

CITY PLANNING COMMISSION

2023 ANNUAL REPORT

Figure 1. Application Totals, 2019-2023

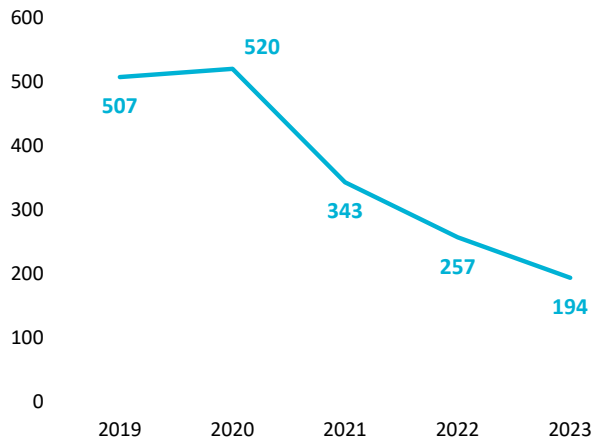
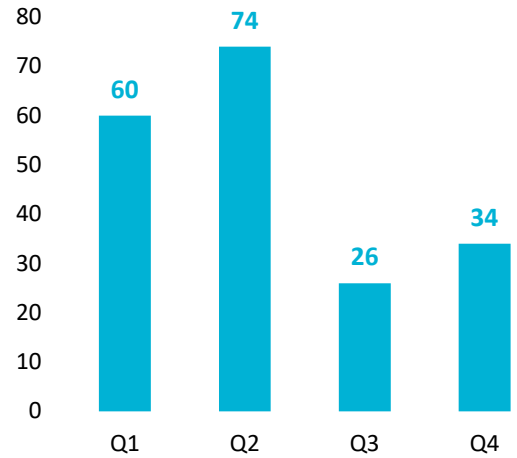


