan moves through the City processes. Once approved by the City, Beth will take it to the Met Council. Jana also reported that we will need to schedule a January Saturday worksession to review all chapters of the plan, prior to any vote to ensure that all of our comments, edits, etc. have been captured.

Beth was asked to find out the status of the **401 Oak Grove project**. A committee member had heard that there would be a December ground-breaking on the project.

Mary Bujold, Maxfield Reseach lives in Loring Park and has volunteered to advise the Land Use Committee and Board, as needed, on development project proposals. The committee has happy for this offer.

Jana overviewed the Board discussion pertaining to the Magellan motion forwarded to them from the October Land Use meeting. The Board had a split vote, a tie on the motion of support for the Magellan project, and Gary (CLPC President) chose to not break the tie. The concerning issues remain parking and traffic. It had been discovered at the Land Use meeting, that SRF had not calculated into their Traffic Demand Management Study, the affect of the development on Emerson School. Additionally, there is concern that the "stacked parking" is not a real option and the board has asked for a letter guaranteeing that this parking be built into the construction. Jana reported that she had met with Katie Hatt earlier in the day, and that Katie made the motion thinking that the 160 spots were guaranteed. Gary reported that a boardmember also brought to the table the opulence of the proposed development. Will it be inviting to the community as Eitel apartments and Loring Kitchen and Bar or will it be closed off? Will it be a welcoming property to adjacent residents, especially those with less? Additionally, several boardmembers were concerned that downtown was encroaching into this more historic part of the neighborhood. Gary stated that we should be looking at 20 stories vs. 36 and worried about the "tipping point" for the city. How many units do we need? How many units can the City support?

The Magellan development Boards and traffic/parking boards were on display.

## II. **300 Clifton-Proposal/Re-Use-Eugene Carpenter House** - Teresa Johnson

*Teresa requested a Historic Variance & Neighborhood Support tonight. She provided a project overview for the adaptive reuse of this Nationally Registered Historic property*

**"Company Vision** - Located at 300 Clifton Ave in Minneapolis, Minnesota, E42 will be the first of its kind - A calming and inviting salon and spa and an event center that is vibrant, versatile and full of life. The concept is geared toward bringing beauty, wellness, art, education, and all types of events together in one amazing space.

Welcoming to all guests and activities, the event space is created for the people, the arts, celebrations, promotions, commemorations and education. We envision the 3,000 square foot, first-floor space to be used for fairs, weddings, reunions, anniversaries, birthdays, conferences, meetings, graduations and fitness, art and educational classes. During the summer months the patio will be used for outdoor events and farmers' markets.

On the second and third floors of the mansion, the 8,000 square foot salon and spa will be a haven where guests can comfortably relax their body and restore their beauty. A place where guests let go of their stress and worries and instead focus on bringing balance and beauty into their lives. Upon entering the spa, guests will settle in to a warm and cozy lounge where they can sip a cup of hot tea as they unwind by the fireplace before their services begin. The salon and spa will offer a full range of treatments and services that have been hand selected to suit the needs and desires of our target market.

Teresa Johnson is the sole owner of East 42<sup>nd</sup> Street Salon, SubSCorp, founded in Minneapolis in the state of Minnesota in 1996. Teresa has 15 years professional experience in salon ownership and more than 25 years professional experience in the cosmetology industry.

The management of East 42<sup>nd</sup> Street salon will be made up of the owner and the Event and Marketing Director. The owner will manage the daily operations of the business and the event and marketing director, Jaclyn Cardin, will manage the events and marketing. Teresa owns the 42<sup>nd</sup> Street salon which is located on 48<sup>th</sup> & Nicollet and prior to that started out at 42<sup>nd</sup> & Cedar.

The proposed new use in the renovation of 300 Clifton is an Event Center, Spa/Salon and an Owner Occupied Residence in the Carriage House. Since these uses (Reception Hall, Retail, and 2 Principle Structures) are not allowed in OR3 the applicant will likely pursue a Historic Variance through CPED. Garnering support from CLPC is vital in this process.

