Minneapolis City Planning Commission

2014 Annual Report

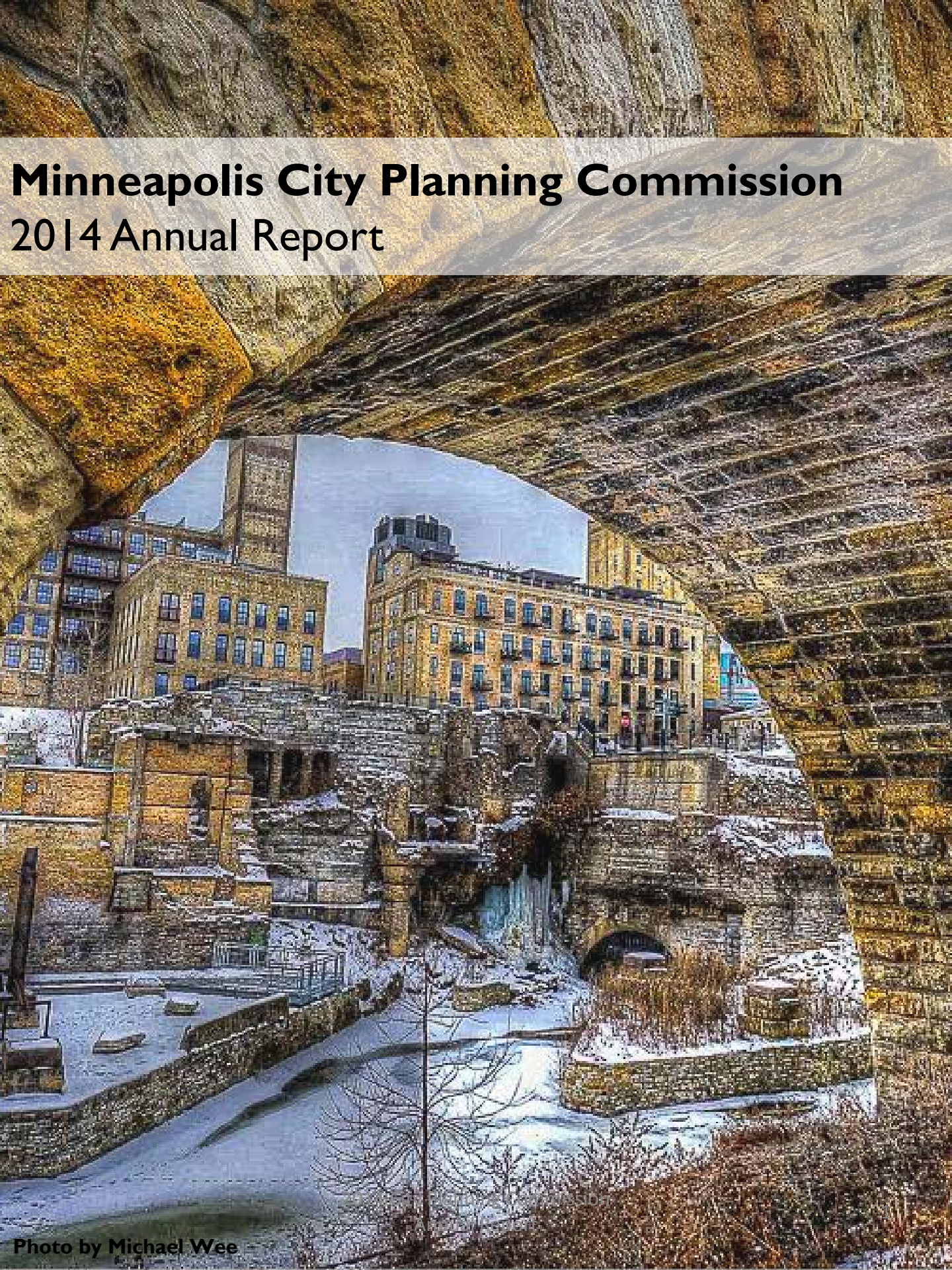


Photo by Michael Wee

2014 City Planning Commissioners

Theodore Tucker- President	Mayoral Appointee
Matt Brown- Vice President	Mayoral Appointee
Alissa Luepke-Pier- Secretary	Mayoral Appointee
Council Member Lisa Bender	City Council Appointee
Ryan Kronzer	City Council Appointee
Ben Gisselman	Hennepin County Representative
Meg Forney	Park Board Member
John Slack	Mayoral Representative
Rebecca Gagnon	School Board Member

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development. 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.

2014 Planning Staff

CPED Director- Craig Taylor

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 Steiner, City Planner
Lisa Kusz, Committee Clerk
Fatima Porter, Committee Clerk

Zoning Administration:
Steve Poor, Zoning Administrator
Brad Ellis, Senior Planner
Michael Wee, Senior Planner
Suado Abdi, City 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

