

Minneapolis City Planning Commission

2016 Annual Report



Cover photo by Jason Wittenberg

2016 CITY PLANNING COMMISSIONERS

Matt Brown, President	Mayoral Appointee
John Slack, Vice President	Mayoral Appointee
Alissa Luepke Pier, Secretary	Mayoral Appointee
Council Member Lisa Bender	City Council Representative
Meg Forney	Former Park Board Member
Rebecca Gagnon	School Board Member
Ben Gisselman	Former Hennepin County Representative
Ryan Kronzer	City Council Appointee
Nick Magrino	Mayoral Representative
Sam Rockwell	Mayoral Appointee
Amy Sweasy	Hennepin County Representative
Scott Vreeland	Park Board Member

The Minneapolis City Planning Commission (CPC) consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. In general, the CPC formally meets twice a month.

The CPC is charged with hearing and deciding applications related to:

- 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 permits, variances, site plan review, expansion/change of nonconforming uses, and land subdivisions.

The CPC also meets the Thursday following a public hearing in a forum called Committee of the Whole. This meeting is designed to give City staff and applicants the chance to discuss preliminary proposals in an official forum.

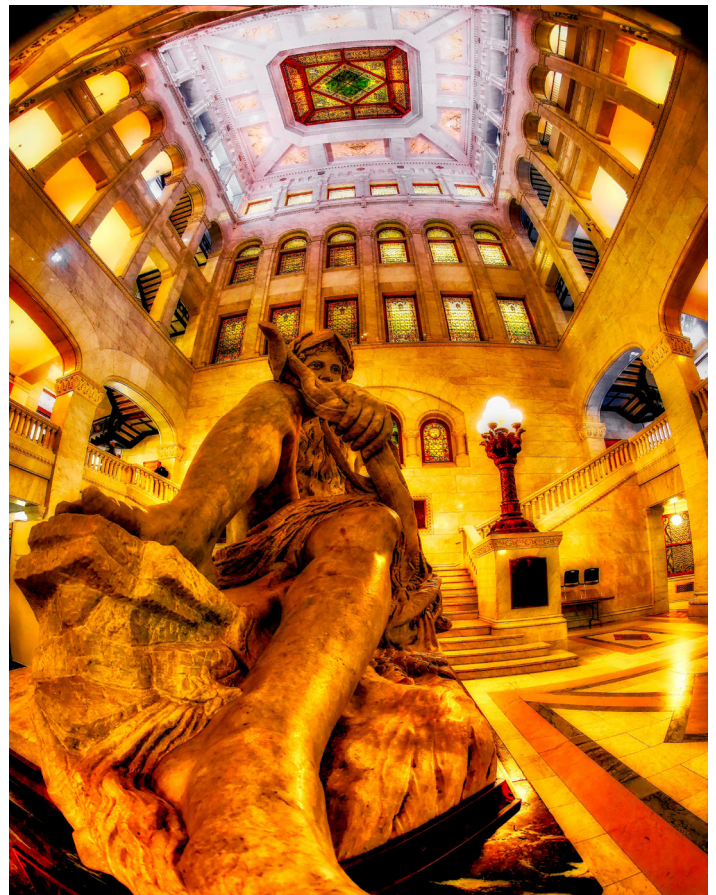


Photo by Michael Wee

2016 CPED STAFF

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Development Services and Long Range Planning divisions.

CPED DIRECTOR

Craig Taylor

DEVELOPMENT SERVICES

Steve Poor, Director & Zoning Administrator

Julie Bieseemeier, Program Assistant

Land Use, Design and Preservation

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Shanna Sether, Principal Planner

Aaron Hanauer, Senior Planner

Lisa Steiner, Senior Planner

Mei-Ling Smith, Senior Planner

Janelle Widmeier, Senior Planner

Nicholas Baker, City Planner

Peter Crandall, City Planner

Lisa Kusz, Committee Clerk

Fatimat Porter, Committee Clerk

Zoning Administration

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Anne Rolandelli, Office Support Specialist II

Kimberly Holien, Principal Planner

John Smoley, Senior Planner

Chris Vrchota, Senior Planner

Michael Wee, Senior Planner

Suado Abdi, City Planner

Alyssa Brandt, City Planner

Andrew Frenz, City Planner

Joe Giant, City Planner

Andrew Liska, City Planner

Alex Young, City Planner

Stuart Roberson, Zoning Inspector II

Paul Smith, Zoning Inspector II

Steve Weckman, Zoning Inspector II

CITY ATTORNEY

Erik Nilsson, Assistant City Attorney

LONG RANGE PLANNING

Kjersti Monson, Director

Community Planning, Public Art and Research

Jack Byers, Planning Manager

Tina Beech, Program Assistant

Mary Altman, Public Art Administrator

Paul Mogush, Principal Project Coordinator

Haila Maze, Principal Project Coordinator

Beth Elliott, Principal Planner

Brian Schaffer, Principal Planner

Jim Voll, Principal Planner

Joe Bernard, Senior Planner

Sok Silaphet, Senior Planner

Talia Moorman, City Planner

Wesley Durham, City Planner

Rattana Sengsoulichanh, City Planner

Lacy Shelby, Principal Urban Designer

Peter Crandall, Urban Designer

CPED's Mission

To grow a vibrant, livable, safely built city for everyone.

CPED's Vision

A driving force for innovation, collaboration and sustainability by providing thoughtful design and access to the tools and resources needed for all Minneapolis residents and businesses to prosper.

