

# Minneapolis City Planning Commission 2013 Annual Report



## 2013 City Planning Commissioners

Theodore Tucker - President  
Lauren Huynh - Vice President  
Alissa Luepke-Pier - Secretary  
Council Member Gary Schiff  
Ryan Kronzer  
Dan Cohen  
Rebecca Gagnon  
Liz Wielinski  
Matt Brown  
John Slack

Mayoral Appointee  
Mayoral Appointee  
Mayoral Appointee  
City Council Appointee  
City Council Appointee  
Hennepin County Representative  
School Board Member  
Park Board Member  
Mayoral Appointee  
Mayoral Representative

### City Planning Commission

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development. The Director of the Development Services Division of CPED is Doug Kress. The Department of Community Planning and Economic Development works to grow a sustainable city. As we conduct our work, we strive to be:

- Effective public servants;
- Proactive, creative problem solvers;
- Responsible stewards of public resources;
- Strategic partners with enterprise, public and private entities; and
- Respectful public administrators who are responsive to the diverse cultures and changing needs of our community.

The City Planning Commission is charged with long-range planning for the City and is responsible for advising the City Council on matters of development, zoning, and capital improvements. It is a citizen's committee that works with the staff of the CPED-Planning Division on the development of plans and the review of development applications. The Planning Commission consists of City Council and mayoral appointments and representatives from the School Board, Park Board, Hennepin County, and the City Council. Specific responsibilities include:

- Preparation of the City's comprehensive plan
- Review and recommendation on area or issue-specific plans consistent with the comprehensive plan
- Review and recommendation on the sale of public land, and the vacation of streets and alleys
- Review and recommendation of redevelopment plans
- Review and recommendations on modifications to the City's zoning code and zoning map
- Review and action on formal development applications including applications for conditional use permit, variance, site plan review, expansion/change of nonconforming use, and land subdivision.