Long Range Planning Staff

Director: Kjersti Monson

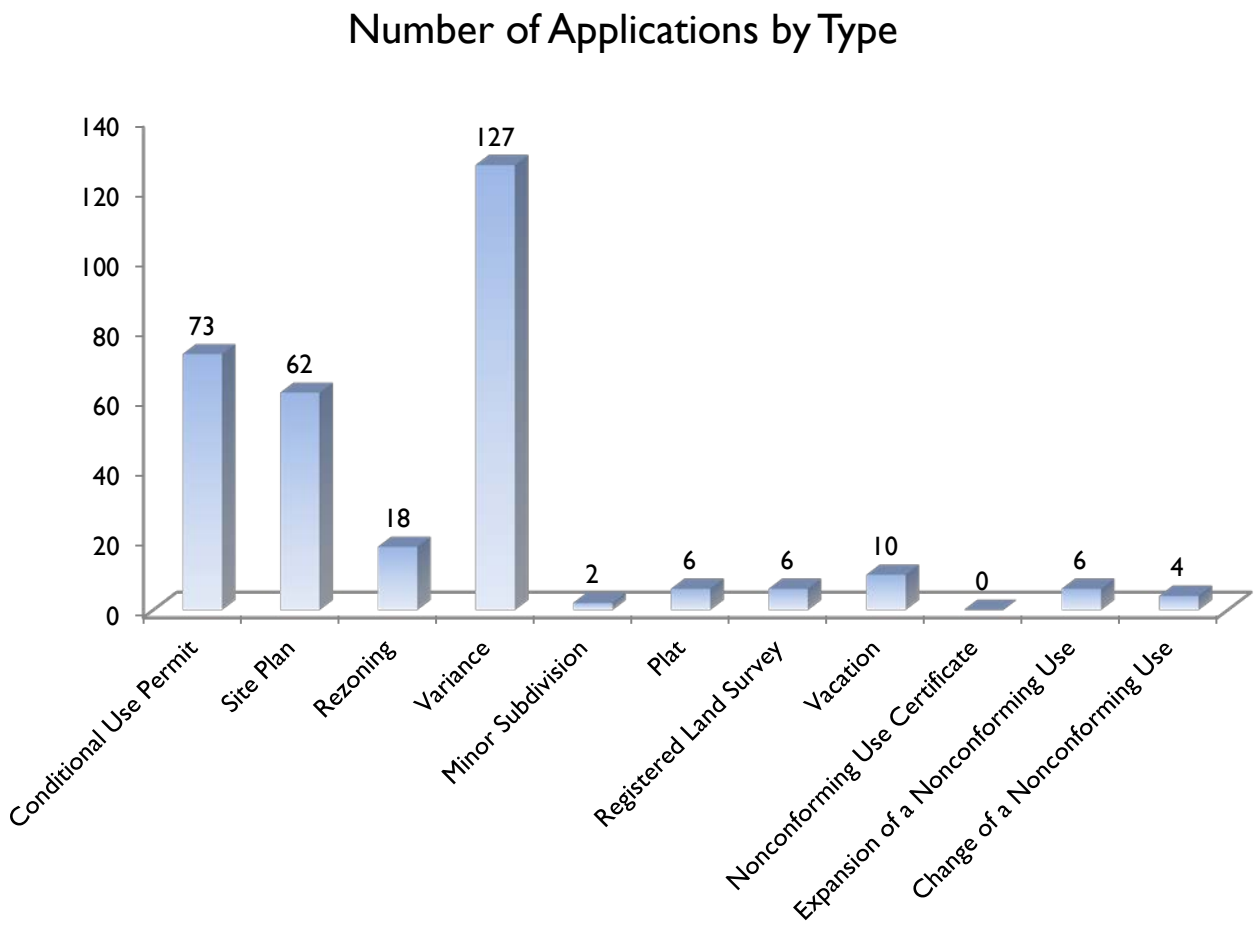
Long Range Planning:
Jack Byers, Manager
Beth Elliot, Principal Planner
Haila Maze, Principal Planner
Paul Mogush, Principal Planner
Brian Schaffer, Principal Planner
Sok Silaphet, Principal Planner
Jim Voll, Principal Planner
Joe Bernard, Senior Planner
Lacy Shelby, Principal Urban Designer
Peter Crandall, Urban Designer
Mary Altman, Public Art Administrator
Tina Beech, OSS II

City Attorney:
Erik Nilsson, Assistant City Attorney

2014 Land Use Applications

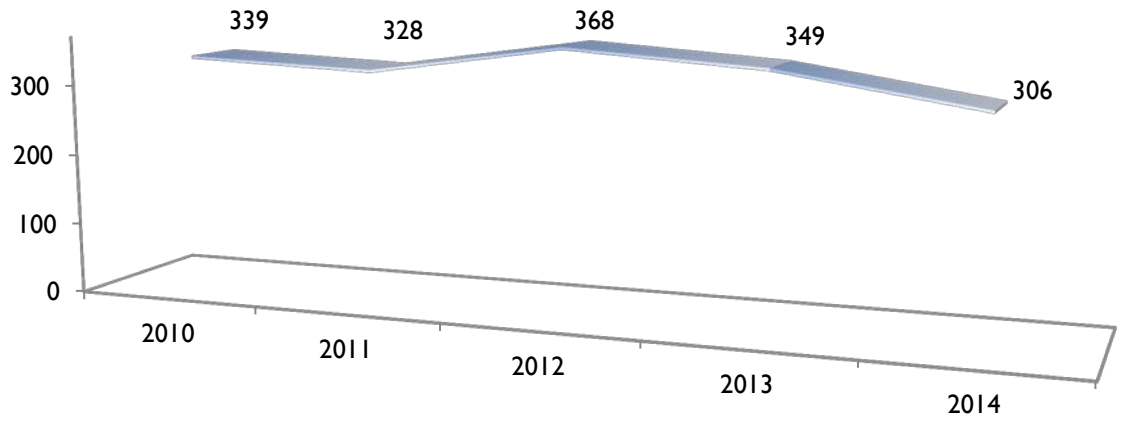
In 2014, projects approved by the City Planning Commission included:

- 2,151 bike racks
- 1,026 canopy trees
- 3 projects on commercial corridors

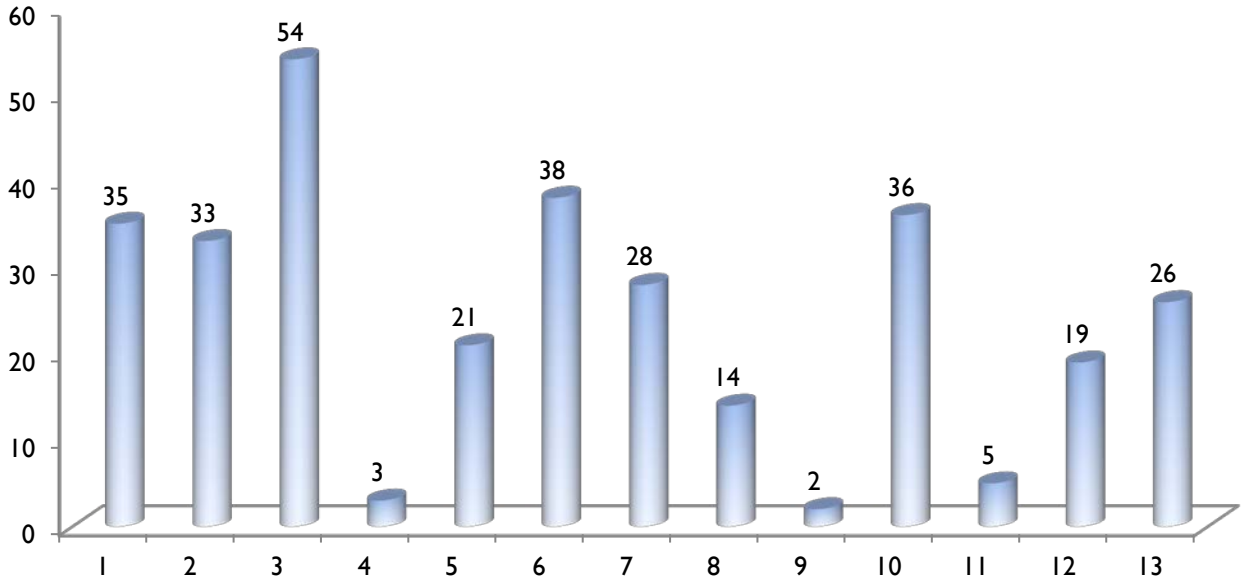


2014 Land Use Applications

Application Totals by Year



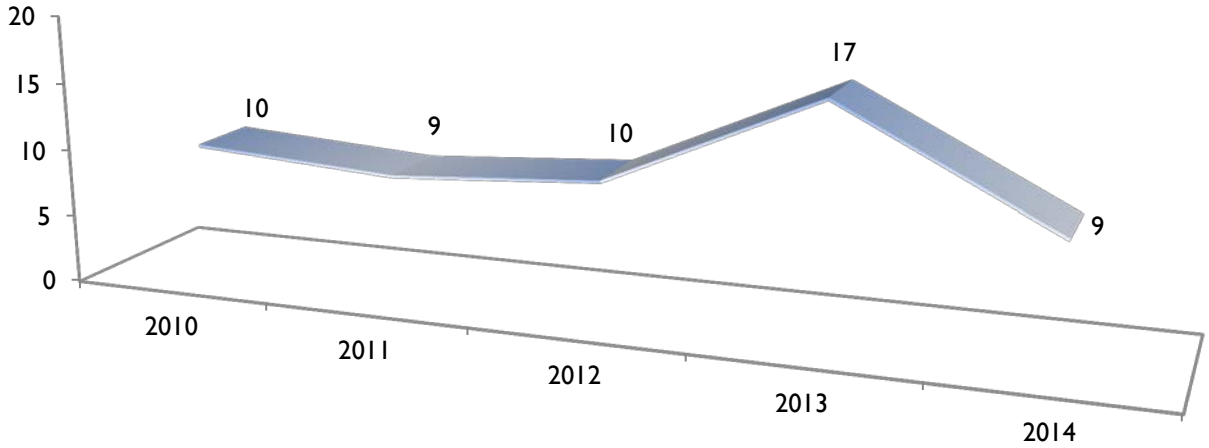
Application Totals by Ward



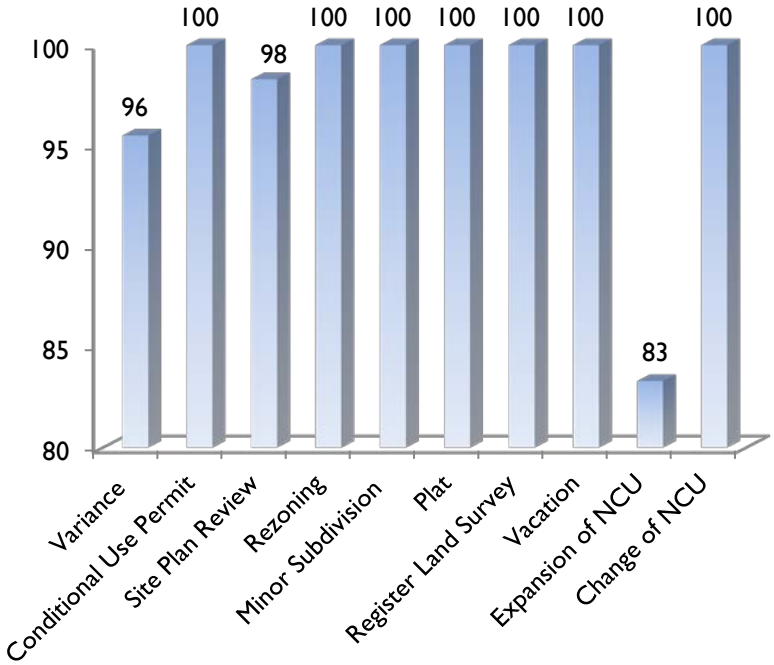
Interactive Land Use Map

2014 Land Use Applications

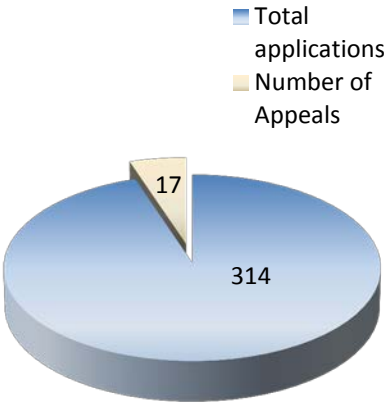
Number of Text Amendments by Year



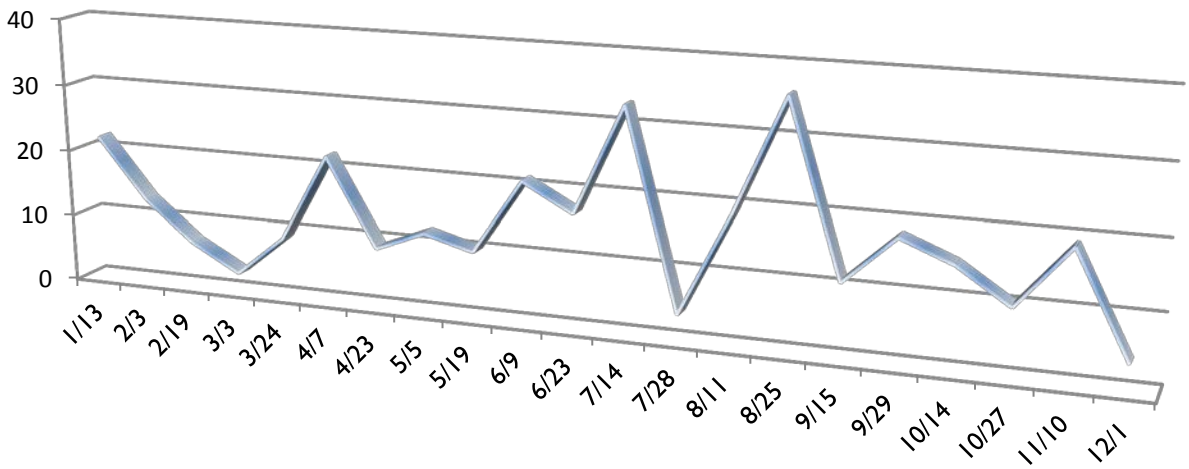