Teresa was joined by Architect Alex Haecker. Alex explained that zoning does not allow for any variances for an Event Center, but that since this is a Nationally Registered property, there is a variance allowed through the HPC (Heritage Preservation Commission) when pertaining to an adaptive reuse of a historic property. This project could be a great precedent for other empty mansions in our neighborhood. Alex stated

that the house is in good shape, there is no water leakage. Jana reported that NRP Phase I funds were utilized in a matching grant to redo the roof in 2003. Alex reported that the Carriage house has had some water leakage.

Teresa stated that she has hired an Events Coordinator (Jaclyn) and is looking to host retreats, parties, weddings, corporate gatherings. She was asked if they were considering a liquor license and that they should consider only a beer and wine license. Concern was expressed about loud parties and alcohol with 180 Degree clients next door and Page House residents across the street. Teresa was encouraged to meet with both of those neighbors and discuss her business plan for the Events Center component. Teresa reported that in addition to the Events component, the salon would have 12 employees, 6 part time and split shifts handling about 15-20 clients at a time. The business hours would be 10:00 a.m. - 8:00 p.m. for the Salon. Community members felt that anything past 10:00/11:00 p.m. would be considered late for events planning. Teresa reported that she would hire a caterer and bring in food for events vs. make onsite.

Alex distributed plan designs and walked through them -

1<sup>st</sup> Floor - remains as is and they would finish the work that is begun. They are keeping all of the plastering details as it is intact. The National Designation includes wood paneling, lead glass, and stairway. They plan to restore the back entry and remove the fire door which will restore the grand entry.

2<sup>nd</sup> & 3<sup>rd</sup> Floors - structural walls remain and some additional, non-support walls will be removed.

Carriage House - they hope to renovate it for Teresa's home. Question was asked about Ventura Village carriage house allowance and Beth reported that this is only allowed in Ventura Village per their zoning overlay. The Carriage House serves as a 2<sup>nd</sup> unit.

Parking Lot - allows for 30 cars and they plan to re-surface it.

They plan to put in a new elevator in the back corner of the building which ties into the circulation of the stairs. Should funds allow, they wish to rebuild the grand Victorian porch. The plans should the Carpenter House today as re-designed by Hewitt and the original Carpenter which is Victorian in design.

Alex reported that they would be getting construction estimates this week, submit to HPC for certificate of appropriateness and Historic Variance by the 1<sup>st</sup> of the year. Teresa plans to close her 42<sup>nd</sup> Street Salon and would rename this new one.

Committee members stated that the addition of the elevator is a great investment in the long term health and use of the building. A Committee member stated how nice it was for a project/development to come to the neighborhood and ask for our opinion as it was

being developed, not when it was a done deal because they had to and how nice it felt. The committee thanks Teresa and Alex for coming.

**Motion:** That CLPC provide a letter of support for the project to include business and architectural concepts and support the historic variance as requested. *Gary/Dave M/S/C Unanimous approval*

**Motion:** Should there be any further pursuit of a liquor license, CLPC requests that they come back to the Land Use committee for review and discussion of this request. *Paul/Gary M/S/C Unanimous approval*

IV. 7:30-8:15 **Master Plan** - John Van Heel & Beth Elliott  
*Item discussed above.*

Last month we heard from City Planning staff Hilary Dvorak and Councilmember Gary Schiff on the neighborhood's ability to review and advise the city through the use of Conditional Use Permit/CUP applications and a new zoning amendment pertaining to CUP request for apartments, 5 or more units in size is being proposed by Councilmember Gary Schiff. This will be forwarded to the CLPC Board. Not discussed tonight at Land Use.

V. **Reports** - Jana reported that come January, a priority will be to convene a District Parking meeting with City Staff regarding financing models.

VI. *Meeting adjourned at 8:26 p.m. Dave/Pat M/S/C*

*Respectfully submitted, JLM/CH*