# 2013 Planning Staff

## Development Services Staff

**Director:** Doug Kress

### **Land Use, Design and Preservation:**

Jason Wittenberg, Planning Manager

Hilary Dvorak, Principal Planner

Becca Farrar, Senior Planner

Aaron Hanauer, Senior Planner

Kimberly Holien, Senior Planner

Shanna Sether, Senior Planner

Janelle Widmeier, Senior Planner

Mei-Ling Anderson, City Planner

Lisa Kusz, Committee Clerk

Diana Armstrong, Committee Clerk

### **Zoning Administration:**

Steve Poor, Zoning Administrator

Brad Ellis, Senior Planner

Michael Wee, Senior Planner

Aly Pennucci, Senior Planner

Robert Clarksen, City Planner

Joe Giant, City Planner

Andrew Liska, City Planner

John Smoley, City Planner

Jacob Steen, City Planner

Chris Vrchota, City Planner

Stuart Roberson, Zoning Inspector

Paul Smith, Zoning Inspector

Steve Weckman, Zoning Inspector

Anne Rolandelli, OSS II

Fatimat Porter, Committee Clerk

## Long Range Planning Staff

Jack Byers, Manager

Beth Elliot, Principal Planner

Haila Maze, Principal Planner

Paul Mogush, Principal Planner

Brian Schaffer, Principal Planner

Sok Silaphet, Principal Planner

Jim Voll, Principal Planner

Joe Bernard, Senior Planner

Mary Altman, Public Art Administrator

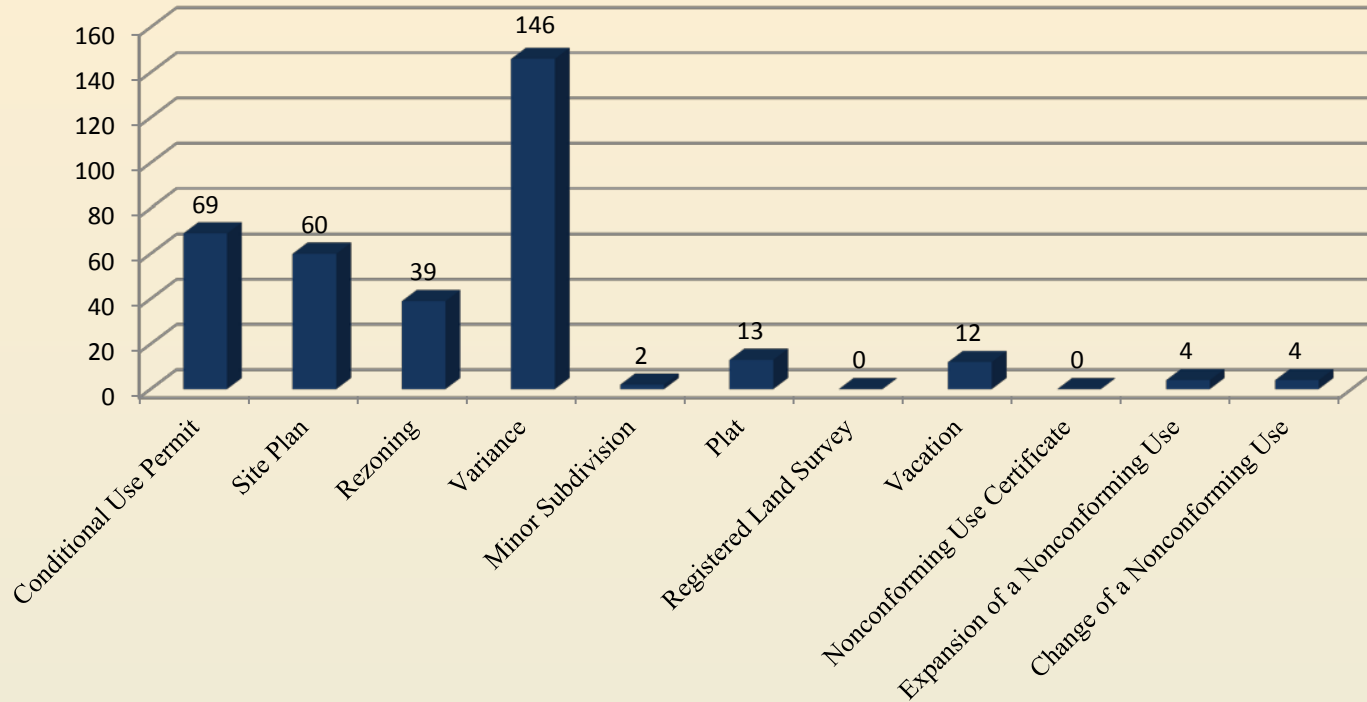
Tina Beech, OSS II

## City Attorney

Erik Nilsson, Assistant City Attorney

# 2013 LAND USE APPLICATIONS

## NUMBER OF APPLICATIONS BY TYPE



### TOTAL NUMBER OF DWELLING UNITS APPROVED BY PLANNING COMMISSION

Number of Dwelling Units	3,264
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### TOTAL NUMBER OF NEW BIKE RACKS APPROVED WITH PROJECTS

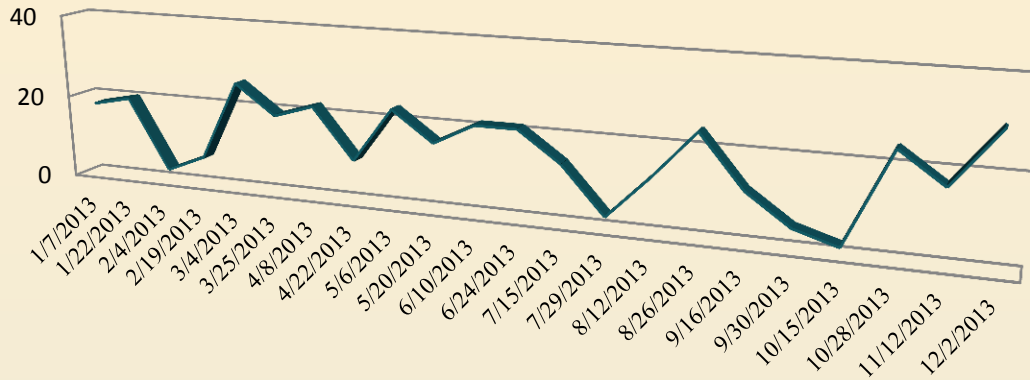
Number of Bike Racks	4,369
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### TOTAL NUMBER OF NEW CANOPY TREES APPROVED WITH PROJECTS

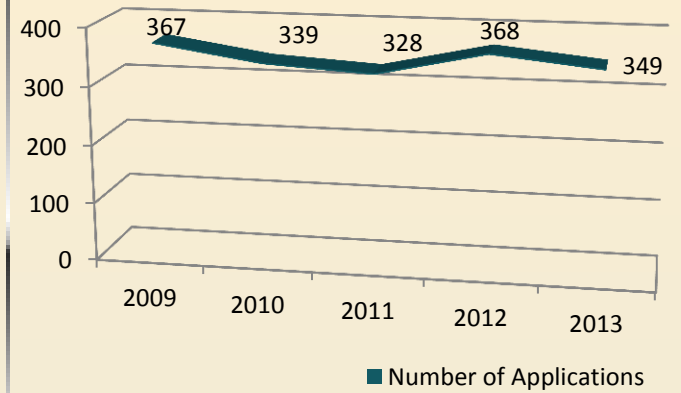
Number of Trees	1,532
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# 2013 LAND USE APPLICATIONS

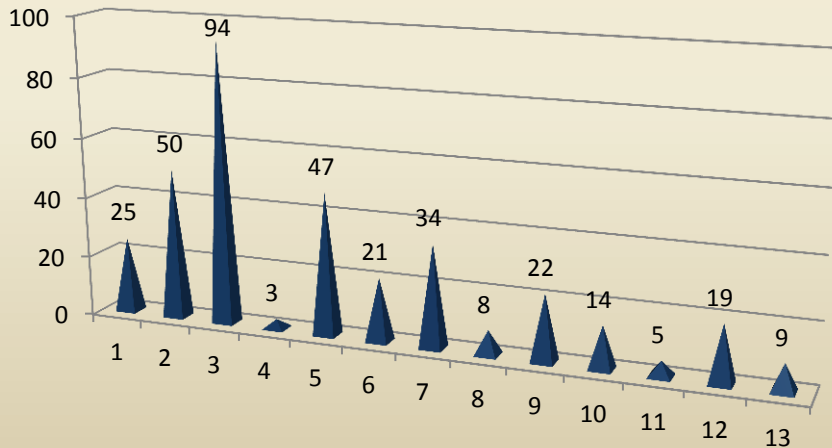
## NUMBER OF APPLICATIONS BY MEETING DATE