Land Use Application Approval Percentage by Type



Appeals



Number of Applications by Meeting Date



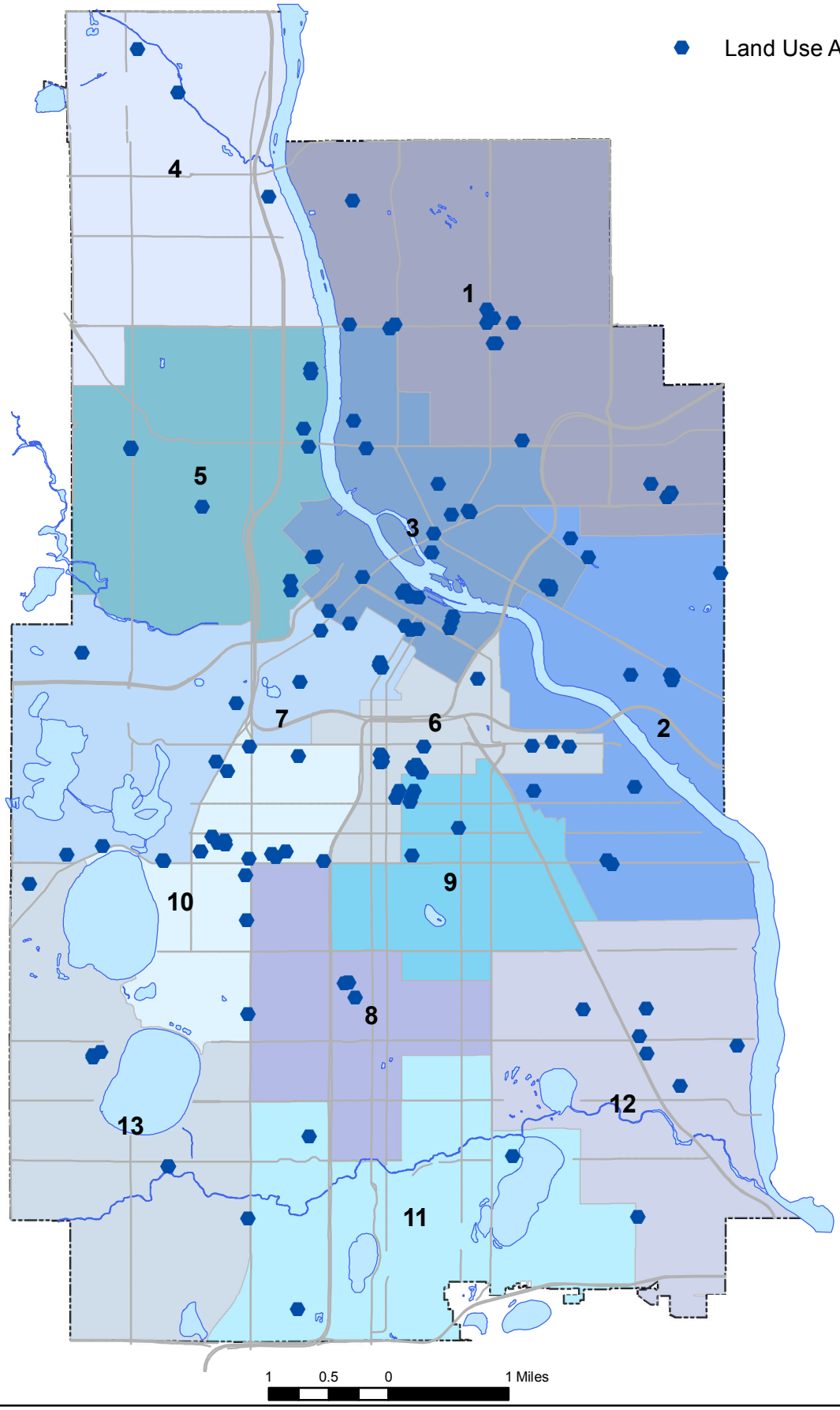
City Planning Commission Agendas

January 13, 2014
February 3, 2014
February 19, 2014
March 3, 2014
March 24, 2014
April 7, 2014
April 23, 2014
May 5, 2014
May 19, 2014
June 9, 2014
June 23, 2014
July 14, 2014
July 28, 2014
August 11, 2014
August 25, 2014
September 15, 2014
September 29, 2014
October 14, 2014
October 27, 2014
November 10, 2014
December 1, 2014