2016 LAND USE APPLICATIONS

TOTALS AND TRENDS

In 2016, the CPC reviewed 365 land use applications, which represents an increase over the number of applications in each of the past three years (**Figure 1**). This total includes:

- 132 projects (page 9)
- 42 major projects (page 10)
- 63 site plans
- 4,649 bike racks
- 722 canopy trees
- 25 projects on Commercial Corridors

The CPC also reviewed:

- 11 zoning code text amendments (page 16-17)
- 1 small area plan and 1 policy plan (page 18)
- 3 rezoning studies (page 19)
- 1 comprehensive plan amendment (page 19)

Figure 1. Application Totals, 2011-2016

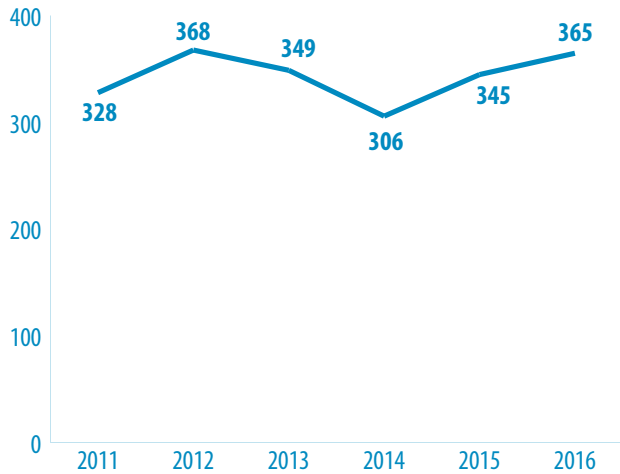


Figure 2. Application Totals by Quarter

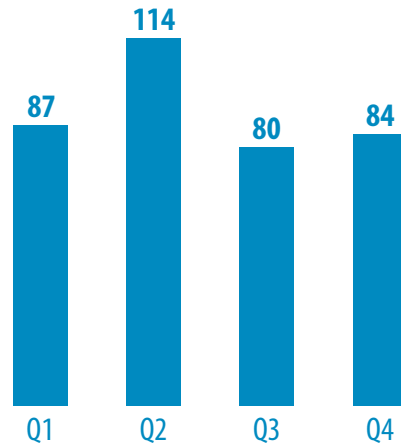
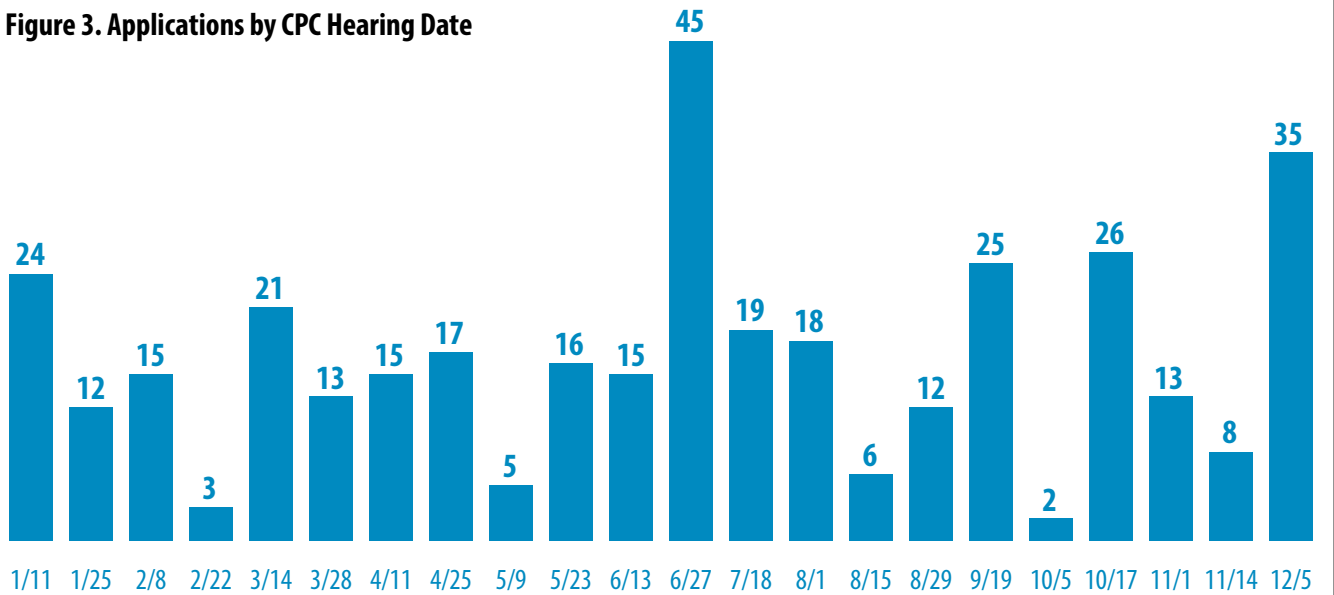


Figure 3. Applications by CPC Hearing Date



2016 LAND USE APPLICATIONS

APPLICATION TYPES

There were 11 land use application types reviewed by the CPC in 2016. Of the 365 applications reviewed, approximately 158 (43%) were variances, followed by conditional use permits (66, or 18%) and site plan reviews (63, or 17%) (**Figure 4**).

The CPC approved all but 10 applications: 5 variances, 2 rezonings, 2 vacations, and 1 street renaming (**Figure 5**).

