

April 20, 2020

Whittier Alliance  
10 E 25th St  
Minneapolis, MN 55404

**NOTICE OF A PUBLIC HEARING**

Gretchen Camp of ESG Architecture, on behalf of Aaron Diederich of Lake Street Developers, LLC has filed the following land use applications for the property located at 514, 516, and 520 W Lake St; 2949 Garfield Ave S:

- Rezoning from the C2 Neighborhood Corridor Commercial District to the C3A Community Activity Center District.
- Conditional use permit to exceed the maximum building height in the C3A district.
- Variance to increase the maximum floor area ratio.
- Site plan review for a new 7-story mixed use building with 95 dwelling units and approximately 1,400 square feet of commercial space.

The City Planning Commission will meet on **Monday, May 11, 2020, at 4:30 p.m.** During the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on [www.minneapolismn.gov/tv/citycounciltv](http://www.minneapolismn.gov/tv/citycounciltv).

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing. The public may submit comments or participate by phone in the meeting by using the following website: [www.minneapolismn.gov/meetings/index.htm](http://www.minneapolismn.gov/meetings/index.htm).

If you have questions about the project, please contact the City staff person listed below. If you would like to submit comments, you may submit them via the link above or by emailing:

**Peter Crandall, Senior City Planner - 250 S 4th St Room 300, Minneapolis, MN 55415**  
**Phone (612) 673-2247 E-mail: [Peter.Crandall@minneapolismn.gov](mailto:Peter.Crandall@minneapolismn.gov).**

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.minneapolismn.gov/meetings/planning](http://www.minneapolismn.gov/meetings/planning) for the agenda with staff reports (web page will be updated by the end of the day Wednesday prior to the meeting date).

For reasonable accommodations or alternative formats please contact 612-673-3710. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626.

**PLAN10543**