Figure 2. Application Totals By Quarter

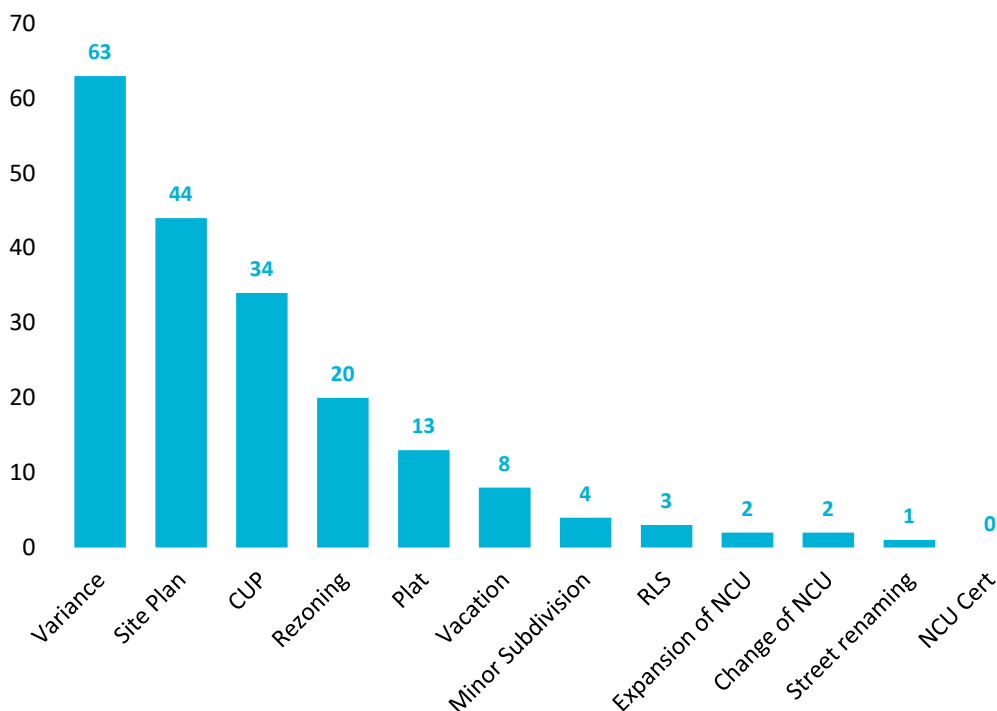


2023 TOTALS

In 2023, the Minneapolis City Planning Commission (CPC) reviewed a total of 82 projects, compared to 115 projects in 2022. The overall land use application volume of 194 was a 24 percent (24%) decrease compared to the 257 applications reviewed in 2022 (**Figure 1**). The total of 194 applications does not include the two text amendments and the one comprehensive plan amendment that were reviewed by the CPC. The largest volume of applications were reviewed during quarter 2 (74 applications) (**Figure 2**).

Of the 194 applications reviewed, 63 applications were variances, which is approximately one-third (32%) of the total. The CPC also reviewed 44 site plans (23%), 34 conditional use permits (18%), and 20 rezonings (10%) (**Figure 3**). The one street renaming application was to add the commemorative name of Oscar Pettiford Ave to 8th Ave N between 5th St N and Oak Lake Ave.

Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

More than one-fifth (42 applications) of all land use applications were located in Ward 5. 2023 was the second year in a row that Ward 5 has had the highest volume of land use applications (**Figure 4**). [See the interactive land use map.](#)

Figure 4. Application Totals By Ward

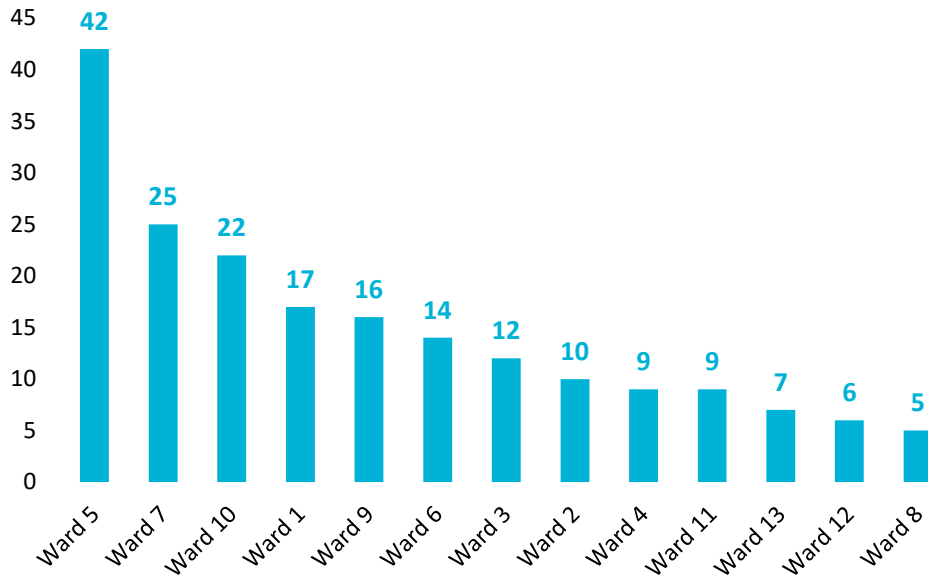
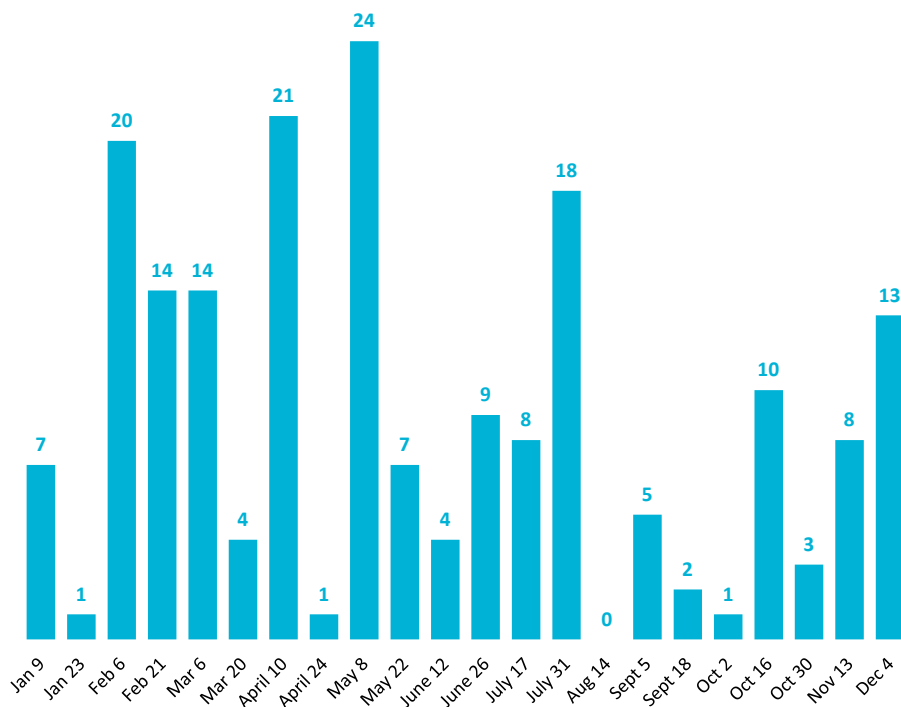