Figure 4. Applications by Type

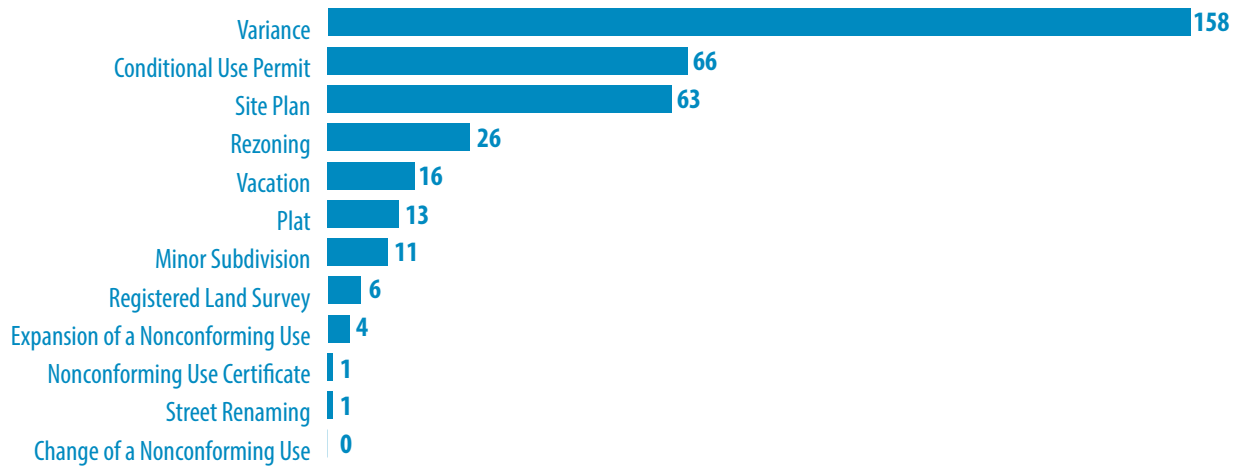
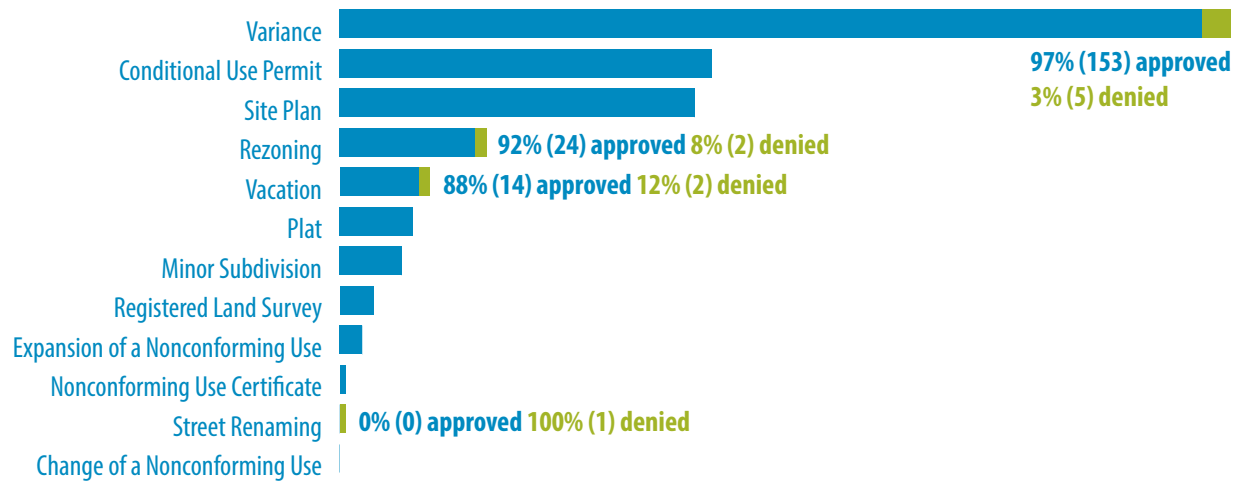


Figure 5. Application Approvals and Denials



2016 LAND USE APPLICATIONS

GEOGRAPHIC DISTRIBUTION

Ward 10 and Ward 3 had the most land use applications reviewed by the CPC in 2016, with 64 applications in Ward 10 and 63 applications in Ward 3. Wards 2 and 7 were not far behind, with 52 and 50 applications, respectively (**Figure 6**).