City Planning Commission Actions

January 13, 2014
February 3, 2014
February 19, 2014
March 3, 2014
March 24, 2014
April 7, 2014
April 23, 2014
May 5, 2014
May 19, 2014
June 9, 2014
June 23, 2014
July 14, 2014
July 28, 2014
August 11, 2014
August 25, 2014
September 15, 2014
September 29, 2014
October 14, 2014
October 27, 2014
November 10, 2014
December 1, 2014

2014 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 15, 2015

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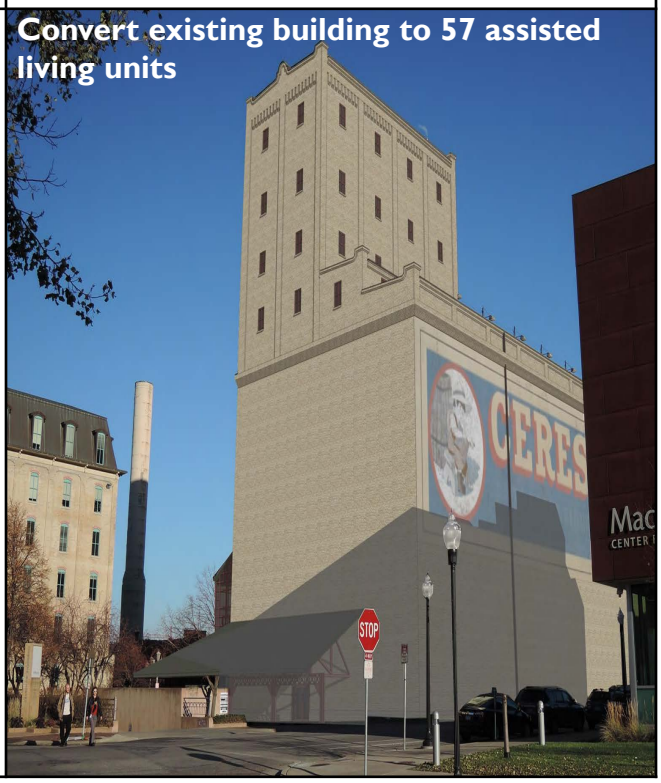
Major Projects: First Quarter

Project Name	Address	Project Description
DC Group	1977 West River Road North	Approximately 27,000 square foot expansion of an existing industrial building
Walgreens	2600 Central Avenue NE	New 16,700 square foot retail building
Ceresota Building	155 5th Ave S	Convert existing building to 57 assisted living units 

Major Projects: Second Quarter

Project Name	Address	Project Description
700 Central	708 Central Ave NE and 119-123 7th St SE	**A new mixed-use development with a total of 156 dwelling units and up to 10,000 square feet of ground level commercial space.**
Alliance Steel Services	81 St. Anthony Pkwy	15,000 SF addition to an existing recycling facility
Maryland Apartments	1346 LaSalle Ave	Addition of 15 dwelling units into an existing multi-family residential structure
Broadway Resource Recovery	111 22nd Ave N	11,800 square foot addition to an existing recycling facility
16Twenty	1620 W Lake St	**New mixed-use building with 14,000 square feet of office and commercial space and six dwelling units**

Major Projects: Second Quarter

Project Name	Address	Project Description
Essex Hotel Project	1014-1022 Essex St SE, 506 Huron Blvd	New hotel with 122 rooms
Seward Co-op Friendship Store	3805 3rd Ave S	New 22,000 square foot grocery store
5336 Lyndale Ave S	5336 Lyndale Ave S	New mixed use building with 3,500 square feet of commercial space and four dwelling units
2622 W Lake St	2622 W Lake St	**New 90-unit residential building**
3118 W Lake St	3118 W Lake St	New mixed use building with 5,000 square feet of commercial space and 157 dwelling units.
Corner Apartments	24 University Ave NE, Tract G	New 57-unit residential building

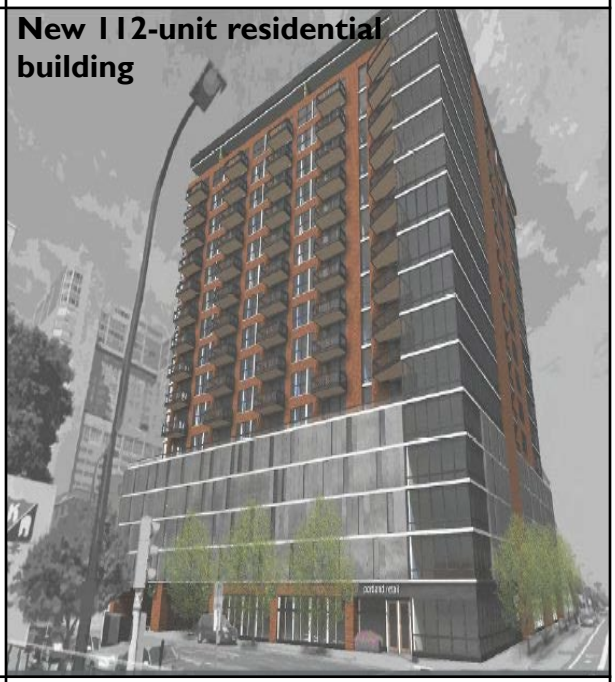
Major Projects: Third Quarter

Project Name	Address	Project Description
Mill City Quarter Phase I	300 2nd St S	New mixed use building with 150 dwelling units and 14,500 square feet of commercial space
Riverton Community Housing	1227 4th St SE	New mixed use building with 66 dwelling units and 2,300 square feet of commercial space
Commons at Penn	2201 Golden Valley Rd	**New mixed use building with 45 dwelling units and 5,800 square feet of commercial space.**
Linden Crossing	4250-4264 Upton Ave S	New mixed use building with 20 dwelling units and 6,100 square feet of commercial space
Precise Products	1201 Plymouth Ave N	11,500 square foot addition to an existing industrial building.
Karmel Plaza	2910-2936 Pillsbury Ave	Approximately 10,000 square foot addition to an existing commercial building
2316-2320 Colfax Ave S	2316-2320 Colfax Ave S	New residential building with 42 dwelling units
Southwest High School	3414 W 47th St	60,000 square foot addition to existing high school.