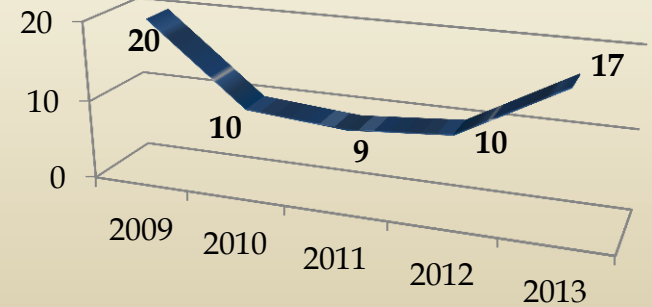
## Total Number of Land Use Applications by Year



## NUMBER OF APPLICATIONS BY WARD

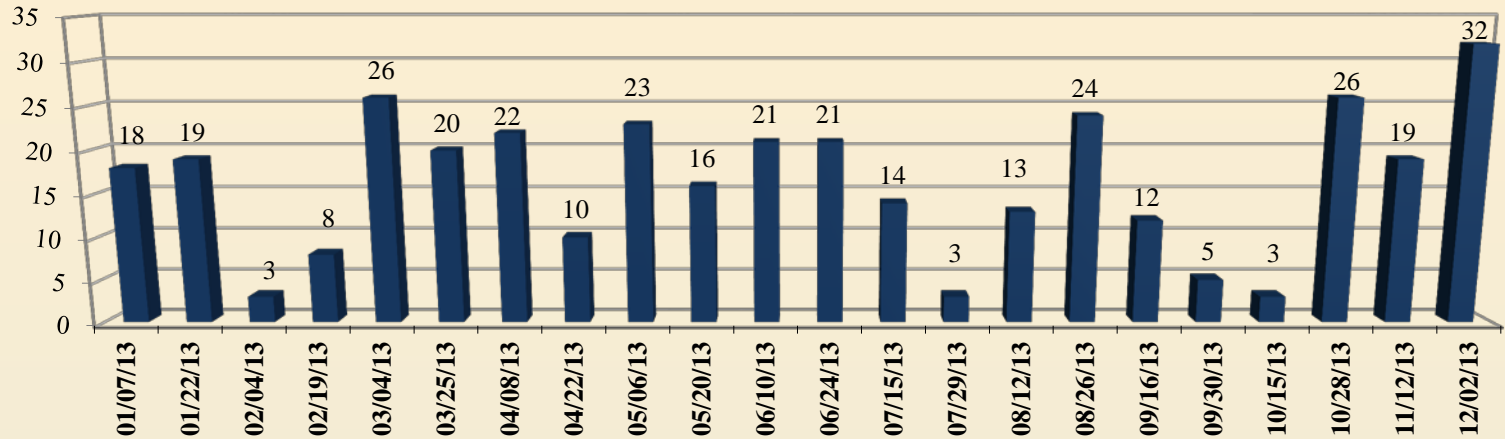


## NUMBER OF TEXT AMENDMENTS BY YEAR

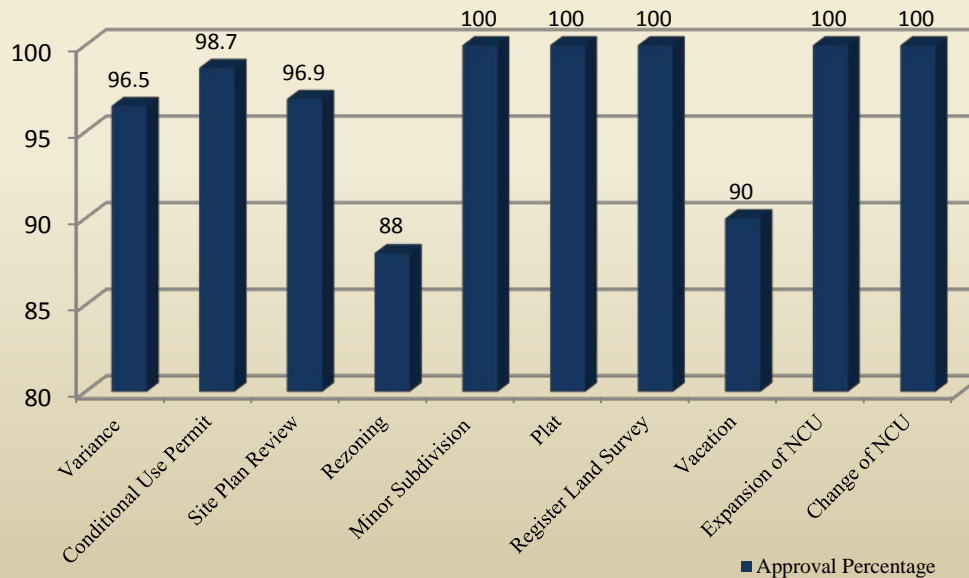


# 2013 Land Use Applications

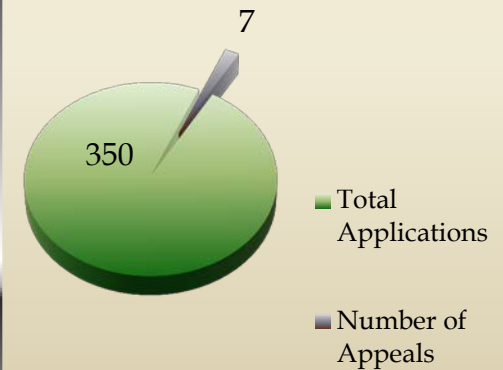
NUMBER OF APPLICATIONS FOR WHICH STAFF RECOMMENDED APPROVAL



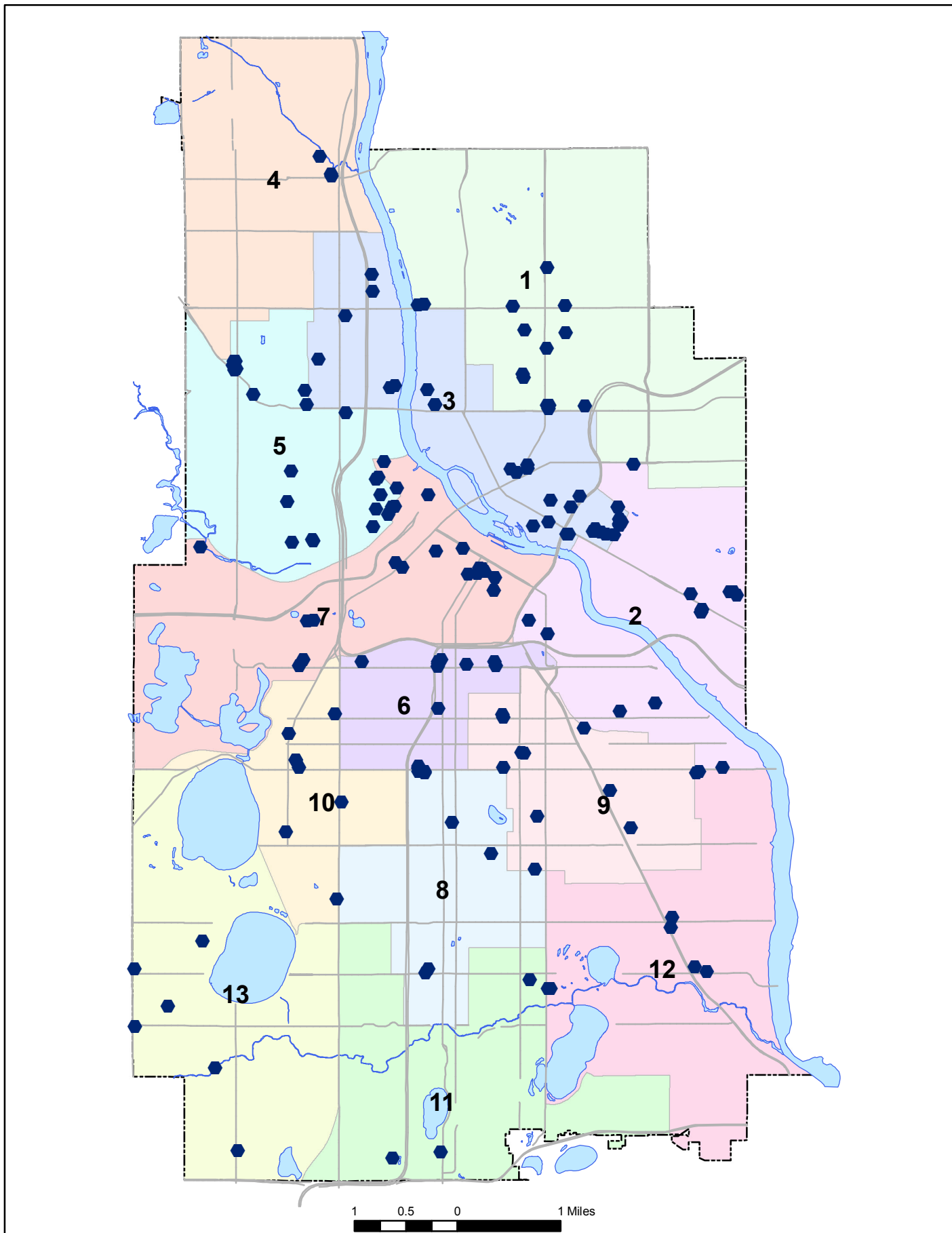
APPROVAL PERCENTAGE BY APPLICATION TYPE



NUMBER OF APPEALS



# 2013 Land Use Applications City Planning Commission






Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

**City of Minneapolis**  
Department of Community Planning and Economic Development  
Created on January 14, 2013





# Major Projects: First Quarter

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
<a href="#">Hi-Lake Triangle</a>	2230 E Lake Street	Mixed use building with 64 dwelling units and approximately 5,500 sq. ft. of commercial space
<a href="#">Junction Flats</a>	643 5 <sup>th</sup> St N	Residential building with 182 dwelling units
<a href="#">The Franklin Center</a>	1124 E Franklin Ave	<b>Commercial building with approximately 18,000 sq. ft.</b> 
<a href="#">Goodwill</a>	6015 Nicollet Ave	Commercial building with approximately 21,000 sq. ft.
<a href="#">Grain Belt Terraces</a>	1215-19 Marshall St NE	<b>Planned unit development with 151 dwelling units and a renovation of an 11,000 sq. ft. office building</b> 
<a href="#">621 15th Ave SE</a>	621 15th Ave SE	Multiple-family residential building with 12 dwelling units
<a href="#">HERC Inventory Building</a>	505 6 <sup>th</sup> Ave N	32,000 SF addition for storage and mechanical equipment
<a href="#">Mill &amp; Main phase II</a>	425 Main St SE	<b>Residential building with 179 dwelling units</b> 
<a href="#">The Bridges</a>	928 University Ave SE	Residential building with 211 dwelling units