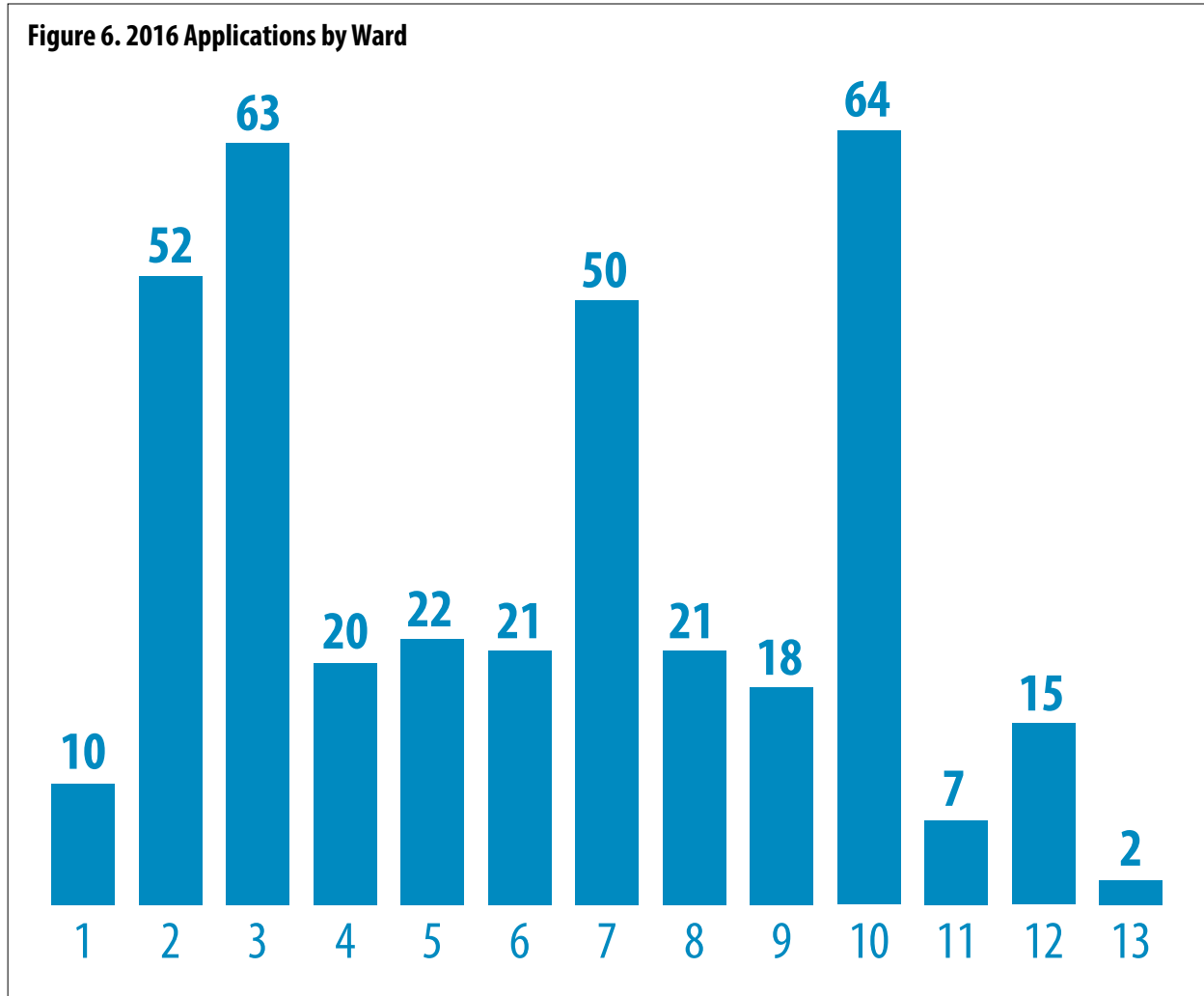


Photo by Jason Wittenberg

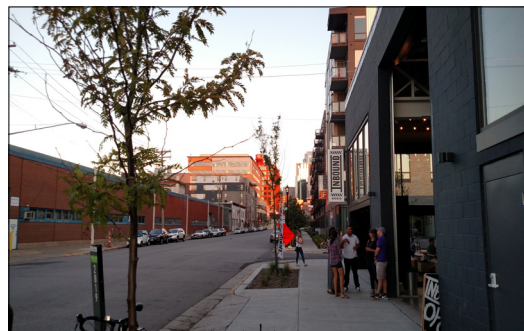


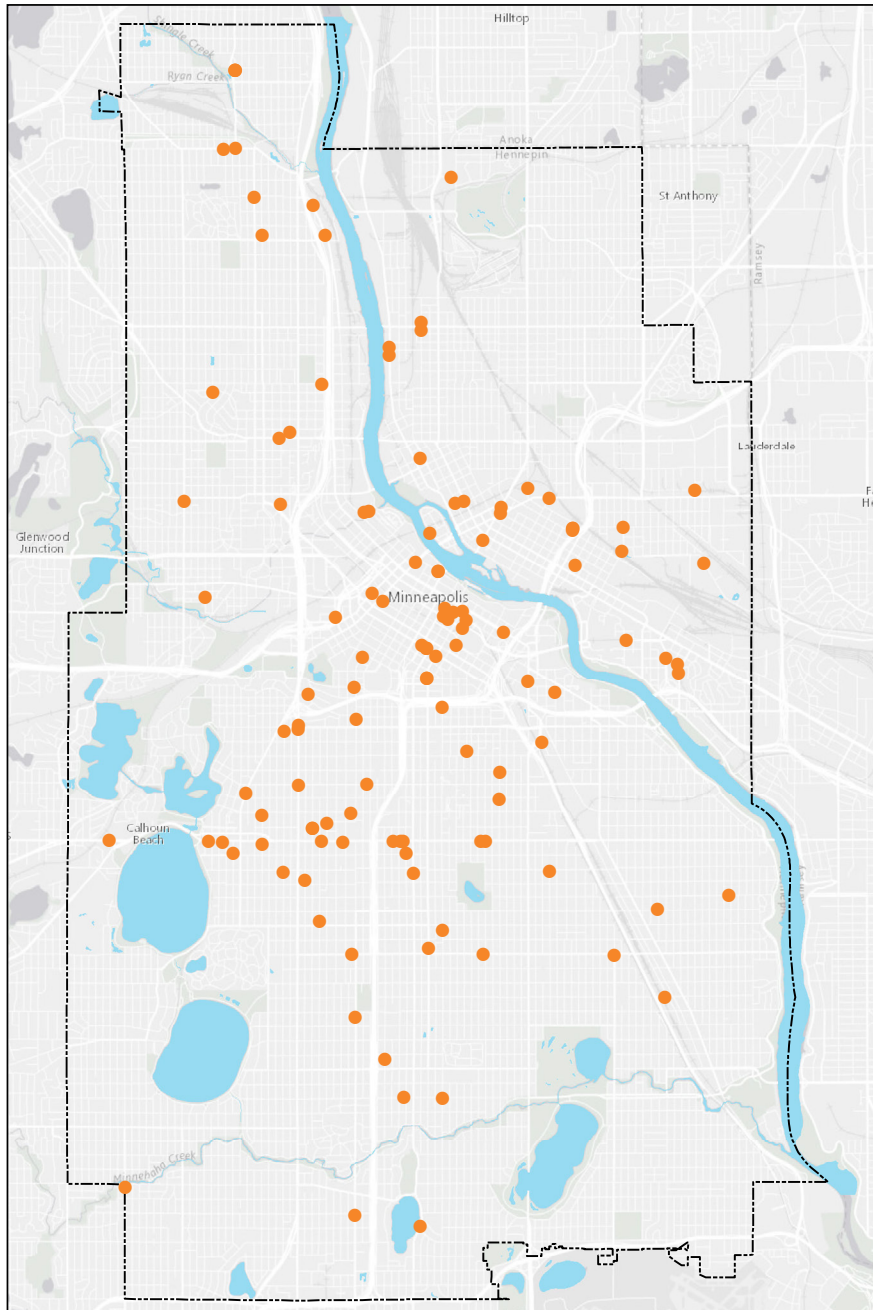
Photo by Paul Mogush

2016 CPC PROJECTS

TOTAL PROJECTS

The City Planning Commission reviewed 132 projects in 2016 (**Figure 7**). Click [here](#) for the interactive land use map. Please note that the maps do not include right-of-way vacations and street renamings. All meeting agendas and actions can be found on [the City's Boards and Commissions web page](#).

