



Council Action No. 2026A-0534

City of Minneapolis

File No. 2026-00849

Committee: BHZ

Public Hearing: Jul 21, 2026

Passage: Jul 30, 2026

Publication:

AUG 08 2026

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Payne	X			
Osman	X			
Chughtai	X			
Wonsley				X
Rainville	X			
Vetaw	X			
Warren	X			
Shaffer	X			
Stevenson	X			
Chavez	X			
Whiting	X			
Chowdhury	X			
Palmisano	X			

MAYOR ACTION

☒ APPROVED☐ VETOED

MAYOR

JUL 31 2026
DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to Mayor: JUL 31 2026

Received from Mayor: AUG 03 2026

The Minneapolis Council hereby denies an appeal submitted by Kristine Smith, on behalf of FG & C LLC, regarding the decision of the City Planning Commission to approve the following land use applications (PLAN21164) to allow the construction of a two-story, approximately 16,800 square-foot addition to the existing building located at 3000 Minnehaha Ave and 3033 Snelling Ave:

1. Conditional Use Permit, subject to the following conditions:
 1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
 2. The applicant shall, within one month of the date the Certificate of Occupancy is issued, consult with businesses in the Downtown Longfellow business district and finalize and implement a plan for public use of the redeveloped surface parking lots on the 3000

Minnehaha Avenue and 3033 Snelling Avenue parcels, including the ADA accessible parking spaces, at minimum, during times when they are not being used by the City occupant.

2. Preliminary Plat to create two new parcels and a new public alley.
3. The site plan review for a two-story, approximately 16,800 square-foot addition to an existing building, subject to the following conditions:
 1. All site improvements shall be completed by June 22, 2028, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
 2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
 3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
 4. All signs shall comply with Chapter 560 of the zoning code. All signage requires a separate permit from CPED.
 5. A minimum of five trees shall be provided along the accessory parking area's frontage on Snelling Avenue.

Further, the Minneapolis City Council hereby adopts findings as submitted by the Community Planning & Economic Development Department, in addition to the following as it relates to the Conditional Use Permit's requirement that its conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district: The proposed redevelopment will impact the City's surface parking lots on the 3000 Minnehaha Avenue and 3033 Snelling Avenue parcels, reducing the number of spaces from 134 to 59. This lot has been utilized by customers of businesses in the Downtown Longfellow business district since approximately 2020, although it is not a public lot and no use agreement or legal right for the public to use the City's lot exists.