Figure 5 shows the volume of applications at each CPC meeting in 2023, not including two text amendments and one comprehensive plan amendment. Past meeting agendas and actions can be found on [the City’s Boards and Commissions webpage.](#)

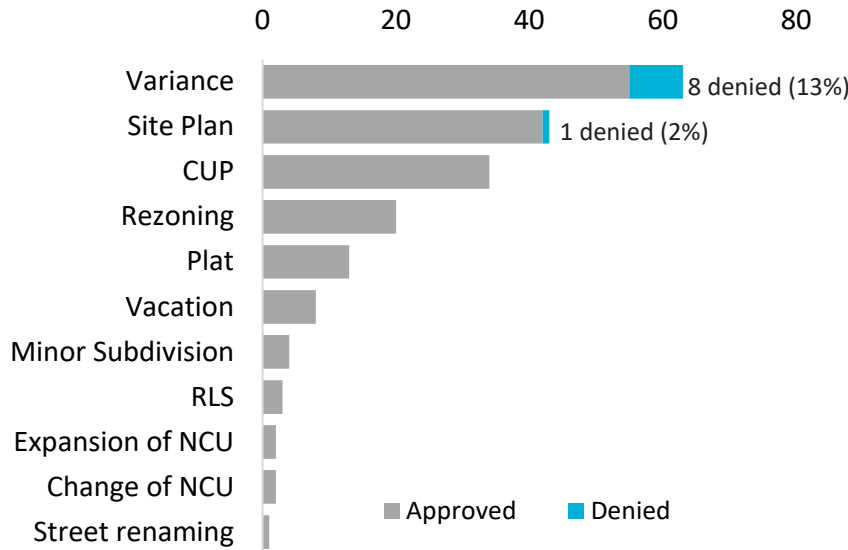
Figure 5. Application Totals By CPC Hearing Date



APPROVALS AND DENIALS

The CPC approved or recommended approval for all but nine (9) land use applications out of 194, or five percent (5%) overall (Figure 6). This is an increase in the proportion of denied applications at the CPC compared to 2022, when the overall total was 2 percent (2%).