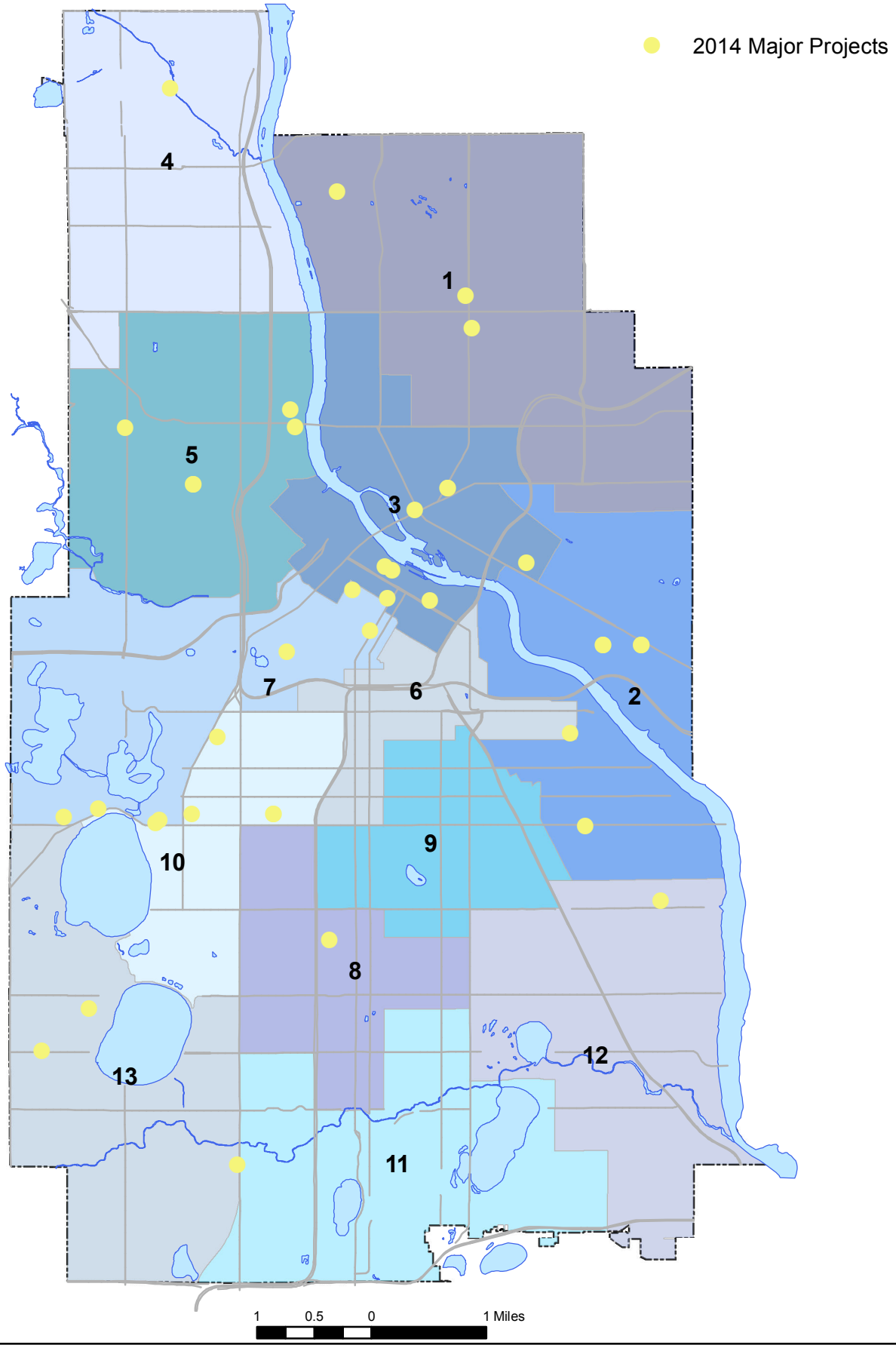
Major Projects: Third Quarter

Project Name	Address	Project Description
Seward Montessori School	2309 28th Ave S	38,000 square foot addition to existing grade school
Neighborhood Health Source Clinic and Corporate Offices	2301 Central Ave NE	**New 13,000 square foot clinic and office building**
Walgreens	3101 E Lake St	New 15,000 square foot retail pharmacy
Mill City Quarter Phase II	428 2nd St S	**New 149-unit assisted living facility.**
MoZaic East	1350 Lagoon Ave & 2900 Fremont Ave S	New 199,000 square foot office building with ground-level commercial/retail space
Steelcase	506 4th St N	New 23,000 square foot office building with ground-floor commercial/retail space.

Major Projects: Fourth Quarter

Project Name	Address	Project Description
Hampton Inn & Suites	2812 University Ave SE	New 117-room hotel
The Encore	935 2nd St S	New 122-unit residential building
Lagoon & Irving Apartments	1609 Lagoon Ave	New 45-unit residential building
Sanford Middle School	3524 42nd Ave S	**39,000 sq. ft. addition to existing middle school**
Broadway Equipment Company	4701 Humboldt Ave N	18,000 sq. ft. addition to existing industrial building
Portland Tower	516 8th St S	**New 112-unit residential building** 
Karmel Plaza	2910 Pillsbury Ave	27,000 sq. ft. addition to existing commercial building. Revised from 8/11/14 approval

2014 Major Projects
City Planning Commission



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Roof signs
Ordinance No. 2014-Or-014 (adopted 3/28/2014). This amendment authorizes roof signs in selected zoning districts. (Chapter 543).