# MAJOR PROJECTS: SECOND QUARTER 2013



PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
<a href="#">301 Walnut</a>	700 Washington Ave SE	Mixed use building with 98 dwelling units and 11,000 sq. ft. of commercial space
<a href="#">6<sup>th</sup> Street NE Redevelopment</a>	523 Central Ave NE	Mixed use building with 130 dwelling units and 10,000 SF of commercial space
<a href="#">South Quarter</a>	510 E Franklin Ave	<b>Residential building with 90 dwelling units in a planned unit development</b> 
<a href="#">115 5<sup>th</sup> St NE</a>	115 5th St NE	Convert existing building to 22 dwelling units
<a href="#">324 1<sup>st</sup> St N</a>	324 1st St N	Residential building with 140 dwelling units
<a href="#">West Broadway Crescent</a>	1926-2022 West Broadway	Residential building with 54 dwelling units 
<a href="#">628 University Ave SE</a>	628 University Ave SE	Residential building with 40 dwelling units
<a href="#">900 3<sup>rd</sup> St N</a>	900 3 <sup>rd</sup> St N	Convert existing building to 30 dwelling units
<a href="#">Bickford</a>	525 3rd St N and 345 6th Ave N	<b>New office building with 16,300 in a planned unit development</b> 

<a href="#">815 14<sup>th</sup> Ave SE</a>	815 14th Ave SE	Residential building with 36 dwelling units
<a href="#">Greenway Heights</a>	2839-2845 Bloomington Ave	Residential building with 42 dwelling units
<a href="#">4 Marq</a>	400 Marquette Ave	<b>Mixed use building with 262 dwelling units and 4,000 sq. ft. of commercial space</b>
		
<a href="#">15<sup>th</sup> Ave Student Housing</a>	701 15 <sup>th</sup> Ave SE	Residential building with 202 dwelling units
<a href="#">5<sup>th</sup> Street Mixed Use</a>	1300-1322 5 <sup>th</sup> St SE	<b>Mixed use building with 140 dwelling units and 9,500 sq. ft. of commercial space</b>
		
<a href="#">Five15 on Park</a>	1500 6 <sup>th</sup> St S	A 6-story mixed-use development with 260 dwelling units and approximately 1,500 square feet of ground level retail space

