Minneapolis City Planning Commission
2013 Annual Report

2013 City Planning Commissioners

Theodore Tucker – President	Mayoral Appointee
Lauren Huynh – Vice President	Mayoral Appointee
Alissa Luepke-Pier - Secretary	Mayoral Appointee
Council Member Gary Schiff	City Council Appointee
Ryan Kronzer	City Council Appointee
Dan Cohen	Hennepin County Representative
Rebecca Gagnon	School Board Member
Liz Wielinski	Park Board Member
Matt Brown	Mayoral Appointee
John Slack	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

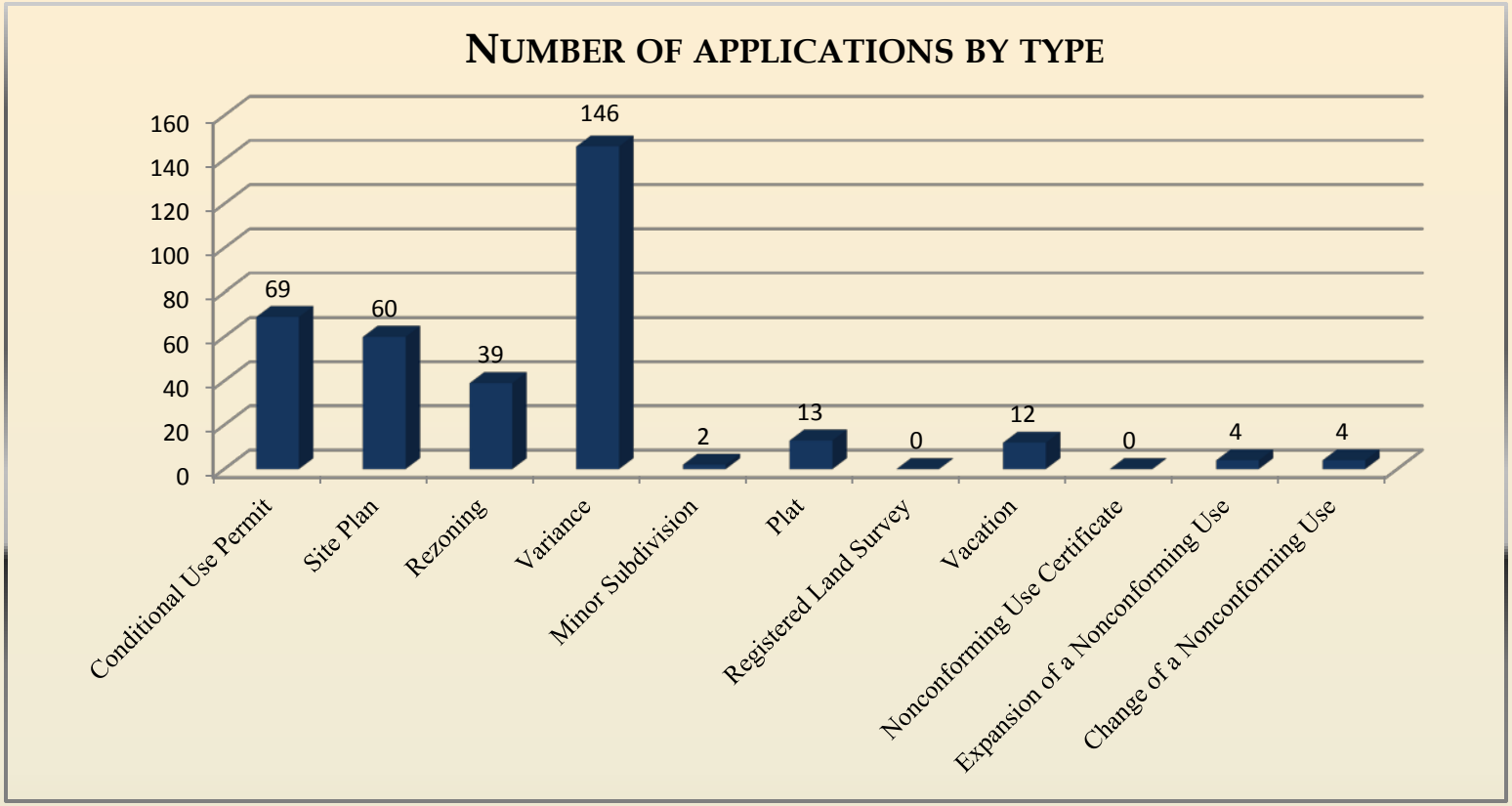
Jack Byers, Manager
Beth Elliot, Principal Planner
Haila Maze, Principal Planner
Paul Mogush, Principal Planner
Brian Schaffer, Principal Planner
Sok Silaphet, Principal Planner
Jim Voll, Principal Planner
Joe Bernard, Senior Planner
Mary Altman, Public Art Administrator
Tina Beech, OSS II