Figure 7. 2016 CPC Projects



2016 CPC PROJECTS

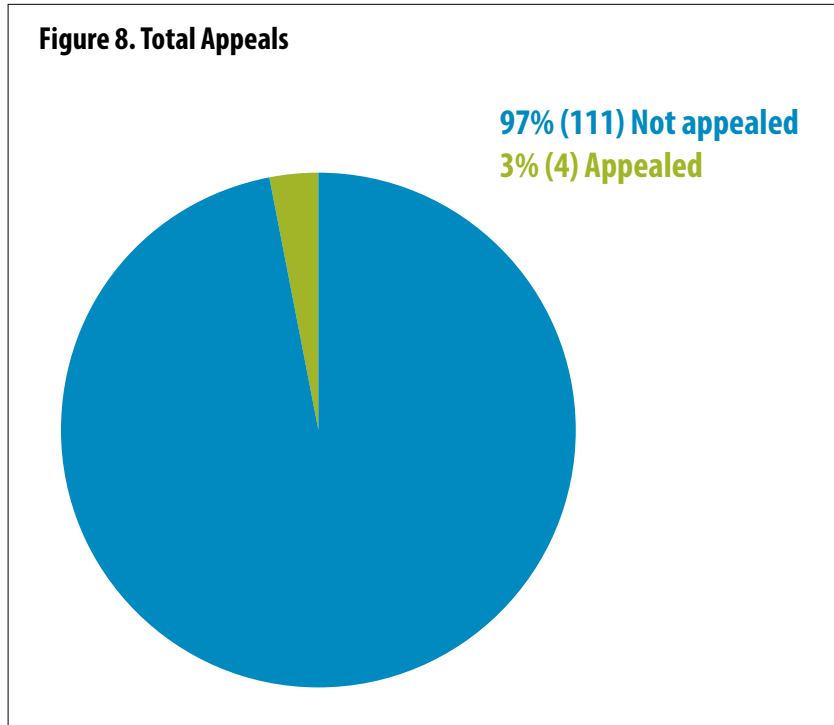
APPEALS

Of the 132 projects reviewed by the CPC in 2016, 115 could have been appealed; standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but are ultimately decided upon by the City Council.

Four projects (3%) were appealed, while the City Planning Commission made the final decision for 111 (97%) projects, as shown in **Figure 8**. The four projects that were appealed are as follows:

- **2008 Bryant Ave Apartments**, 2008 Bryant Ave S ([File 16-00535](#))
- **38th Street Mixed Use**, 2707 E 38th St, 3800-3812 28th Ave S ([File 16-01043](#))
- **200 Central Ave SE and 113 2nd St SE**, 200 Central Ave SE and 113 2nd St SE ([File 16-01318](#))
- **1501 Como Ave SE**, 1501 Como Ave SE ([File 16-01372](#))

In addition, there was one appeal received in 2016 for a project that the City Planning Commission reviewed on December 7, 2015: the Mount Olivet Careview Home addition at 5517 Lyndale Ave S ([File 16-00083](#)).



2016 MAJOR PROJECTS

MAJOR PROJECTS

The City Planning Commission reviewed 39 major projects in 2016 (**Figure 9**). A major project is any development resulting in ten or more dwelling units and/or at least 10,000 square feet of new or additional non-residential floor area. These projects included:

- 3,293 dwelling units
- 350,000 square feet of office space
- 162,000 square feet of commercial space
- 2 planned unit developments
- 11 new mixed-use buildings
- 16 new residential buildings, 1 residential addition
- 5 new commercial and/or office buildings, 1 addition
- 1 new higher education building, 2 school (K-12) additions
- 2 hotels
- 1 brewery
- 1 event center
- 1 sports arena addition

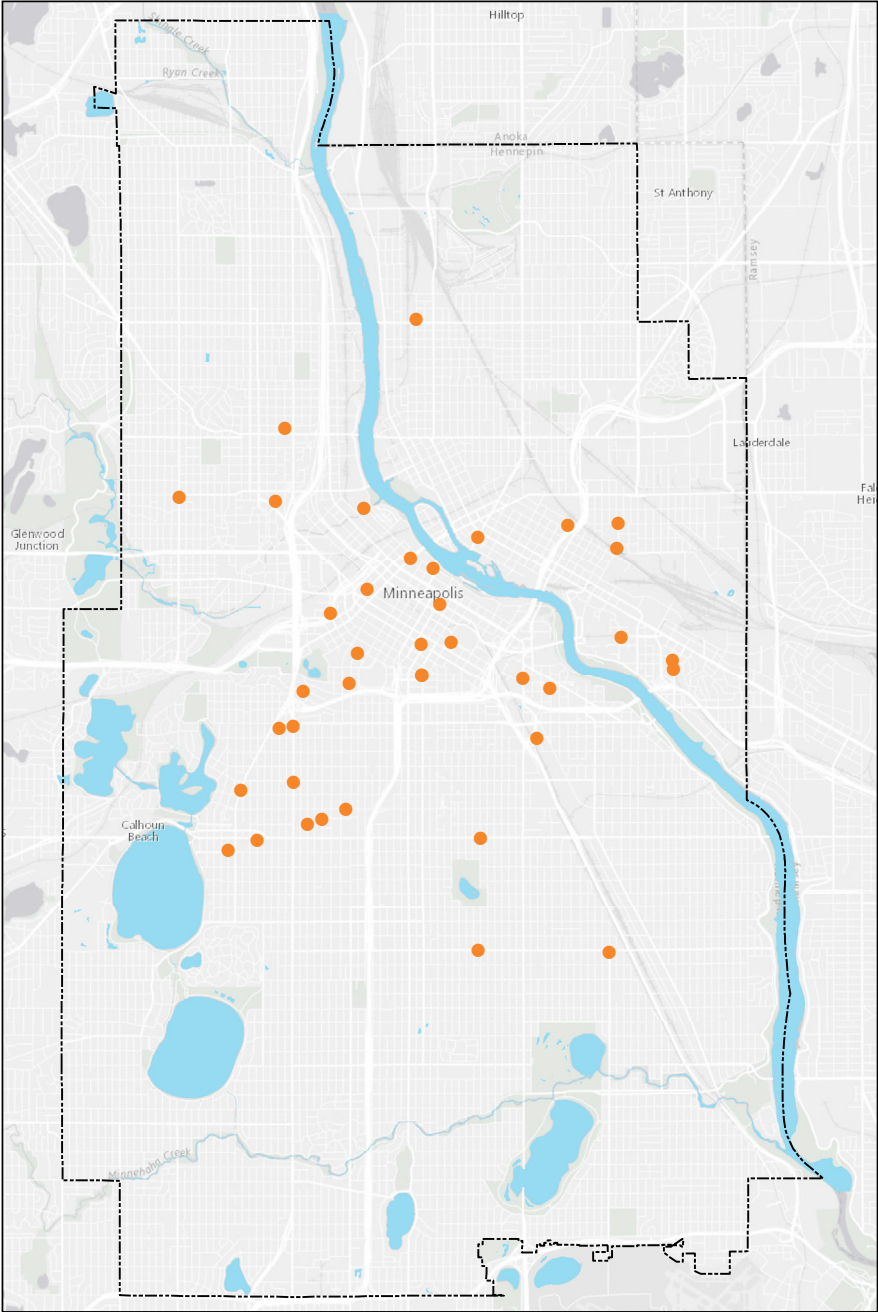
As with all applications reviewed by the City Planning Commission, it is important to note that not all major projects were approved by the City or have obtained building permits since their approval. Therefore, any data listed in this report should not be used for tracking project implementation outcomes.



