



December 19, 2022

Whittier Alliance
10 East 25th Street
Minneapolis, MN 55404

NOTICE OF A PUBLIC HEARING

Joseph Kimbrell, on behalf of Lake Street Developers LLC, has filed the following land use applications for the property located at 550 Lake Street W & 2945 Garfield Avenue S:

- Rezoning from the C2 Neighborhood Corridor Commercial District and the I1 Industrial District to the C3A Community Activity Center District for the property located at 2945 Garfield Avenue.
- Variance to the Pedestrian Oriented Overlay District Standards.
- Site Plan Review for a new five-story residential building with 91 dwelling units.

The City Planning Commission will meet on **Monday, January 9, 2023, at 4:30 p.m., in Room 317 City Hall, 350 S 5th St, Minneapolis, MN.** Interested parties are invited to attend and be heard. Planning Department staff will issue a recommendation to the Planning Commission. After hearing from the public, the Planning Commission will make a determination based on required legal findings of fact. Please visit www.lims.minneapolismn.gov/IndependentBodies/IndependentBodiesMeetings/CPC for the agenda with staff reports (web page will be updated by the end of the day Wednesday prior to the meeting date).

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing. If you have questions about the project, please contact the City staff person listed below. If you would like to submit comments, you may make them verbally at the meeting or submit them in writing to:

Peter Crandall, Senior City Planner – 505 S 4th Ave #320, Minneapolis, MN 55415
Phone (612) 612-673-2247 Fax (612) 673-2526 E-mail: Peter.Crandall@minneapolismn.gov

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For reasonable accommodations or alternative formats please contact 612-673-2216. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850.

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