Figure 6. Approvals and Denials



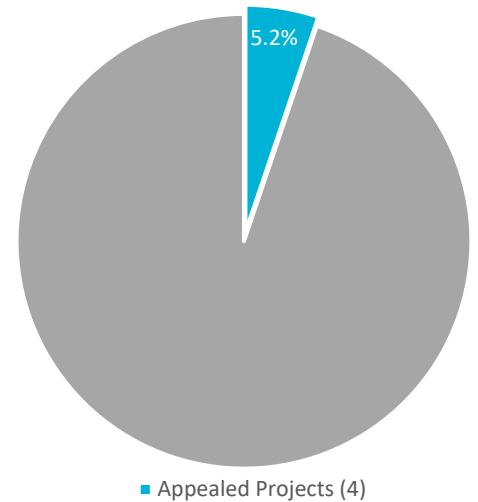
APPEALS

Of the 82 projects reviewed by the CPC in 2023, 77 could have been appealed; standalone rezonings, comprehensive plan amendments, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. A total of four projects (5.2 percent) included one or more appeal, while the City Planning Commission made the final decision for 73 projects (94.8 percent) (Figure 7).

The four projects that were appealed are as follows:

- **2648 Marshall St NE.** Applicant’s appeal granted, CPC’s decision to deny the variances required for the cluster development with three dwelling units overturned. Original CPED staff recommendation adopted. (PLAN16261, [File 2023-00793](#))
- **2432 Chicago Ave.** Appeal denied, CPC decision to approve site plan for a new five-story, mixed-use building was upheld. (PLAN16607, [File 2023-0789](#))
- **2725 University Ave SE.** Applicant’s appeal denied, CPC decision to deny the site plan and variances for a new seven-story mixed-use building with 135 dwelling units and 3,000 square feet of commercial space upheld. (PLAN15898, [File 2023-0388](#))
- **5005 Lyndale Ave S.** Appeal partially granted for a new, four-story residential building with 20 units, partially overturning the CPC’s decision and adopting the staff recommendation. The variance to reduce the minimum corner side yard setback requirement along 50th St W from 10 feet to 4 feet was granted, while the variance to reduce the minimum reverse corner front yard requirement along 50th St W from 31 feet to 15 feet to allow the building wall and the site plan review were denied. (PLAN16894, [File 2023-01075](#))