Kraus Anderson Block Development

2016 MAJOR PROJECTS

Figure 9. 2016 Major Projects



2016 MAJOR PROJECTS

Project Name	Address	Description
Ryan Companies Office Building	513 3rd St S	New 170,000 sq. ft. office building
3041 Holmes Ave S	3041 Holmes Ave S	New mixed use building with nine dwelling units and approximately 1,500 sq. ft. of commercial space
117 27th Ave SE	2610 Essex St SE	New residential building with 195 dwelling units
510 Cedar Ave S	510 Cedar Ave S	New 10,000 sq. ft. retail & office building
Episcopal Commons	1730 Clifton Pl	New mixed use building with 64 dwelling units and 5,700 sq. ft. of office space
Sanctuary Covenant Church	2018-2024 Aldrich Ave N, 715 21st Ave N	15,600 square foot addition to an existing building that will be used as a church
Target Center	600 1st Ave N	15,000 sq. ft. addition to and renovation of existing regional sports arena
Marissa's Warehouse	2728-2750 Nicollet Ave	20,000 sq. ft. addition to existing commercial building
Moxy Uptown	1121 W Lake St	New hotel with 123 rooms
Augsburg College Hagfors Center for Science, Business and Religion	628 21st Ave	New 136,000 sq. ft. building including classrooms, laboratories, and offices.
116 E Hennepin Ave	116 E Hennepin Ave	New mixed use building and building renovation with 72 dwelling units and 8,000 sq. ft. of commercial space
Kraus Anderson	501-523 8th St S	New planned unit development with 306 residential units, a 161-room hotel and restaurant, 12,000 sq. ft. brewery, 13,000 sq. ft. event center, and 103,000 sq. ft. office building.
823 15th Ave SE	823 15th Ave SE	New 10-unit residential building
2008 Bryant Ave S	2008 Bryant Ave S	New 10-unit residential building

2016 MAJOR PROJECTS

Project Name	Address	Description
Harriet Avenue Apartments	2903-2911 Harriet Ave S	New 111-unit residential building
Walgreens	2650 Hennepin Ave	New 16,000 sq. ft. retail building
1400 Park Avenue Apartments	1400 Park Ave	New mixed use building with 245 dwelling units and 2,500 sq. ft. of commercial space.
Marshall Flats	2525 2nd St NE	New residential building with 36 units of supportive housing.
The Bessemer at Seward	2200-2218 Snelling Ave	New 121-unit residential building
Legacy	1220 1st St S	New 374-unit residential building
Westminster Presbyterian Church	1221 Nicollet Mall	49,000 sq. ft. addition to existing church



Target Center Renovation



Moxy Uptown

2016 MAJOR PROJECTS

Project Name	Address	Description
600 Washington Ave SE	612 Washington Ave SE	New mixed use building with 438 residential units and 10,000 sq. ft. of commercial space
38th Street Mixed Use	2707 E 38th St	New mixed use building with 53 residential units and 3,500 sq. ft. of commercial space
Spectrum Apartments	817 8th St SE	New 118-unit residential planned unit development.
721 N 1st St Apartments	721 1st St N	New 124-unit residential building
YouthLink	41 12th St N	Building addition with 47 residential units
Banaadir Academy	1130 7th St N	14,725 sq. ft. addition to existing school
CHDC-Workforce Housing	815-827 6th Street South, 810 7th Street South, 601 Chicago Avenue	New mixed-use building with 159 dwelling units, 12,400 square feet of commercial space, and a principal parking facility.
1400 Park Ave Apartments (II)	1400 Park Ave, 627 E 14th St, 622 E 15th St	New mixed-use building with 246 dwelling units, 2,500 square feet of commercial space. Revised version of project previously approved in 2nd quarter.
200 Central Avenue SE	200 Central Ave SE, 113 2nd St SE	New mixed-use building with 214 dwelling units and 6,500 square feet of commercial space.



Thor HQ



Legacy

2016 MAJOR PROJECTS

Project Name	Address	Description
Thor Construction Headquarters	1256 Penn Ave N, 1235-43 Oliver Ave N	New mixed-use building with 70,000 sq. ft. office space, 11,000 square feet of retail, and a principal parking facility.
Theatre Garage Marquee Apartments	2004 Lyndale Ave S	New mixed-use building with 113 dwelling units and 8,000 square feet of commercial space.
The Lofts on East Lake	1405 E Lake St	New mixed-use building with 12 dwelling units and 6,145 square feet of additional commercial space.
Rana Village	2900 Pleasant Ave	New residential building with 120 dwelling units.
1501 Como Ave Residential Development	1501 Como Ave SE	New 30-unit residential building.
12-18 W 15th St	12-18 W 15th St	New 75-unit residential building.
Rex 26	2601-2621 Lyndale Ave S	New mixed-use building with 77 dwelling units and 20,000 square feet of commercial space.
2618 Essex St SE	2618 Essex St SE	New 25-unit residential building.
Bancroft Elementary Addition & Renovation	1315 E 38th St	40,000 sq. ft. addition to existing elementary school



REX 26



200 Central Ave SE

2016 TEXT AMENDMENTS

TEXT AMENDMENTS

In 2016, the City Council approved 11 zoning code text amendments, which were later adopted by the City Council.

Linden Hills Zoning Map and Zoning Code Text Amendment (File 15-01366), 2/8 CPC

Removed the Linden Hills Overlay District and added the Linden Hills area to the Pedestrian Oriented Overlay District (Chapters 521, 551).

Ordinance No. 2016-Or-023, adopted March 23, 2016

Community Service Facilities (File 16-00385), 4/25 CPC

Allowed a new use, "community service facility," which is a facility that provides services such as a food shelf, free clothing, or supplies. (Chapters 520, 536, 537, 541, 549, 550).