City Attorney

Erik Nilsson, Assistant City Attorney

Photo courtesy of U.S. News and World Report

2013 LAND USE APPLICATIONS

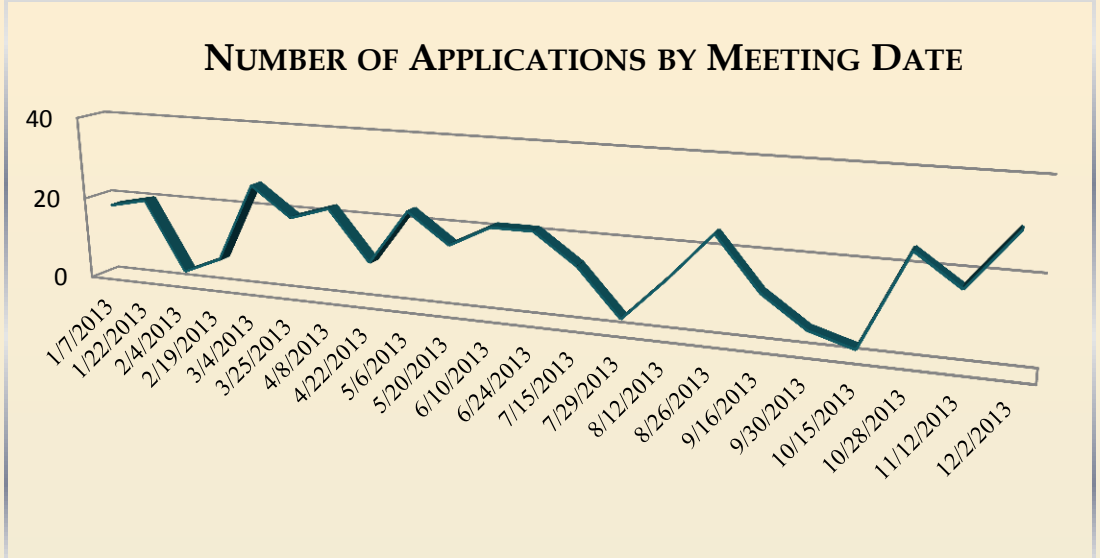


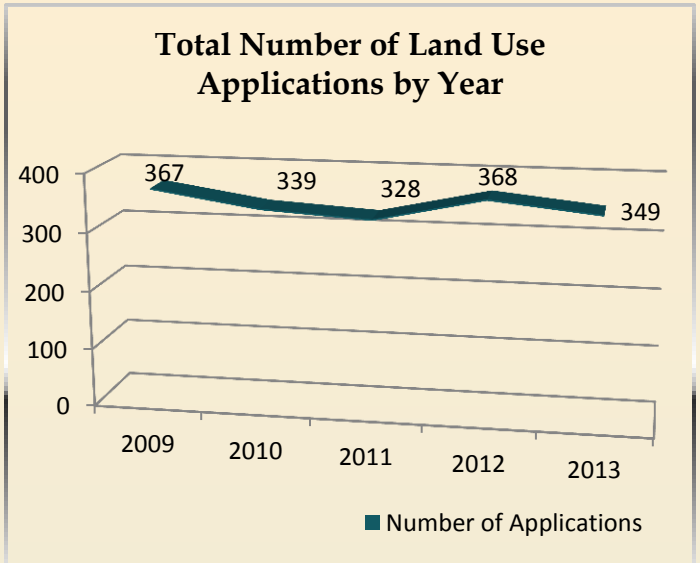
TOTAL NUMBER OF DWELLING UNITS APPROVED BY PLANNING COMMISSION	
Number of Dwelling Units	3,264