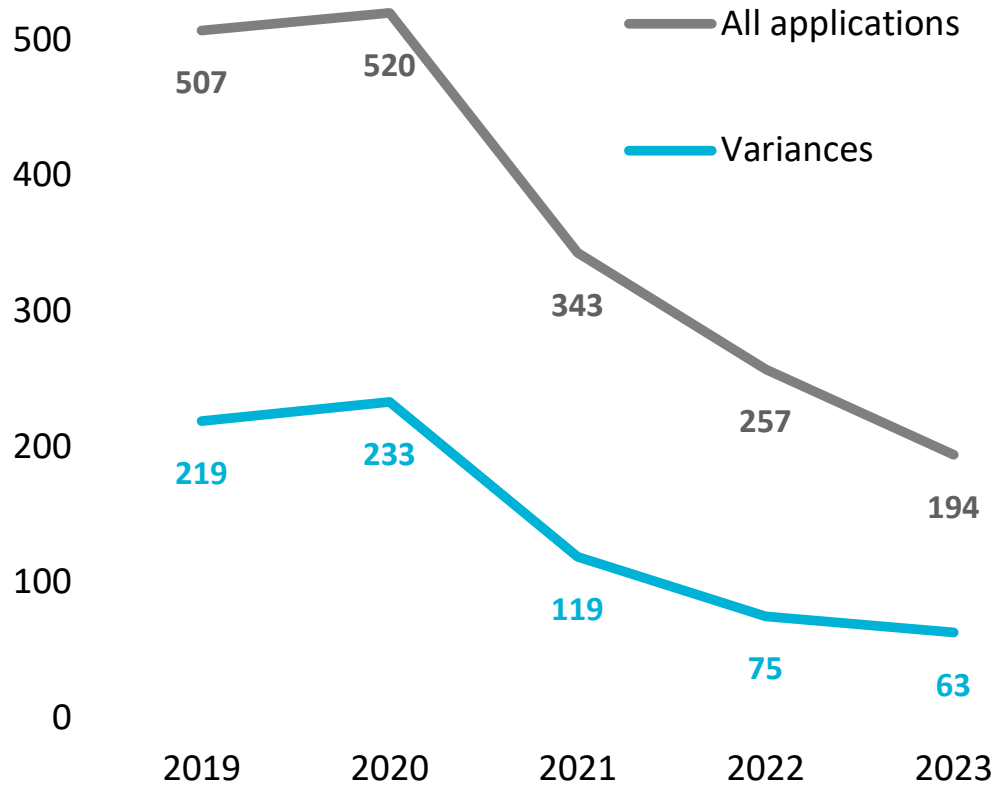
Figure 7. Appealed Projects



VARIANCE TRENDS

The number and proportion of variances that have been reviewed by the CPC per year have decreased since 2020. The effective date of the built form regulations of Minneapolis 2040 was January 1, 2021. This amendment established new overlay districts for each parcel in the city and revised regulations related to building height, floor area ratio, yards, lot coverage, impervious surfaces, and lot sizes to provide more predictable outcomes for future development. In addition, the amendment altered the types of applications that would be required to increase height and/or floor area ratio, for example. Therefore, the application totals in 2021 and 2022, compared to 2020, likely reflect key aspects of the built form regulations' implementation (see **Figure 8**).

Figure 8. Application Totals By Type, 5-Year Trend



Figures 9, 10, and 11 illustrate the proportion of variances of the total application volume from 35 percent (35%) in 2021, down to 29 percent (29%) in 2022, and up again to 32 percent (32%) in 2023.

Figure 9. 2021 Variances

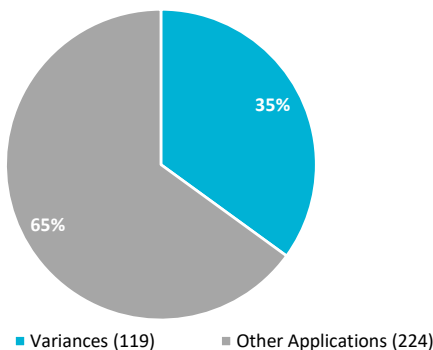


Figure 10. 2022 Variances

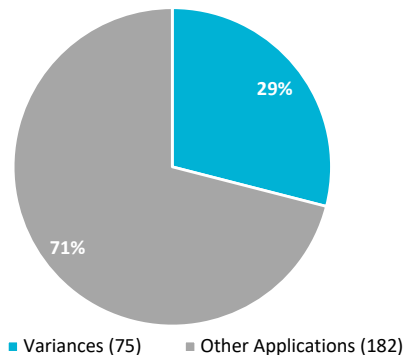
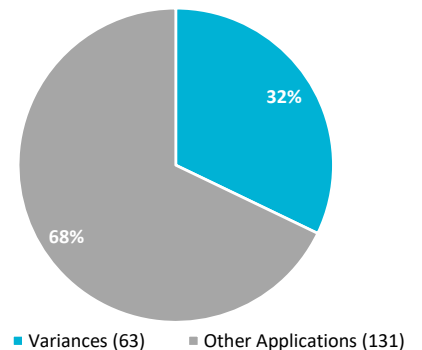


Figure 11. 2023 Variances



MAJOR PROJECTS

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. In 2023, the CPC reviewed 29 major projects (**Figure 12**), down from 46 major projects approved by the CPC in 2022. Staff notes that there were four major projects approved administratively in 2023 (three nonresidential buildings or additions and one residential building with 12 dwelling units). Some notable trends in 2023’s major projects included:

- 954 new dwelling units, down from 3,458 dwelling units in 2022;
- 720,306 square feet of office space, which far exceeds the total in this category for the past several years: 24,883 square feet in 2022, 119,280 square feet in 2021, and 579,339 square feet in 2020;
- 204,997 square feet of commercial space, a slight increase compared to the 264,876 square feet of commercial space approved by the CPC in 2022;
- 223,120 square feet of production or industrial space, a decrease compared to 407,222 square feet in 2022 but similar to the total in 2021 (227,831 square feet); and
- Zero new hotel rooms have been approved as part of a major project since 2019, when there were four hotels (494 hotel rooms) approved.