Outdoor Sales & Display
Ordinance No. 2014-Or-027, -028, -029, -030, -031 (adopted 6/13/2014). This amendment creates additional flexibility regarding sale and display of goods outside of business establishments. (Chapters 525, 548, 549, 550, and 551).

Donation Collection Bins
Ordinance No. 2014-Or-040 (adopted 7/18/2014). This amendment transfers the regulation of donation collection bins to Business Licensing and was adopted concurrently with changes to Title 13, Licenses and Business Regulations. (Chapter 537).

Farmstands
Ordinance No. 2014-Or-74, -75, -76, -77 (adopted 9/19/2014). This amendment removes the requirement for a temporary use permit and creates additional flexibility in the development standards for farmstands. (Chapters 520, 535, 536, and 537).

1-4 Unit Residential Infill Development
Ordinance No. 2014-Or-054, -055, -056, -057, -058, -059, -060, -061, -062, -063 (adopted 8/29/2014; effective date: 10/1/2014). This amendment revises regulations related to 1-4 unit residential development, including but not limited to site plan review standards, maximum height, setbacks, lot coverage, and impervious surfaces. (Chapters 520, 525, 530, 531, 535, 541, 546, 547, 548, and 551).

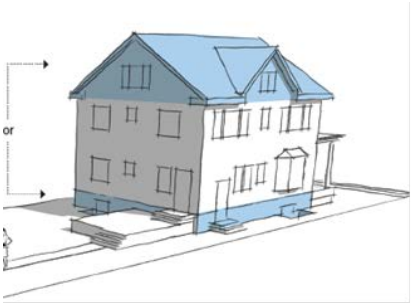
Secondhand Goods in the C3A District
Ordinance No. 2014-Or-089 (adopted 10/17/2014). This amendment authorizes additional flexibility regarding the sale of secondhand goods in the C3A, Community Activity Center District, eliminating the restriction that limited such uses to the sale of clothing and related accessories. (Chapter 548).

University Area Overlay District
Ordinance No. 2014-Or-090 (adopted 10/17/2014). This amendment revises regulations for residential uses in the UA, University Area Overlay District. (Chapter 551).

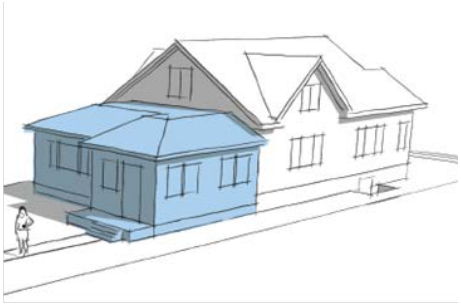
Plain Language Charter Revisions
Ordinance No. 2014-Or-109 (adopted 12/5/2014). This amendment incorporates technical changes pertaining to the City Planning Commission, adopted in conjunction with Plain Language Charter Revisions. (Chapters 530, 536, 546, 547, 548, 549).

Accessory Dwelling Units
Ordinance No. 2014-Or-116, -117, -118, -119, -120, -121, -122 (adopted 12/5/2014). This amendment establishes regulations for accessory dwelling units (ADUs) and authorizes ADUs accessory to single- and two-family dwellings citywide. (Chapters 520, 521, 525, 535, 537, 541 and 551).

Types of Accessory Dwelling Units



Internal



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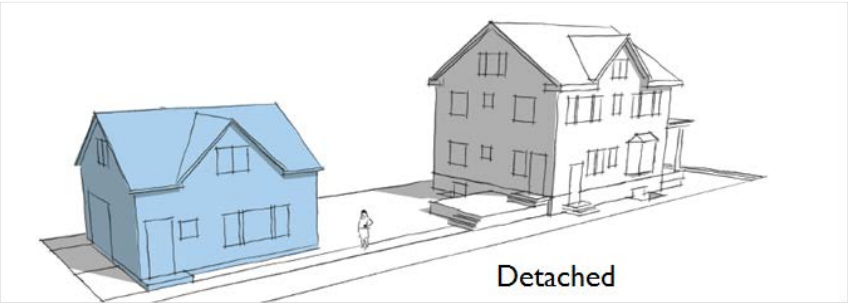

Detached

Nicollet Island-East Bank Neighborhood Small Area Plan

Adopted September 15, 2014

On the banks of the Mississippi River across from downtown Minneapolis, the Nicollet Island-East Bank neighborhood is a crossroads linking Downtown, the University of Minnesota, and the Northeast Arts District. Today, the neighborhood is the smallest and one of the oldest in Minneapolis. It includes the City's only residential island.

The Nicollet Island-East Bank neighborhood has a vision to achieve significant growth in both residential and business population and tax base during the next 20 years. When fully developed, the neighborhood will be a culturally diverse home to at least hundreds more people and scores of thriving new businesses. A vital urban neighborhood in its own right, Nicollet Island-East Bank also functions as a major crossroads for the City and as a destination for the region. With new housing built to universal design standards along easy-to-navigate sidewalks and streets, the neighborhood will serve as an urban laboratory where innovations take place within the public realm. The eclectic neighborhood will be known for its public art, walkability and bikability, access to great public transportation, welcoming plazas and innovative parklets, environmental sensitivity, and careful blending of the new with the old. Visitors from across the region will have numerous reasons to seek out Nicollet Island-East Bank as a place to shop, dine, or simply enjoy access to the riverfront. Buildings both small and tall will anchor and enliven busy, bustling streets. The sustainable and environmentally-sound neighborhood will offer such a wide variety of housing, commercial, and cultural choices that residents will never have to leave the neighborhood.

