



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Jason Wittenberg](#), Planning Manager, (612-673-2297)
DATE: June 26, 2014
SUBJECT: Zoning Code Text Amendment: Residential Infill

On June 13, 2014, Council Member Palmisano provided notice of intent to introduce zoning code amendments related to residential infill regulations. An interim ordinance had temporarily paused demolition and new construction of single and two-family dwellings in five neighborhoods experiencing a rapid pace of demolition and construction of new homes. Upon the establishment of a construction management agreement addressing relatively urgent public safety and livability issues related to residential demolition and new construction, this interim ordinance was lifted by the City Council in April. However, a number of concerns have been expressed regarding the scale and character of new residential construction and the impact that this has on the City's existing residential fabric. City staff has been conducting research and working on revisions to standards governing 1-4 unit residential construction. Staff would like to provide the Commission with an overview of progress to date as well as the likely timeline for completion of these amendments.

Two major residential infill zoning code amendments have been adopted in Minneapolis over the course of the past decade. In 2005 the City Council adopted site plan review standards for new homes. Chapter 530 was amended to require that new homes obtain a certain number of "points" from a menu of options. These standards were largely intended to address a proliferation of homes being constructed without elements that are important in an urban context (e.g., windows on side and rear building walls, basements, detached garages, and higher quality exterior building materials). These standards are summarized in this online document: <http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/wcms1p-087553.pdf>

In 2007 the City Council adopted zoning standards intended to address the scale of new homes and residential additions, including regulations related to building height and maximum floor area, alteration of natural grade, and the percentage of a residential lot that may be covered by buildings and impervious surfaces. These changes are summarized here: http://www.ci.minneapolis.mn.us/cped/planning/plans/cped_infill_housing

The proposed amendment is intended to update residential infill regulations to require a greater degree of compatibility with established patterns of residential development and ensure that new construction better aligns with the policy objectives outlined in the City's comprehensive plan. Staff is in the process of drafting these revisions and will incorporate research, outreach and stakeholder engagement. A public hearing to consider these amendments is expected to take place at the City Planning Commission meeting of July 28, 2014.