The following project types were approved by the CPC as new buildings, additions, or conversions:

- 7 standalone multi-family residential buildings or conversions, compared to 27 in 2022
- 6 mixed-use residential/commercial buildings or conversions
- 4 new planned unit developments
- 2 industrial warehouse building or additions
- 2 commercial building additions
- 2 childcare centers or additions
- 1 parking garage
- 1 greenhouse and aquaponics facility
- 1 amphitheater, 1 entertainment venue, and 1 museum
- 1 school addition
- 1 emergency shelter
- 1 hospital addition

Please note that not all projects were approved by the City, and not all approved projects have received building permits. Therefore, this data does not accurately indicate which projects will be constructed, nor does it represent the overall number of development projects reviewed by the City of Minneapolis or by the City Planning Commission.



Abbott Northwestern Hospital

Figure 12. Major Projects

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
1/9/23	Lake Street Dwelling	PLAN15554	10	550 W Lake Street	New five-story residential building with 91 dwelling units
2/6/23	Exeter Marshall	PLAN15641	3	1516 Marshall St NE	New planned unit development consisting of one five-story mixed-use building with 184 dwelling units and 3,128 square feet of commercial space
2/6/23	5401 Chicago Ave	PLAN15763	11	5401 Chicago Ave	New mixed-use building with 47 dwelling units and 3,800 square feet of commercial space
2/6/23	Satori Senior Housing	PLAN15736	5	1823 Bryant Ave N	New five-story residential building with 79 dwelling units
2/21/23	401 E Lake Street	PLAN14535	9	401 E Lake Street	New four-story commercial building with 20,300 square feet of office space and 5,300 square feet of commercial space
2/21/23	2730 1st Ave S	PLAN15761	10	2730 1st Ave S	New planned unit development consisting of one four-story residential building and emergency shelter with 42 dwelling units and 72 beds
3/6/23	PICA Head Start	PLAN15419	8	4225 3rd Ave S	Addition to an existing early childhood learning center of 16,876 square feet
4/10/23	1714 E Hennepin Ave	PLAN15968	1	1714 E Hennepin Ave	New four-story residential building with 27 dwelling units
4/10/23	2426 Inglewood Ave	PLAN15432	5	2426 Inglewood Ave	Two new two-story residential buildings containing a total of 16 dwelling units
4/10/23	560 Humboldt Ave N	PLAN16022	5	560 Humboldt Ave N	New mixed-use building with 116 dwelling units and 2,500 square feet of commercial space
5/8/23	Hennepin Healthcare Purple Parking Ramp Extension	PLAN15956	7	600 Park Ave	New nine-story parking garage with 1,005 parking spaces and approximately 28,000 square feet of commercial space



2426 Inglewood Ave



Community Performing Arts Center

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
5/8/23	2605 Broadway St NE	PLAN16053	1	2605 Broadway St NE	Construction of a 31,500 square foot addition to an existing warehouse.
5/8/23	411 E 38th Street	PLAN16203	8	411 38th Street	Construction of a 10,190 square foot addition to an existing childcare center.
5/8/23	Abbott Northwestern Surgical and Critical Care Pavilion	PLAN16099	9	800 28th Street E	Construction of a 10-story approximately 580,000 square foot addition to an existing hospital
5/8/23	Little Earth Urban Farm	PLAN16128	9	1924 26th St E	New 18,360 square foot greenhouse and aquaponics facility
5/22/23	Agate Shelter and Housing	PLAN16241	9	2800 27th Ave S	New emergency shelter and housing project with single room occupancy units and apartment units
6/12/23	Lake Street Dwelling	PLAN16342	10	550 W Lake Street	Revised site plan review to allow an additional 19 dwelling units to the previously approved project
6/26/23	Hope Academy School Expansion	PLAN16210	6	2300 Chicago Ave	Construction of a 13,427 square foot gymnasium addition to an existing school.
6/26/23	Community Performing Arts Center- Upper Harbor Terminal	PLAN16357	4	2 36th Ave N	New 8,200 seat amphitheater of 96,685 square feet.
7/17/23	Native American Community Clinic- NACC	PLAN16461	6	1213 Franklin Ave E	New six-story mixed-use building with 83 dwelling units and 43,356 square feet of clinical office space
7/17/23	Fremont Avenue Apartments	PLAN16460	10	3016 Fremont Ave S	New six-story residential building with 78 dwelling units
7/31/23	Artspace- NKB	PLAN16370	1	1500 Jackson St NE	Amendment to a planned unit development resulting in 31,350 square feet of office space and 35,000 square feet of manufacturing/warehouse space