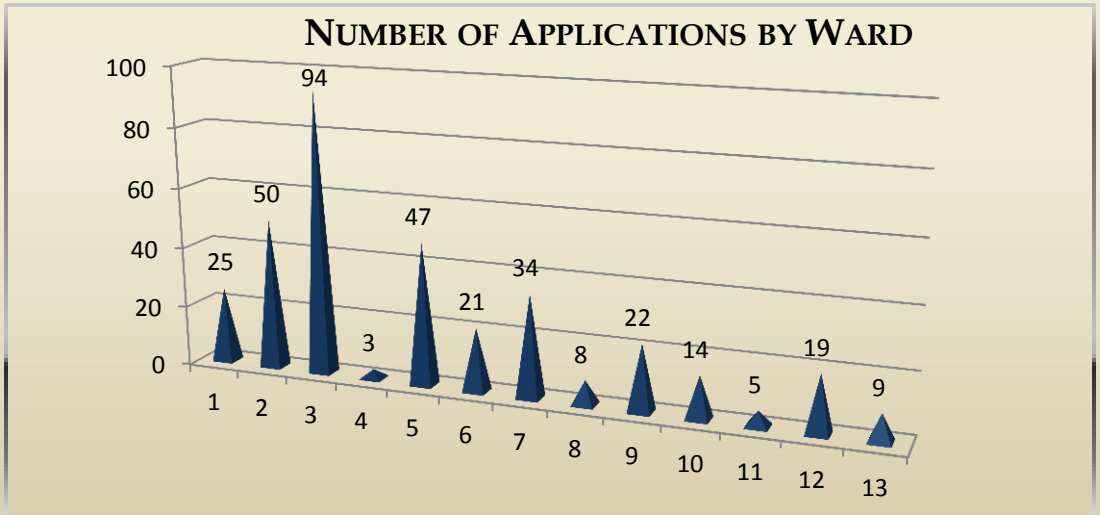
TOTAL NUMBER OF NEW BIKE RACKS APPROVED WITH PROJECTS	
Number of Bike Racks	4,369

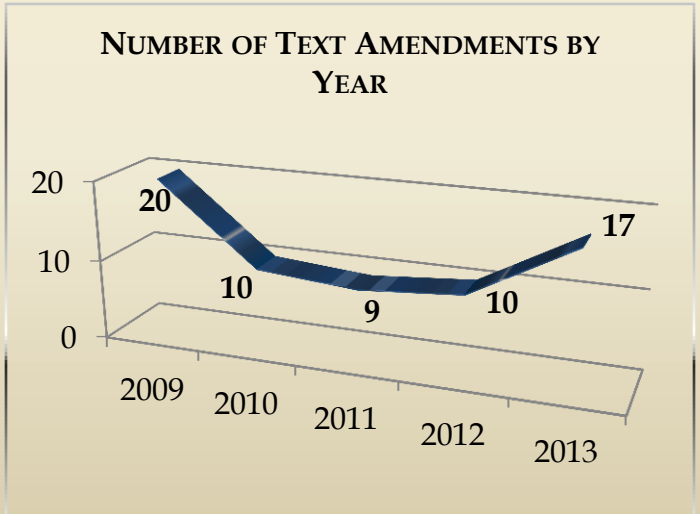
TOTAL NUMBER OF NEW CANOPY TREES APPROVED WITH PROJECTS	
Number of Trees	1,532

