

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS**

By Schiff

**Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances
relating to Zoning Code: Administration and Enforcement.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 525.40 of the above-entitled ordinance be amended to read as follows:

525.40. Period of decision. ~~(a) In general.~~ No decision of the zoning administrator or planning director, or zoning approval granted by the city planning commission, board of adjustment or city council, except zoning amendments, shall be valid for a period longer than ~~one (1)~~ two (2) years from the date of such decision unless the building permit is obtained within such period and the erection or alteration of a building is substantially begun and proceeds on a continuous basis toward completion, or the use is established within such period by actual operation pursuant to the applicable conditions and requirements of such approval. The zoning administrator, upon written request, may for good cause shown grant up to a one-year extension to this time limit.

~~(b) Additional extension. Due to substantial and unforeseen changes in the residential marketplace, the zoning administrator may further extend the period of decision and compliance deadline an additional two (2) years for developments with five (5) or more dwelling units approved by the city planning commission or city council from June 1, 2005, to December 31, 2006. Prior to approval of such extension, a site maintenance and improvement plan shall be submitted for development that has begun (including abandonment or demolition of existing structures, site alteration, and/or commencement of new construction) but has not proceeded on a continuous basis toward completion. The zoning administrator may impose conditions and completion deadlines on any such plan as deemed reasonable and necessary to protect the public interest and to ensure that the construction site does not negatively affect nearby properties. The zoning administrator may revoke the extension based on failure to comply with such deadlines. The plan shall include, but shall not be limited to, the following:~~

- ~~(1) Right-of-way access and maintenance plan.~~
- ~~(2) Stormwater management and erosion control plans addressing the temporary condition.~~

~~(3) — Temporary groundcover and/or landscaping.~~

~~(4) — Site security plan.~~

~~(5) — Fences and walls.~~

~~(6) — Signs.~~

~~(7) — Equipment storage.~~