Little Earth Urban Farm



Simpson Housing

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
7/31/23	Highlight Campus Phase 2- Highlight Tower	PLAN16578	1	1201 Jackson St NE	New planned unit development consisting of the following new or additional square footages for uses: 23,224 square feet of office space, 39,177 square feet of museum, 5,622 square feet of food and beverages uses, 4,414 square feet of entertainment venue, and 2,228 square feet of general retail sales and services.
7/31/23	2432 Chicago Ave	PLAN16317	6	2432 Chicago Ave	New five-story, mixed-use building with 16 dwelling units and 2,400 square feet of commercial space
9/5/23	Cue Properties Building Expansion	PLAN16731	1	3145 Columbia Ave	Construction of a 138,260 square foot warehouse addition
9/5/23	3561 Minnehaha Ave	PLAN16662	12	3561 Minnehaha Ave	New five-story, mixed-use building with 32 dwelling units and 1,553 square feet of commercial space
9/18/23	Kyle Garden Square	PLAN16733	6	700 10th Ave S	Conversion of an existing office building into residential consisting of 59 dwelling units
12/4/23	2415 Emerson Ave S	PLAN16815	10	2415 Emerson Ave S	New six-story mixed-use building with 32 dwelling units and 5,200 square feet of office space.
12/4/23	Minnesota Indian Women's Resource Center	PLAN16970	6	2300 15th Ave S	Project to increase the number of residential units from 14 to 24 and constructing a 2,500 square foot building addition.



401 Lake St E



3561 Minnehaha Ave

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and recommended approval of two zoning code text amendments in 2023.

Land Use Regulations

This amendment and rezoning study implemented land use policies of *Minneapolis 2040* by establishing new primary zoning districts and revising land use regulations (CPC April 24, 2023, [2023-00172](#)).

The amendment resulted in a new zoning code. This represents the fourth zoning code in the city’s history, with previous ordinances adopted in 1924, 1963, and 1999.

Compared to the previous code, this update includes fewer chapters and improved navigation and administration. There are also fewer primary and overlay zoning districts. Decision-making procedures and criteria are more clearly explained.

Another key feature of the new framework is the consolidated list of allowed uses into a single use table (see below). The zoning code classifies principal land uses into use groups, use categories, and specific uses. Descriptions of all group and category designations were added to the code to improve administration and to assist with classifying new types of uses.

New chapters:

- Chapter 520 – General Provisions
- Chapter 525 – Administration and Procedures
- Chapter 530 – Zoning Districts
- Chapter 535 – Overlay Districts
- Chapter 540 – Built Form Overlay Districts
- Chapter 545 – Use Regulations
- Chapter 550 – Development Standards
- Chapter 555 – Off-Street Parking, Loading, and Mobility
- Chapter 560 – Signs
- Chapter 565 – Definitions