MAJOR STRATEGIC GOALS

1. Strengthen the neighborhood's role in the regional economy, with emphasis on businesses that are unique, in part by restoring East Hennepin to its historic commercial roots.
2. Guide infill development while increasing density, cultivating mixed-use corridors, and increasing communal green space.
3. Attract a rich mix of residents, cultural experiences, businesses and other institutions, building types and styles, and employment opportunities.
4. Adapt to contemporary use the historical character, unique architecture, and regional and neighborhood parks – in cooperation with the Minneapolis Park and Recreation Board and in compliance with the historic district guidelines of the St. Anthony Falls Heritage Zone and the Central Mississippi Riverfront Regional Park Master Plan.
5. Expand and improve pedestrian, bicycling, and transit infrastructure throughout the neighborhood.
6. Provide an exceptional urban pedestrian experience for people of all ages.
7. Act as stewards of the environment, valuing sustainability, energy conservation, minimal surface water run-off, and re-use/reduce/recycle economies.
8. Enhance public safety through maximum use of "eyes-on-the-street" building designs.

St. Anthony East Neighborhood Small Area Plan
Adopted October 17, 2014

The St. Anthony East Neighborhood Association (SAENA) is located within Minneapolis' Northeast Community and is one of the oldest neighborhoods within the city. The neighborhood's boundaries are Broadway to the north, Central Avenue to the east and southeast, railroad tracks to the south, 5th Street to the southwest, and Washington Street to the west. St. Anthony East, the southernmost area of the Northeast Community, is one of the earliest areas of the city to be settled. Originally the area was part of the City of St Anthony before it was annexed into Minneapolis in 1872.

This master plan, adopted by the Minneapolis City Council on October 17, 2014, is a policy document that was commissioned by the Saint Anthony East Neighborhood Association (SAENA) to guide future land use and development. The planning horizon for the master plan is 20 years. The plan is intended to state a community-endorsed vision for the neighborhood based on existing City of Minneapolis policy and input from residents, business owners/operators, and other stakeholders in the neighborhood. The plan includes a future vision of what stakeholders want the neighborhood to be and goals, objectives, and policies that will contribute toward the vision's implementation.

The planning and design process was executed over an eight-month period and included:

- Analysis of the SAENA survey, which was designed, tested, and administered by SAENA staff and members
- One-on-one interviews with representative stakeholders
- Engagement with artists
- Engagement with the Webster School Sub-Committee

Sheridan Neighborhood Small Area Plan
Adopted October 17, 2014

The Sheridan Neighborhood is located in Northeast Minneapolis. It is bordered by Broadway Street NE to the south, Washington Street NE to the east, 17th/18th Avenue NE to the north, and the Mississippi River to the west.

As with any neighborhood plan, a strong and effective community engagement process is necessary, and such efforts were spearheaded by a steering committee of ten active members of the community. To ensure the plan is a compilation of members of all geographic and demographic communities, the steering committee adopted a stakeholder engagement plan at the onset of the planning process. Working with the consultant team, the steering committee held three community-wide meetings with attendance of over 100 people, compiled an online survey and project website, sent a survey to local businesses and the parents of Sheridan school attendees, and held focus groups with the artist community. The steering committee met six times to coordinate the input from the community into the plan document. The team also participated in Art-A-Whirl and talked with almost In total nearly 200 residents and stakeholders representing a w ide array of thoughts, opinions, and included their perspectives in the writing of the small area plan.

The Sheridan Neighborhood Small Area Plan is generally intended to serve as a guide to future development and improvement to the neighborhood for the next 20 years. However more specifically, the purpose for undertaking this effort is to provide a unified vision and set of implementation tools that the neighborhood board, volunteers, community members, and city staff can use in their day-to-day business - a handbook for the future.

The goals and implementation tools are intended to support the vision statement which is a reflection of the values and desires of the neighborhood's residents for what the neighborhood is to become. This plan will be adopted by the City of Minneapolis and become a policy document that will be used by the neighborhood board and Community Development Committee, developers, city planners, and the Minneapolis Planning Commission and City Council when making land use decisions. The Small Area Plan is consistent with previous planning efforts such as the Minneapolis Plan for Sustainable Growth and the Above the Falls Master Plan and Regional Park Plan. In addition, the Small Area Plan aims to build on the Arts Action Plan for Northeast developed by the Northeast Minneapolis Arts Association.

Marcy-Homes Neighborhood Small Area Plan

Adopted August 15, 2014

With a vibrant residential and business identity, rich natural amenities along the Mississippi River, and a prime location between the University of Minnesota and downtown Minneapolis, Marcy-Holmes is a sought-after destination, well- traveled gateway, and treasured place to live

The neighborhood's residents describe it as eclectic, diverse, and active, with a rich historical tapestry. It is the oldest neighborhood in the city, proud of its heritage, and yet progressive in its nature; the neighborhood is capable of dealing with change and managing it to benefit the entire community. It is home to an impressive array of talent: teachers, scientists, senators, artists, students, families, empty-nesters, and many more.

These diverse assets are why Marcy-Holmes has experienced dramatic growth for many years. The neighborhood has been planning proactively for over ten years, and created their first neighborhood plan in 2003. Since then, the pace of growth has increased even more, forcing the neighborhood to confront the physical challenges of this growth. Residents are concerned that, with so many new buildings being built, the valued historical fabric of the neighborhood could be lost. The influx of new residents and visitors puts pressure on infrastructure that struggles to keep up with demand.

This Plan addresses the concerns that come with growth and change, and suggests ways to direct the change to enhance the strengths of the neighborhood. It articulates a clear vision for the Marcy-Holmes neighborhood over the next ten years and outlines a consensus arrived at through an open and inclusive process.

To listen to as many voices as possible in Marcy-Holmes, the steering committee and Board of Directors created an open and democratic planning process. The process included 200 neighbors attending open meetings, 2,200 online interactions, seven focus groups on specific topics, periodic updates to the Board, and a highly-engaged steering committee. Participants played an active role in shaping and writing this Plan and the final product reflects this open process.