2013 LAND USE APPLICATIONS

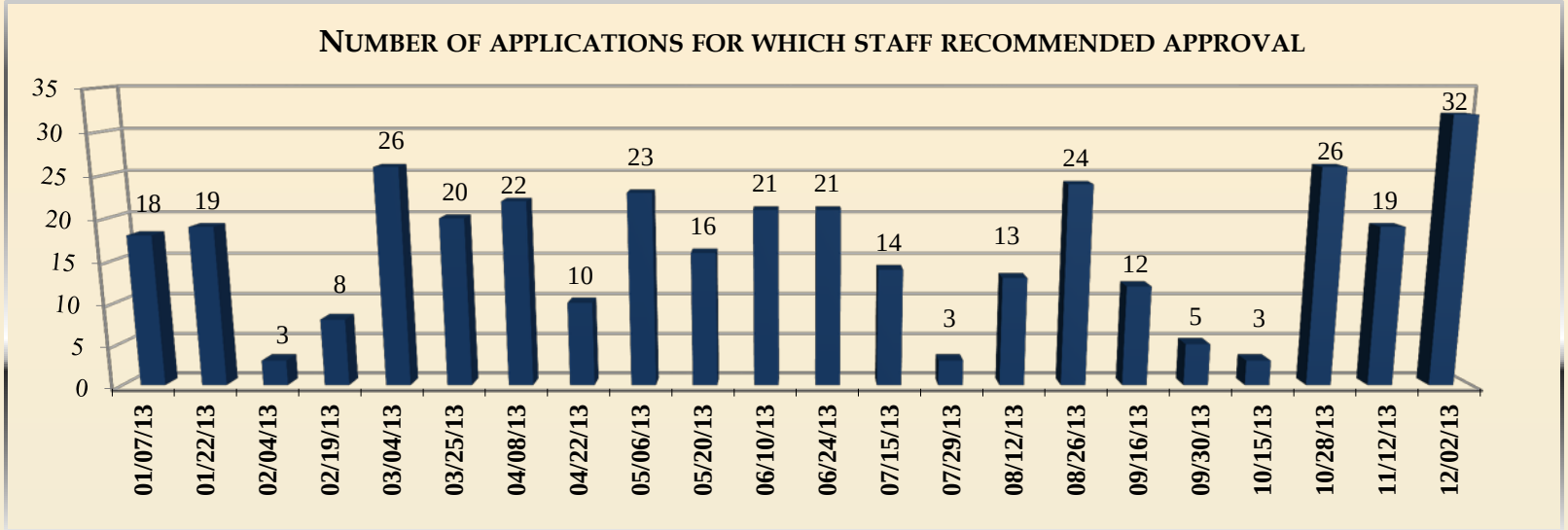


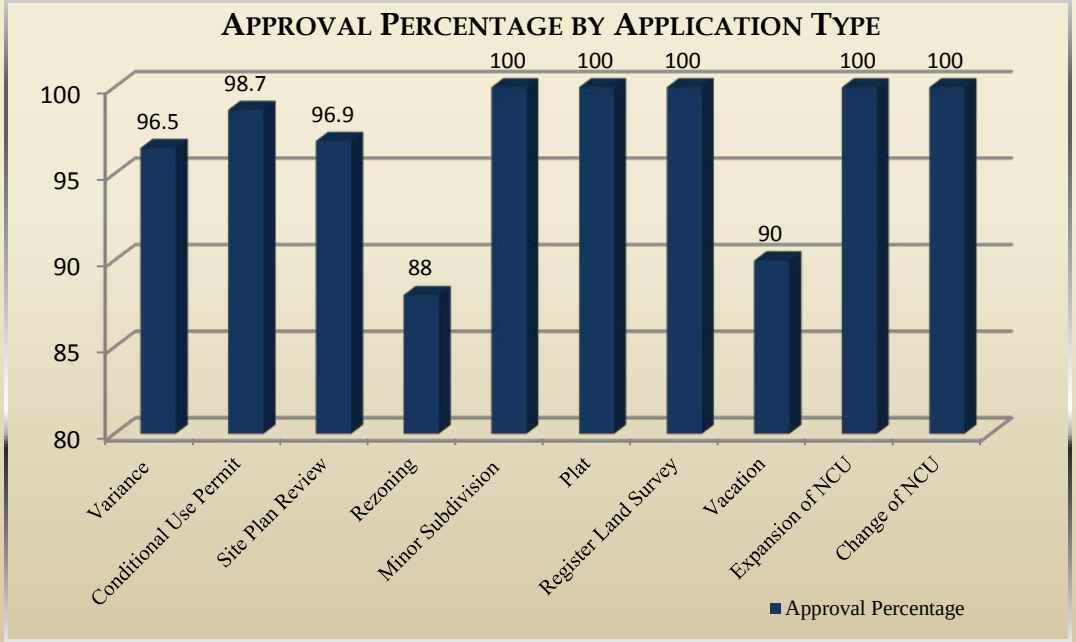


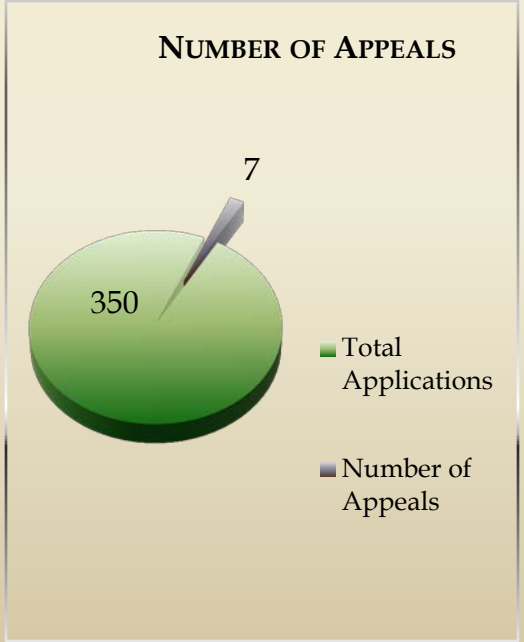




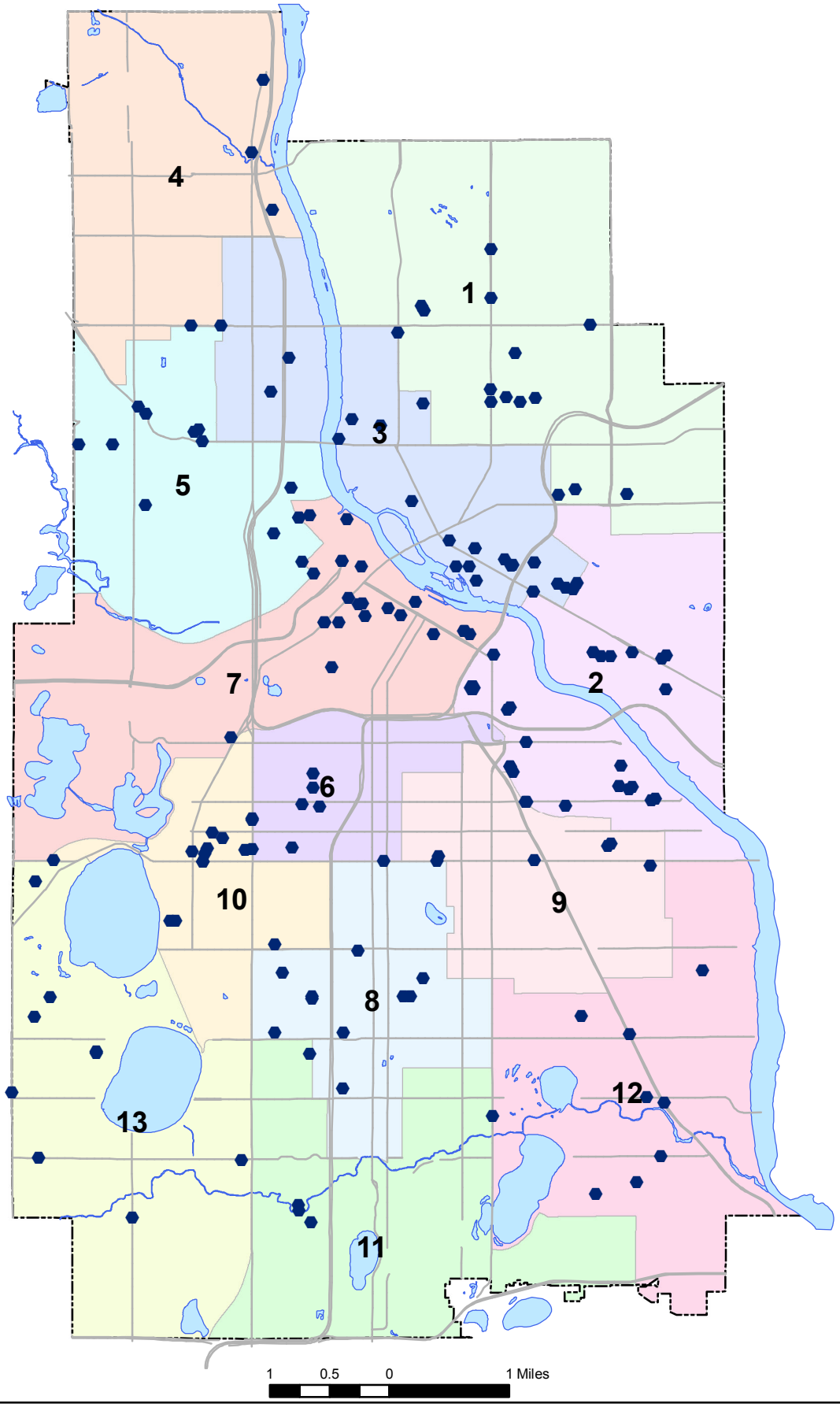
2013 Land Use Applications







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

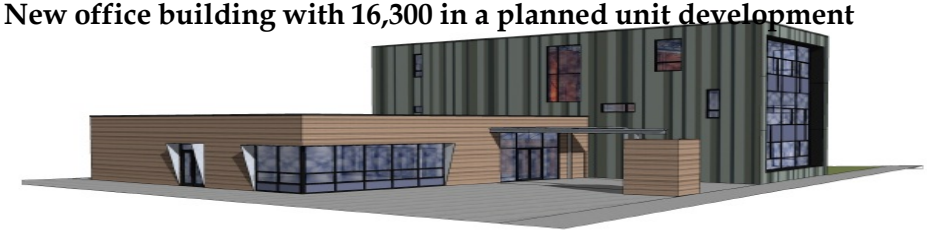
Created on January 14, 2013

N W E S

Major Projects: First Quarter

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

Major Projects: Second Quarter 2013

Project Name	Address	Project Description
301 Walnut	700 Washington Ave SE	Mixed use building with 98 dwelling units and 11,000 sq. ft. of commercial space
6th Street NE Redevelopment	523 Central Ave NE	Mixed use building with 130 dwelling units and 10,000 SF of commercial space
South Quarter	510 E Franklin Ave	**Residential building with 90 dwelling units in a planned unit development** *Artist Rendering courtesy of MS&R Architecture*
115 5th St NE	115 5th St NE	Convert existing building to 22 dwelling units
324 1st St N	324 1st St N	Residential building with 140 dwelling units
West Broadway Crescent	1926-2022 West Broadway	Residential building with 54 dwelling units
628 University Ave SE	628 University Ave SE	Residential building with 40 dwelling units
900 3rd St N	900 3rd St N	Convert existing building to 30 dwelling units
Bickford	525 3rd St N and 345 6th Ave N	**New office building with 16,300 in a planned unit development** 