Table 545-1 Uses Allowed

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)													P	P	P	X
Landscaping material sales													P	P		X
Commercial Agriculture (except as noted below)						10P	10P	P	P	P	P	P	P	P		
Farmer's market						10P	10P	P	P	P	P	P	P	P		+
Lawn and garden supply store						10P	10P	P	P	P	P	P	P	P		+
Market garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P		+
Urban farm													P	P		+
Commercial Recreation and Assembly (except as noted below)					5P*	10P*	5P	P	P	P	P	P	P			X
Amphitheater									C	C	C	C	C			X+
Convention center, public											P	P				X
Entertainment venue								5P	10P	10P	P	P	P			X+
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P	P			X+
Outdoor recreation area						10P*	5P	P	P	P	P	P	P			X+
Nightclub								10P	10P	10P	P	P	P	10P		X+
Reception or meeting hall								P	P	P	P	P	P			X
Regional sports arena											P	P				X+
Food and Beverages (except as noted below)				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X
Bar							5P	P	P	P	P	P	10P	10P		X+
Restaurant				5P*	5P*	10P*	5P	P	P	P	P	P	10P	10P		X+
General Retail Sales and Services (except as noted below)				5P*	10P*	10P*	10P	P	P	P	P	P	P			X

ZONING CODE TEXT AMENDMENTS (CONTINUED)

Exterior Building Materials

The purpose of the exterior building materials amendment was to establish clear standards for the regulation and implementation of exterior building materials on projects that are subject to Site Plan Review approval.

During the final stages of the approval process, the scope and purpose of the amendment narrowed. The adopted version does the following:

- Encourages high-quality materials while limiting the number of different materials.
- Requires a degree of consistency on all side of a building.
- Provides guidance related to transitions from one material to another.
- Ensures that materials that are utilized are consistent with the materials approved through the site plan review process.

(CPC October 16, 2023, [2023-00609](#)).



COMPREHENSIVE PLAN UPDATES

In 2023, the City Planning Commission reviewed and approved one update to the comprehensive plan, *Minneapolis 2040*, compared to five in 2022.

- **2110 & 2114 23rd Ave N, Northside Economic Opportunity Network (NEON):** The future land use guidance was amended from Urban Neighborhood to Community Mixed Use, and the built form guidance was amended from Interior 3 to Corridor 6 (PLAN16490, [2023-00735](#)).



Rendering of NEON Food Business Incubator & Commercial Kitchen

PLANNING COMMISSION ROSTER

The Minneapolis City Planning Commission consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. The Planning Commission formally meets twice per month. CPED thanks the members of the Minneapolis City Planning Commission for their service in 2023.

Alyssa Olson, President (Mayoral Representative)	Keith Ford (Mayoral Appointee)
Bill Baxley, Vice President (Mayoral Appointee)	Becky Alper (Park Board)
Chloe McGuire, Vice President (Mayoral Appointee)	Joseph Campbell (City Council Appointee)
Aneesha Marwah, Secretary (Mayoral Appointee)	Angela Conley (Hennepin County)
CM Emily Koski (City Council)	Christopher Meyer (Mayoral Appointment)
CM Michael Rainville (City Council)	Joyner Emerick (School Board)



Credit: City of Minneapolis

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)

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

CPED DIRECTOR

Erik Hansen, Interim Director (June 2023 to December 2023); Executive Director (December 2023 to present)
Andrea Brennan, Executive Director (through May 2023)

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Meg McMahan, Director

DEVELOPMENT SERVICES

Steve Poor, Director & Zoning Administrator
Julie Biesemeier, Program Assistant

CITY ATTORNEY

Erik Nilsson, Deputy Minneapolis City Attorney
Joel Fussy, Assistant City Attorney

CITY CLERK

Rachel Blanford, Committee Clerk

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Hilary Dvorak, Interim Manager & Principal City Planner
Andrew Frenz, Principal City Planner
Aaron Hanauer, Senior City Planner
Peter Crandall, Senior City Planner
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Stuart Roberson, Zoning Inspector II
Paul Smith, Zoning Inspector II
Skip Levandowski, Zoning Inspector II

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Rattana Sengsoulichanh, Principal City Planner
Shanna Sether, Principal City Planner
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Joey Dobson, Housing & Equitable Development Policy Coordinator
Wesley Durham, Senior Planner

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.