Ordinance No. 2016-Or-039, adopted May 18, 2016

Minimum lot area requirements for two-family dwellings (File 16-00470), 6/13 CPC

Revised the minimum lot area requirements for two-family dwellings in the R2 and R2B Two-family Districts (Chapters 525, 546).

Ordinance No. 2016-Or-053, adopted July 26, 2016

Half story definition (File 16-00792), 7/18 CPC

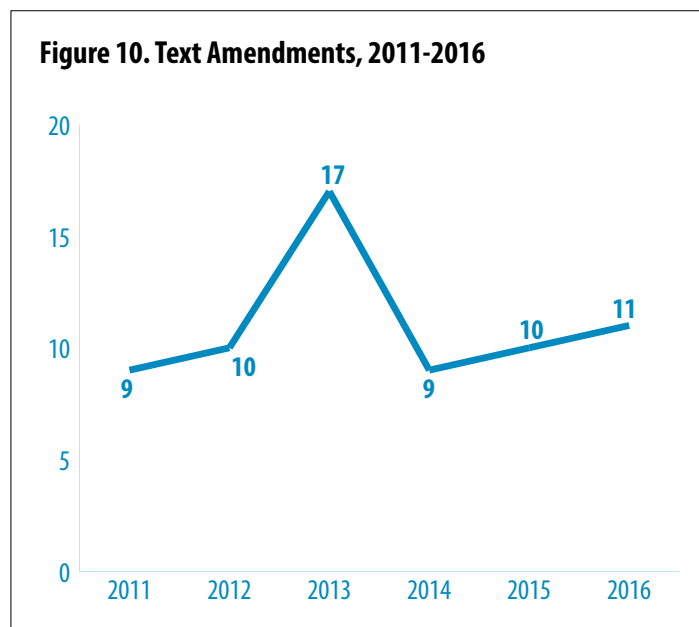
Amended the definition of a half story (Chapter 520).

Ordinance No. 2016-Or-059, adopted August 23, 2016

Accessory dwelling units update (File 16-00867), 8/1 CPC

Amended regulations for accessory dwelling units (partial story) (Chapter 525, 535, 537, 551).

Ordinance No. 2016-Or-060, adopted September 7, 2016



2016 TEXT AMENDMENTS

TEXT AMENDMENTS, CONTINUED

Temporary health care dwellings (File 16-01024), 8/15 CPC

Clarified that the City of Minneapolis is opting out of Minnesota Statute 462.3593, which authorizes the regulation and permitting of temporary family health care dwelling units (Chapter 20).

Ordinance No. 2016-Or-061, adopted September 7, 2016

Skyway design requirements (File 15-00534), 8/15 CPC

Created design standards for skyways (Chapters 525, 535, 549).

Ordinance No. 2016-Or-068, adopted September 28, 2016

Parkland dedication (File 16-01175), 9/19 CPC

Updated the parkland dedication requirements to include a severability clause and to remove governmental units from the adopted definition of a developer (Chapter 598).

Ordinance No. 2016-Or-072, adopted October 12, 2016

Snow storage (File 15-01047), 9/19 CPC

Allowed for snow storage sites and created development standards for this use (Chapters 520, 536, 550, 551).

Ordinance No. 2016-Or-075, adopted October 27 2016

Floodplain Overlay District (File 16-01240), 10/17 CPC

Updated the floodplain development regulations to align with state and federal requirements (Chapters 521, 551).

Ordinance No. 2016-Or-077, adopted November 10, 2016

Intentional communities (File 16-01068) 11/1 CPC

Added flexibility to the residential dwelling unit occupancy regulations in the zoning code by allowing for intentional communities (Chapters 520, 536, 541, 546, 547, 548, 549, 551).

Ordinance No. 2016-Or-084, adopted December 13, 2016



Photo by Aaron Hanauer

2016 APPROVED PLANS

THE COMO BLUEPRINT: A SMALL AREA PLAN FOR THE COMO NEIGHBORHOOD OF MINNEAPOLIS (WARD 1)

The Southeast Como Improvement Association (SECIA) spent many months planning for and drafting a small area plan for the Southeast Como neighborhood. The plan creates a vision for the future of their neighborhood, to be incorporated into the City of Minneapolis' Comprehensive Plan, and to guide future decisions for SECIA. The plan was recommended for approval by the CPC at the May 23, 2016, meeting, and approved by the Minneapolis City Council at the regular meeting on July 1, 2016.

