

**City of Minneapolis**  
**Request for Committee Action**

**To:** Zoning & Planning  
**Date:** 3/3/2016  
**From:** Community Planning and Economic Development  
**Prepared by:** Brian Schaffer, Principal City Planner  
**Presented by:** Brian Schaffer, Principal City Planner  
**File type:** Ordinance  
**Subcategory:** Code Amendment

---

**Subject:**

Linden Hills Zoning Overlay District ordinance

**Description:**

1. Approving the Linden Hills Rezoning Study and adopting staff findings, including the finding that obtaining consent signatures for the rezoning of properties from residential to commercial in the Linden Hills Rezoning Study would be impractical.
2. Passage of Ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, revising the Linden Hills Overlay District and Pedestrian Oriented Overlay District:
  1. Chapter 521 Zoning Districts and Maps Generally.
  2. Chapter 551 relating to Overlay Districts.
3. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally, amending the zoning map as part of a rezoning study consistent with the guidance of the Linden Hills Small Area Plan.

**Ward/Address:**

Ward 13

Addresses: See attached Proposed Zoning Ordinance

**Previous Actions:**

**7. Linden Hills Zoning Map and Zoning Code Text Amendment, Ward 13**

The City Planning Commission adopted staff findings.

- A. Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances Relating to Zoning Code: Zoning Districts and Maps. Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances Relating to Zoning Code: Overlay Districts.**

Actions:

The City Planning Commission recommended that the City Council **approve** the zoning text amendments removing the Linden Hills Overlay District and adding the Linden Hills area to the Pedestrian Oriented Overlay District, recommending the following change to the ordinance text recommended by staff in the proposed section 551.175(a)(3)(a):

The top floor of a building of three or more stories shall be set back not less than 10 feet from the wall below it abutting R1, RIA, R2, and R2B zoned properties.

The City Planning Commission recommended that the City Council **approve** the zoning map amendment and zoning text amendments for the rezoning of parcels as listed in the staff report attachment and find that obtaining consent signatures for the rezoning of properties from residential to commercial in the Linden Hills Rezoning Study is impractical .

**Aye:** Bender, Kronzer, Luepke-Pier, Magrino, Rockwell, Slack and Vreeland

**Nay:** Gagnon

**Absent:** Gisselman

**Background/Analysis:**

The purpose of the amendments is to make zoning map and ordinance changes to support the land use guidance in the Linden Hills Small Area Plan. Proposed changes to the zoning of property would affect the primary zoning of property in the Linden Hills neighborhood as well as applicable overlay districts.

**Financial Review:**

**No financial impact**

**Attachments:**

1. CPED staff report and related attachments
  
7. Linden Hills Zoning Overlay District ordinance (15-01366)