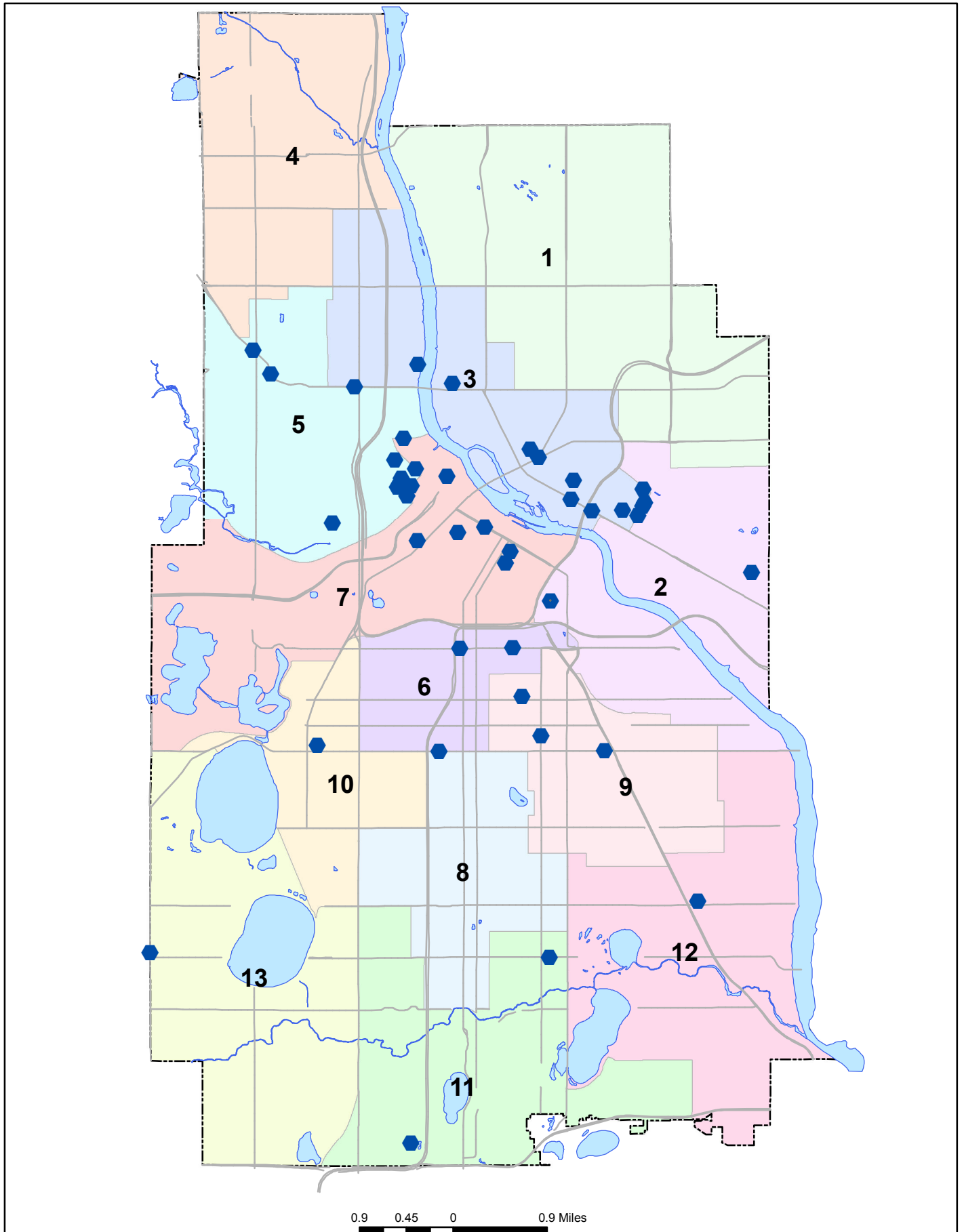
# MAJOR PROJECTS: THIRD QUARTER 2013

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
<a href="#">Lifesource</a>	2225 W River Rd N	New 42,000 sq. ft. office and medical laboratory
<a href="#">Washburn Center for Children</a>	1104 Glenwood Ave N	New 54,000 sq. ft. commercial building.
<a href="#">Minnesota Multi-purpose Stadium</a>	401 Chicago Ave	Stadium with 1,500,000 square feet and 65,500 seats
<a href="#">501 15<sup>th</sup> Ave SE</a>	501 15 <sup>th</sup> Ave SE	Addition of 13 dwelling units to existing multi-family development
<a href="#">CSL Plasma Center</a>	301 E Lake St	New 12,000 sq. ft. building for plasma donation center
<a href="#">Hampton Inn and Suites</a>	19 8 <sup>th</sup> St N	New 224-room hotel
<a href="#">301 Washington Apartments</a>	301 Washington Ave S	<b>Mixed use building with 320 dwelling units and 10,000 sq. ft. of commercial space</b> 
<a href="#">The Cameron</a>	756 4 <sup>th</sup> St N	Convert existing building to 44 dwelling units
<a href="#">Surly Brewing Company</a>	520 Malcolm Ave SE	New 48,200 sq. ft. destination brewery 

# Major Projects: Fourth Quarter

<a href="#">Walgreen's</a>	718 West Broadway	New retail/ commercial building with 30,000 sq. ft.
<a href="#">Broadway Flats</a>	2220 West Broadway	New mixed use building with 103 dwelling units and 17,000 sq. ft. of commercial space
<a href="#">129 Plymouth Ave N</a>	129 Plymouth Ave N	10,000 sq. ft. shopping center
<a href="#">Banyan Community Center</a>	2529 13 <sup>th</sup> Ave S	<b>25,000 sq. ft. community center</b> 
<a href="#">Downtown East</a>	627, 701, 713 and 719 3 <sup>rd</sup> St S, 500, 501, 521, 628, 700, 716 and 728 4 <sup>th</sup> St S, 301, 329, 416, 425 Portland Ave, 520 5 <sup>th</sup> St S and 350 Park Ave	New planned unit development with approximately 1.5 million sq. ft. of office space, 20,000 sq. ft. of commercial space, 203 dwelling units, and a principal parking facility
<a href="#">Hiawatha Academies – Northrop School</a>	1611 E 46th St	15,000 sq. ft. school addition
<a href="#">42 Dight Lofts</a>	4136-4152 Dight Ave	12-unit cluster development
<a href="#">National Marrow Donor Program Headquarters</a>	524 5 <sup>th</sup> St N	New 293,000 sq. ft. office building with ground-floor restaurant
<a href="#">4525-4529 France Ave</a>	4525-4529 France Ave	New residential building with 31 dwelling units
<a href="#">MoZaic East</a>	1320 & 1350 Lagoon Ave, 2900 Fremont Ave S	<b>New 186,000 sq. ft. office building with 9,500 square feet of ground floor restaurant and commercial space</b> 

# 2013 Major Projects



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# ADOPTED TEXT AMENDMENTS: 2013

## *Nicollet/Franklin Pedestrian Oriented Overlay District*

**Adopted by Planning Commission on February 19, 2013, and City Council on March 29, 2013.** This amendment revised the regulations related to parking lots in the Nicollet Franklin area Pedestrian Oriented Overlay District. (Chapter 551).

## *Blood/Plasma Collection Facilities*

**Adopted by Planning Commission on April 8, 2013, and City Council on May 10, 2013.** This amendment revised regulations for blood/plasma collection facilities. (Chapter 536, 547, 548, 549).

## *Exhibition/Temporary Markets*

**Adopted by Planning Commission on April 22, 2013, and City Council on May 24, 2013.** This amendment defines exhibition or temporary markets (e.g., flea markets) and allows this use as a temporary use with specific development standards. (Chapters 530, 525, 535, 536 and 543).

## *Residential Density*

**Adopted by Planning Commission on July 29, 2013, and City Council on October 14, 2013.** This amendment eliminated residential density requirements in the R5 and R6 Multiple-family districts and in the Office-Residence, Commercial, and Industrial Living Overlay districts and changed the maximum floor area ratio for cluster developments. (Chapters 527, 546, 547, 548 and 551).

## *Personnel Titles*

**Adopted by Planning Commission on September 30, 2013, and City Council on December 6, 2013.** This amendment revises personnel titles in the zoning code, subdivision ordinance and preservation ordinance to reflect the departmental reorganization. (Chapters 520, 525, 543, 544, 598 and 599).

