

Attachment 2 – Planning Comments

43rd & Upton: The 43rd & Upton site is zoned C1 Neighborhood Commercial District and LH Linden Hills Overlay. It is classified as a mixed-use building which is a permitted/conditional use in the permitted. The current proposal required a conditional use permit to increase the maximum height, variance to reduce the required south yard setback, variance to reduce the west interior side yard setback, and site plan review. On September 8, 2015 the City Planning Commission approved these land use applications with conditions. The development site is located at the intersection 43rd Street S and Upton Avenue South. The site is located in the 43rd/Upton Neighborhood Commercial Node as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as mixed use which supports a mixed use building. A mixed use project would be an appropriate use in a neighborhood commercial node and would be in conformance with the comprehensive plan for land use. [Brian Schaffer, reviewer]

117 27th: The 117 27th site is zoned R5 High Density Residential, with the University Area overlay district. It is classified as a residential project, which is consistent with existing zoning. The current proposal has not yet received formal approvals. In general, the project design is supportable, but there may be changes recommended by staff during the plan review and approval process. The site is located at the intersection of Essex St SE and 27th Ave SE. The site is located within the Stadium Village Transit Station Area, as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as urban neighborhood, which supports the uses in the proposed project. A residential project would be an appropriate use in this location, and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

4041 Hiawatha: The 4041 Hiawatha site is zoned I1 with the Industrial Living Overlay District. It is classified as a multiple family dwelling, which is a conditional use in the Industrial Living Overlay District. The current proposal will require, at minimum, a Conditional Use Permit and Site Plan Review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at 41st and Hiawatha, in the 38th Street Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Transitional Industrial, which supports a conversion to residential. The 38th Street Station Area Plan recommends rehabilitation of existing industrial buildings into housing on this block. Multifamily housing is an appropriate use on this site and would be in conformance with the comprehensive plan. [Paul Mogush, reviewer]

ABC Industrial Redevelopment: The ABC Industrial Redevelopment site is zoned B4S-1 and DP Overlay. It is classified as a mixed-use building with residential and ground-floor commercial, permitted uses in the B4S-1 district. The current proposal will require at a minimum site plan review. In general, the project design is supportable. The development site is located at 314 6th Avenue North in the North Loop. The site is located in a Transit Station Area and a Growth Center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports housing and commercial. Residential and commercial would be appropriate uses in this location and would be in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

Aeon Prospect Park: The Aeon Prospect Park site is zoned I1 Light Industrial, with the Pedestrian Oriented and the University Area overlay districts. It is classified as residential project, which will require a rezoning of the site. The current proposal has not yet received formal approvals, though rezoning for residential or mixed use is supported in existing adopted policy. In general, the project design is supportable, but there may be changes recommended by staff during the plan review and approval process. The site is located at the intersection of 4th St SE and 30th Ave SE. The site is located within the Prospect Park Transit Station Area, as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as mixed use, which supports the uses in the proposed project. A residential project would be an appropriate use in this location, and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

CLCLT Homes: The rehabilitation of existing residential structures is in conformance with the goals of the comprehensive plan.

Great River Landing: The Great River Landing site is zoned B4S-1 and DP Overlay. It is classified as a residential building with onsite supportive uses – any supportive housing will need to meet spacing requirements. The current proposal will require at a minimum site plan review. In general, the project design is supportable if spacing requirements are met. The development site is located at 813 5th Street North in the North Loop. The site is located in a Transit Station Area and a Growth Center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports housing. Affordable housing would be an appropriate use in this location and would be in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

Kraus-Anderson Block: The Kraus-Anderson site is zoned B4N with the Downtown Parking Overlay. It is classified as a mixed-use project, which is a permitted/conditional use in these districts. In general, the project is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located in Elliot Park. The site is located in the Downtown Growth Center and a Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports the proposed uses, including office, housing, hotel, and a brewery. The project's proposed uses would be appropriate in this area and would be in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

Minnesota Brownfields: Not applicable. (Sites at which awarded brownfield grants funds would be expended have not yet been determined.)

MPRB – East Bank Trail: The East Bank Trail site is zoned I1 Light Industrial, with the Mississippi River Critical Area overlay district. It is classified as a park project, which is a permitted use in I1. The current proposal has not yet received formal approvals. It is possible that the project may be approved administratively, depending on the scope of improvements. In general, the project design is supportable, but there may be

changes recommended by staff during the plan review and approval process. The site is located along the Mississippi riverfront between 8th Ave NE and the BNSF rail bridge. The site is located near the Grain Belt Activity Center, as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as park which supports the uses in the proposed project. A park project would be an appropriate use in this location, and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

PPL YouthLink Supportive Housing: The PPL YouthLink Supportive Housing site is zoned I1 with the Downtown Parking Overlay. It is classified as a residential building with onsite supportive uses – any supportive housing will need to meet spacing requirements. In general, the project is supportable if a rezoning is achieved, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at 41 12th Street North in the North Loop. The site is located in the Downtown Growth Center and a Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Transitional Industrial which may support the proposed use. The project's proposed use will need to be determined appropriate in this area and in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

T3: The T3 office development site is zoned B4S-1 with the Downtown Parking Overlay. It is classified as an office building which is a permitted/conditional use in these districts. The project has already received its development approvals. The development site is located in the North Loop. The site is located in the Downtown Growth Center and a Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports the proposed use of office. The project's proposed use would be appropriate in this area and would be in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

Target Field Station Office Building: The Target Field Station Office Building site is zoned B4N with the Downtown Parking Overlay. It is classified as a mixed-use building with office and retail, which are permitted/conditional use in these districts. In general, the project is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located in the North Loop. The site is located in the Downtown Growth Center and a Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports the proposed uses, including office and retail. The project's proposed uses would be appropriate in this area and would be in conformance with the comprehensive plan for land use. [Beth Elliott, reviewer]

Universal Plating: The Universal Plating site is zoned I1 and R2B. It is likely classified as an athletic field, which is a permitted use in I1 and a conditional use in R2B. If it was classified as part of a K-12 campus, that would require rezoning away from I1 or the addition of an ILOD. The current proposal will require site plan review. Other applications may be determined at the time of land use application submittal. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at the intersection of Monroe St NE and 19th Ave NE. The site is not located on or in any land use features as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as transitional industrial which allows the uses identified in the proposed project. An athletic field would be an appropriate use in a transitional industrial area and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]