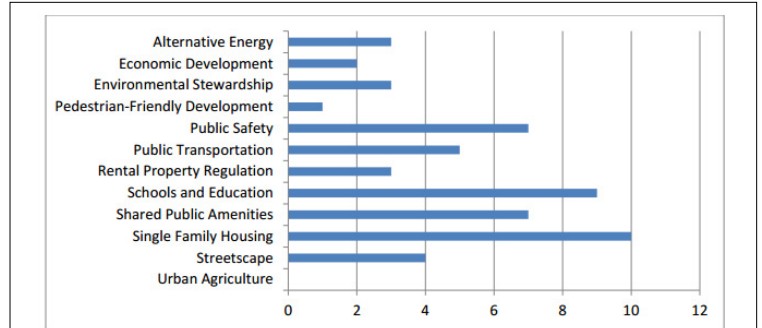


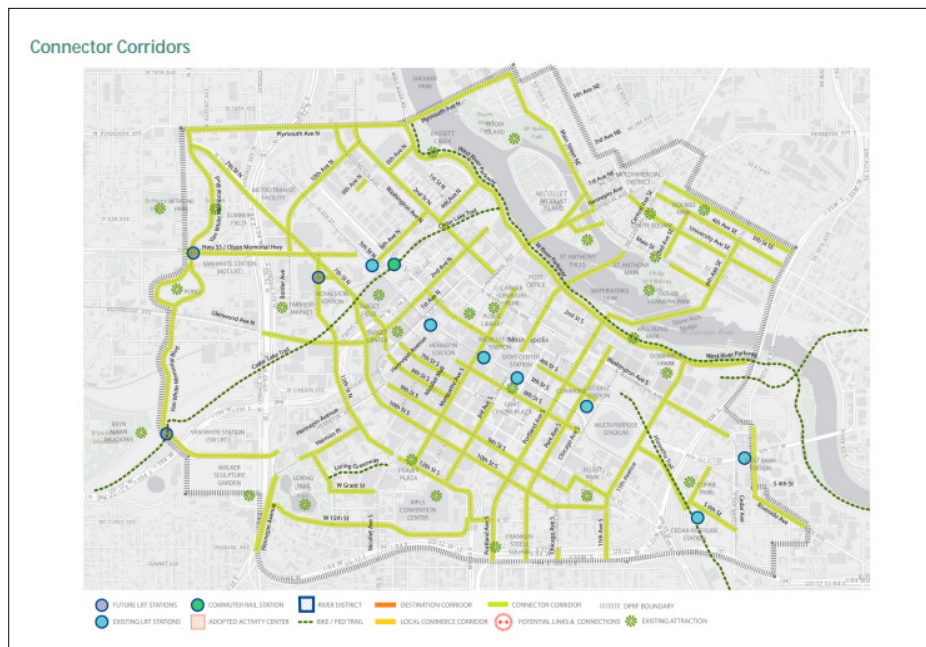
CHART 3.6.2 – DOTMOCRACY RESULTS

3.6.4 Dream Book – Members of the Como Blueprint Steering Committee also created a Dream Book. The book was brought to meetings and events where people of all ages were encouraged to write, draw, or add pictures of ideas and goals for the neighborhood. All ideas and comments were welcomed. People contributed ideas big and small, including:

The Como Blueprint

THE DOWNTOWN PUBLIC REALM FRAMEWORK POLICY PLAN

The Downtown Public Realm Framework Policy Plan is a guiding policy document for the management of the pedestrian experience in key areas of the city, and is focused on guiding the enhancement of priority streets and urban spaces. The CPC reviewed the plan on August, 1, 2016, and the City Council adopted it on September 23, 2016. For more information, see the legislative history (File 16-01169) and the policy document on the City's website.



The Downtown Public Realm Framework

2016 APPROVED AMENDMENTS

HENNEPIN LYNDALE LAGOON AND LAKE PEDESTRIAN ORIENTED OVERLAY DISTRICT REZONING STUDY

This rezoning study and text amendment amended the general Pedestrian Oriented (PO) Overlay District standards, removed the Hennepin & Lake area from the PO standards, created a new PO area called "Hennepin Lyndale Lagoon and Lake area," and rezoned select properties within the study area. The CPC approved the study on November 1, 2016, and the City Council adopted it on November 18, 2016.

LOWRY HILL EAST REZONING STUDY

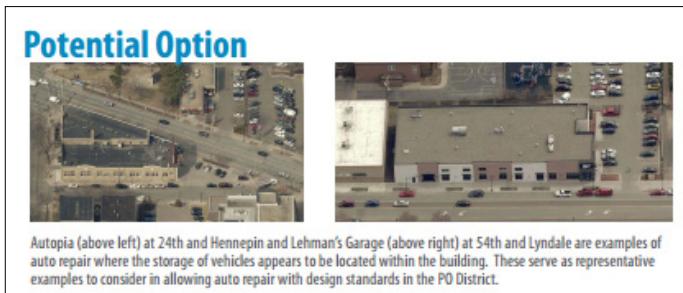
The purpose of this rezoning study was to examine the residence and office residence zoning districts of the properties located in the interior of the neighborhood (not the properties fronting Hennepin or Lyndale Aves) that are located north of 28th St W. The CPC approved the study on November 1, 2016 and the City Council adopted it on November 18, 2016.

CENTRAL AVE NE PEDESTRIAN ORIENTED OVERLAY DISTRICT REZONING STUDY

This study removed the existing ordinance text pertaining to the Central and Lowry area, extended the boundary of the existing Pedestrian Oriented Overlay District in this area, and added a minimum floor area ratio of 1.0 for applicable properties. The CPC approved the study at their August 15, 2016 meeting, and the City Council adopted it on September 23, 2016.

COMPREHENSIVE PLAN AMENDMENT

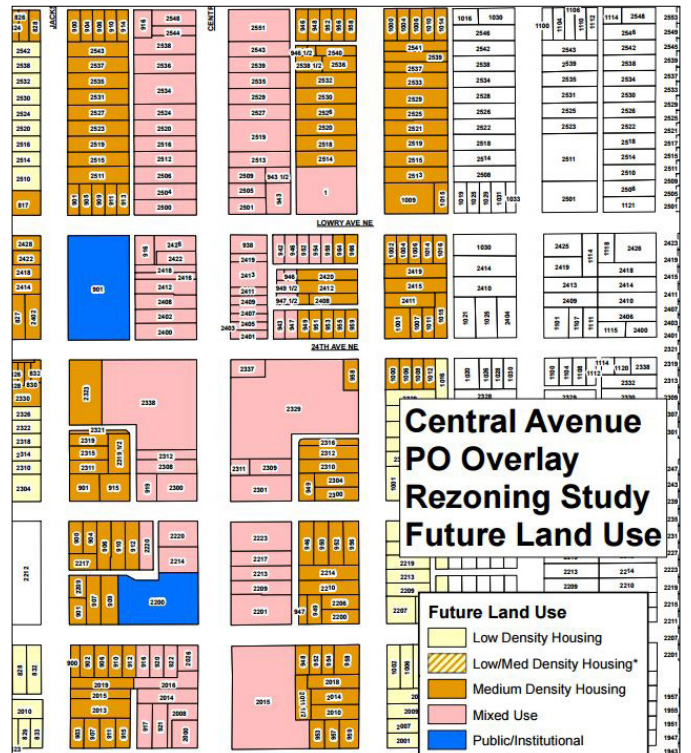
The purpose of this amendment to the comprehensive plan was to resolve the existing inconsistency in residential density ranges for the very high density category of land use. The CPC approved the amendment on January 11, 2016 and the City Council adopted it on February 12, 2016.



Hennepin Lyndale Lagoon and Lake Rezoning Study



Photo by Aaron Hanauer



Central Avenue PO Overlay Rezoning Study