## *Sports and Health Facilities*

**Adopted by Planning Commission on October 15, 2013, and City Council on November 12, 2013.** This amendment revises regulations related to sports and health facilities to eliminate the distinction between major and minor sports and health facilities. (Chapters 520, 547, 548, 549, 550 and 551).

## *Park Dedication*

**Adopted by Planning Commission on October 28, 2013, and City Council on December 6, 2013.** This amendment revises the parkland dedication requirements in the subdivision ordinance to conform to recently adopted state law. (Chapter 598).

# ADOPTED TEXT AMENDMENTS: 2013

## *Assisted Living*

**Adopted by Planning Commission on October 28, 2013, and City Council on December 6, 2013.** This amendment expands locations in which board and care homes, nursing home facilities and assisted living facilities are allowed. (Chapters 520 and 548).

## *Roof Signs*

**Adopted by Planning Commission on December 2, 2013, and City Council on December 13, 2013.** This amendment changes regulations pertaining to roof mounted signs in the Nicollet Mall Overlay District. (Chapter 551).

## *Massage*

**Adopted by Planning Commission on December 2, 2013, and City Council on December 13, 2013.** This amendment changes regulations pertaining to massage so that it is no longer considered an adult use. (Chapters 520, 548 and 549).

## *Omnibus Amendment*

**Adopted by Planning Commission on November 12, 2013, and City Council on December 13, 2013.** This was a robust amendment that affects 15 chapters of the zoning code and Chapter 598, Land Subdivision Regulations. The purpose of this work is to improve customer service, implement technical changes and ensure more effective alignment with policy objectives. The changes by chapter are as follows:

### *Chapter 520, Introductory Provisions*

This amendment revised the definitions of “limited entertainment” and “primary building wall.

### *Chapter 527, Planned Unit Development*

The amendments to the planned unit development chapter address minor clarifications over processes that have arisen since the chapter’s adoption in 2009.

### *Chapter 530, Site Plan Review*

This amendment eliminates the building placement exemption and parking location exemption for uses in the C3S, Community Shopping Center district. Buildings in this district will now be subject to the 8-foot maximum setback requirement and parking is required to be located to the rear or interior side of the site, within the principal building served, or entirely below grade.

### *Chapter 535, Regulations of General Applicability*

This amendment clarifies the interior side yard side yard setback requirement for multiple-family dwellings with a side-facing principal entrance, amends the permitted obstructions table and revises the requirements for solar energy systems to include performance standards for minimizing glare from the reflector.

# ADOPTED TEXT AMENDMENTS: 2013

## **Omnibus Amendment continued:**

### ***Chapter 537, Accessory Uses and Structures***

This amendment clarifies that surface parking must only be setback a minimum of six feet from any habitable space within a dwelling.

### ***Chapter 541, Off-Street Parking and Loading***

This amendment revises the maximum parking requirement for K-12 schools, adds a parking requirement for art studios, revises the minimum driveway width for single- and two-family dwellings and clarifies the density bonus awarded in downtown districts for placing all required parking underground.

### ***Chapter 546, Residence Districts***

This amendment makes child care centers a permitted use in all residence districts and clarifies the “front yard increase” requirement.

### ***Chapter 547, Office-Residence Districts***

This amendment makes child care centers, early childhood learning centers, preschools, development achievement centers and educational arts centers permitted uses in the OR1 district. The amendment also adds building bulk for medical and dental laboratories and blood/plasma collection facilities and clarifies the “front yard increase” requirement.

### ***Chapter 548, Commercial Districts***

This amendment eliminates the 20,000 square foot maximum lot size in the C1 district and makes development achievement centers a permitted use in the C1 district. The amendment also reduces the transitional front yard setback requirement from the first 40 feet to the first 25 feet where a street frontage includes property zoned as a residence or office-residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes. Clarifying language has also been added for the side yard setback requirement.

### ***Chapter 549, Downtown Districts***

This amendment reduces the transitional front yard setback requirement from the first 40 feet to the first 25 feet where a street frontage includes property zoned as a residence or office-residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes and clarifying language has been added for the side yard setback requirement.



# ADOPTED TEXT AMENDMENTS: 2013

## **Omnibus Amendment Continued**

### ***Chapter 550, Industrial Districts***

This amendment makes veterinary clinics a permitted use in the I1, Light Industrial district. The amendment also reduces the transitional front yard setback requirement from the first 40 feet to the first 25 feet where a street frontage includes property zoned as a residence or office-residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes. Clarifying language has also been added for the side yard setback requirement.

### ***Chapter 551, Overlay Districts***

This amendment eliminates the 20-foot maximum driveway width in the Pedestrian Oriented Overlay district. Language has also been added to clarify that bike racks in the University Area Overlay district are only permitted obstructions in required yards for uses other than 1-4 unit dwellings, as allowed in Table 545-1, Permitted Obstructions in Required Yards.

### ***Omnibus Amendment- Housekeeping***

General housekeeping amendments have been made throughout the zoning code chapters to clarify confusing provisions, codify existing interpretations and correct typographical errors in the zoning ordinance. (Chapters 521, 525 and 543).