Second Quarter continued

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

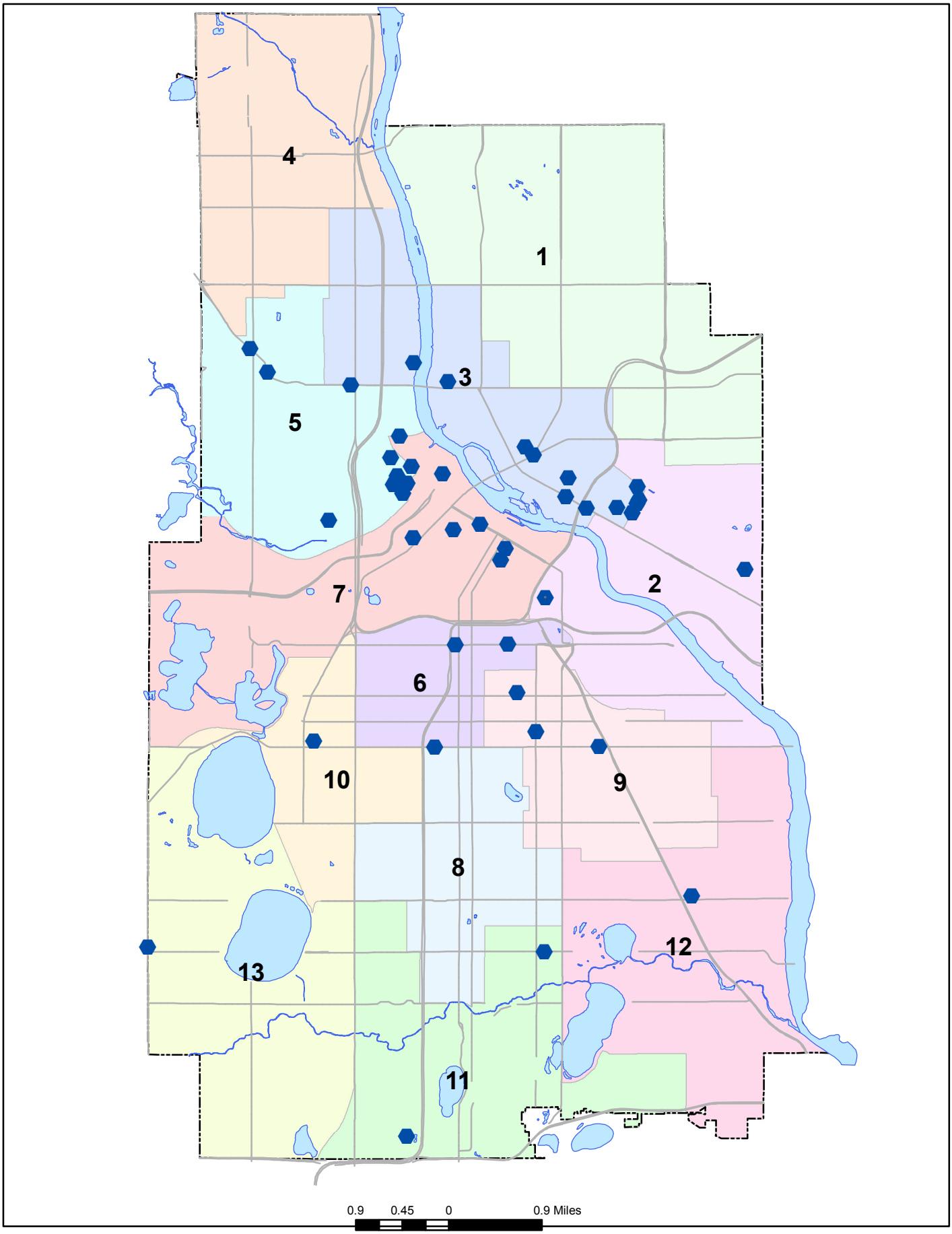
Major Projects: Third Quarter 2013

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

Major Projects: Fourth Quarter

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

2013 Major Projects



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Department of Community Planning and Economic Development

Created on January 14, 2013

N W E S

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 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

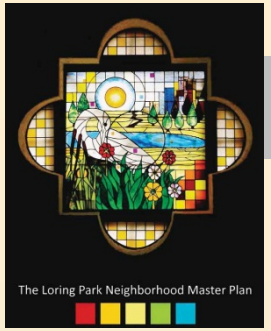
This amendment includes minor clarifications over processes that have arisen since the chapter adoption in 1995. These include revising certain definitions to reflect practice and state statutes, revising the standards for platting outlots, updating the minor subdivision requirement and exemptions to 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.

The full plan can be found at the following link: Linden Hills Small Area Plan



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 full plan can be found at the following link: Loring Park Neighborhood Master Plan

Above the Falls Master Plan Update

2013 ADOPTED SMALL AREA PLANS

- 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

The complete plan can be found at the following link: Above the Falls Plan Update