### ***Chapter 598, Land Subdivision***

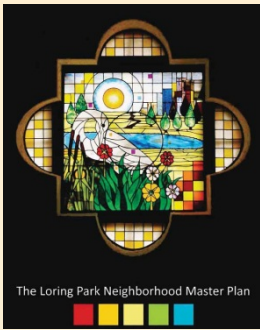
This amendment includes minor clarifications over processes that have arisen since the chapter adoption in 1995. These include revising certain definitions to reflect practice and state statutes, revising the standards for platting outlots, updating the minor subdivision requirement and exemptions to reflect practice and state statutes, further defining the lot line adjustment and tax parcel split processes as have been historically practiced by staff, clarifying the application process for plats and registered land surveys, minor clarifications to the design standards for subdivisions, updating official and department names in the ordinance to reflect current department and position names, and revising the variance standard for subdivision variances.



## 2013 ADOPTED SMALL AREA PLANS

On December 2, 2013, the City Planning Commission adopted the Linden Hills Small Area Plan.

- This Small Area Plan builds on the existing policies of The Minneapolis Plan for Sustainable Growth, the City of Minneapolis' Comprehensive Plan. It provides a 20 year vision for the three commercial districts of Linden Hills—43rd & Upton, 44th & Beard, and 44th & France —and the corridors of 44th Street & France Avenue.
- This community work was initiated in 2012 by the Linden Hills Neighborhood Council.
- The Area of Direct Study contains properties within the neighborhood commercial nodes recognized in the City's Comprehensive Plan at 43rd and Upton and 44th and France. It also includes the parcels immediately adjacent to the 44th Street West community corridor between Upton Avenue South and France Avenue South and the France Avenue community corridor from Glendale to 47th Street West.
- The Area of Influence contains properties within one-block of the Area of Direct Study. This is the adjacent area where properties are most directly affected by activity and development in the Area of Direct Study. Changes in land use, density, and design are not anticipated in these areas.
- The vision identified in the small area plan is that Linden Hills is a thriving pedestrian-friendly and sustainable urban village that offers varied housing, commercial, open space, and transportation choices to meet residents' and business owners' needs. Renovation and new development support and enhance the existing scale and character of the neighborhood.
- To fulfill this vision, five goals were established:
  - Keep and enhance what makes the Linden Hills commercial districts unique.
  - Ensure appropriately-scaled development.
  - Encourage complementary uses, activities, and public realm enhancements.
  - Promote public infrastructure and private development that reinforces an ecologically healthy neighborhood.
  - Support the development of a broad spectrum of life-cycle housing options.



## 2013 ADOPTED SMALL AREA PLANS

### The Loring Park Neighborhood Master Plan was approved by the Minneapolis City Council on October 18, 2013

- Citizens for a Loring Park Community (CPLC) conducted a planning process to determine the direction of the Loring Park neighborhood for the next 20 years. This small area plan creates a shared vision for the future of the neighborhood. The Loring Park Neighborhood Master Plan will help guide city policy and intervention in this area for years to come. The plan addressed questions like:
  - What should be the character of new development?
  - Where are the more appropriate locations for future development?
  - How can the cultural assets of the neighborhood be enhanced and supported?
  - How should historic resources be preserved?
  - How can a dense residential neighborhood improve its sustainability for the next generation
- Major Strategic Goals include the following:
  - Nurture the Neighborhood’s role in the region’s creative economy
  - Guide infill development and strengthen mixed-use corridors
  - Protect, preserve and enhance historic character and unique architecture
  - Cultivate an exceptional urban pedestrian experience and enhance connections to destinations in surrounding neighborhoods
  - Achieve sustainable buildings and infrastructure
- Implementation Priorities include:
  - Conduct a neighborhood rezoning study
  - Establish safe crossings to Loring Park
  - Pursue LEED-ND certification and improvements to the neighborhood’s long-term sustainability
  - Re-design Harmon Avenue
  - Protect historic resources
  - Support public art planning and public space programming
  - Continue work for a safer and more socially interconnected neighborhood

- The Above the Falls Master Plan Update was approved by the City Council on Friday, June 14, 2013
- The plan updates the policy guidance for Minneapolis' upper riverfront from the vision in the original plan adopted in 2000.
- The plan's guiding principles are consistent with the original plan:
  - Public access to the river
  - Linkages to neighborhoods and the Grand Rounds parkway system
  - Environmental restoration
  - Community and economic development
  - Design guidelines and standards reflecting riverfront location

- Selected recommendation priorities include the following:

### ***Land Use***

- Development of Upper Harbor Terminal site with new business park
- Continued development of Grain Belt mixed use activity center
- Zoning changes needed to encourage riverfront compatible redevelopment

### ***Parks and Trails***

- New signature park and supportive facilities on Scherer Brothers site
- Continued progress on riverfront trail connections and loops
- Farview Park connection to river via 26th Ave N
- New park and parkway on Upper Harbor Terminal site, in coordination with redevelopment

### ***Environment and Infrastructure***

- Riverfront and natural habitat restoration efforts throughout area
- Environmental cleanup and greening of development sites, new and rehabilitated

- Continued progress on Riverway Streets improvements and connections

### ***Community and Economic Development***

- Support for diverse range of housing options near and on riverfront
- Support for high quality, non-polluting, job intensive office/light industrial development
- Job training and linkage efforts to support local hiring and retention

### ***Implementation***

- Phased approach recognizing need to stage transition of area
- Priority and Vision plans reflecting shorter and longer term elements
- Identification of partners, tools, and possible third party development agency