Attachment 2 – Planning Comments

8th & 9th: The 8th & 9th site is zoned R5 Multiple-Family District, I1 Light Industrial District, UA University Area Overlay District, and IL Industrial Living Overlay District. It is classified as a "multiple-family dwelling, five (5) units or more", which is a permitted use in the R5 and IL zoning districts. The current proposal will require at a minimum 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 on 8th Street SE and 9th Avenue SE. The site is located in no unique 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 urban neighborhood which supports multiple-family dwellings, five (5) units or more. A multiple-family dwelling would be an appropriate use and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

117 27th: The 117 27th site is zoned R5 Multiple-Family District. It is classified as a "multiple-family dwelling, five (5) units or more", which is a permitted use in the R5 zoning districts. The current proposal received all land use approvals in February of 2016. The development site is located on 27th Avenue SE near Interstate 94. The site is located in no unique 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 urban neighborhood which supports multiple-family dwellings, five (5) units or more. A multiple-family dwelling would be an appropriate use and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

333 E. Hennepin: The 333 Hennepin site is zoned C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District. It is classified as a "multiple-family dwelling, five (5) units or more", which is a permitted use in the C2 zoning district. The current proposal will require a conditional use permit to increase the allowed height, a variance to the floor area ration, 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 on Hennepin Avenue at 4th Street NE. The site is located in an Activity Center and on both a Commercial and Community Corridor 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 multiple-family dwellings, five (5) units or more, including retail. A mixed-use residential building would be an appropriate use in an Activity Center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

800 W. Broadway: The 800 West Broadway site is zoned C3S Commercial with the WB Overlay District. The project was approved by the City Planning Commission on April 27, 2015. The development site is located at 800 West Broadway. The site is located on the West Broadway Commercial Corridor 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 proposed use. [Jim Voll, reviewer]

1215 2nd Ave. N.: No specific development has yet been proposed. The comprehensive plan designates Bassett Creek Valley as a Growth Center (that covers an area larger than the redevelopment project area) just outside of Downtown Minneapolis that is anticipated to experience intensive office and residential development. Guided by the approved *Bassett Creek Valley Master Plan*, and with large tracts of City-owned land that are available for development, the area is proposed to include a large new park along Bassett Creek, a neighborhood retail node at Glenwood Avenue and Van White Memorial Boulevard, and high-rise office and residential development along Interstate 394. Redevelopment priorities include ensuring affordable housing, creating living wage jobs, and promoting good design. The City is partnering with public and private entities to assist in this major redevelopment project.

The Bassett Creek Valley Master Plan is adopted by reference into the comprehensive plan, and is the basis for the parcel-specific future land use designations. The plan shows the project area as medium-density residential (30-110 dwelling units per acre). It should be noted that while the plan calls for medium-density, at 30-110 dwelling units per acre, the comprehensive plan defines medium-density as 20-50 dwelling units per acre and high-density as 50-120 dwelling units per acre, so developments categorized as high-density by the comprehensive plan would be in conformance with the medium-density category of the Bassett Creek Valley Master Plan.

The Metro Blue Line Extension Van White Station Area Plan (draft) proposes that the parcels in the redevelopment project area be designated as mixed-use, which would allow for commercial, office, and limited production and processing uses in addition to medium-density residential. [Jim Voll, reviewer]

California Street Apartments: The California Street Apartments site is zoned I1 Light Industrial District. It is classified as a "multiple-family dwelling, five (5) units or more", which is not a permitted use in the I1 Light Industrial District. The current proposal will require at a minimum a rezoning site plan review. There is not enough information available at this time to determine whether or not the project design is supportable, so there may be changes recommended by staff during the public hearing review and approval process. The development site is located on California Street NE at 23rd Avenue NE. The site is located in no unique 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 urban neighborhood which under certain conditions supports multiple-family dwellings, five (5) units or more. A multiple-family dwelling may be an appropriate use and may be in conformance with the comprehensive plan for land use pending additional review. [Joe Bernard, reviewer]

Living Greens Farm: The Living Greens Farm site is zoned I2 and DP Overlay. It is classified as an urban farm, a permitted use in the I2 district. The current proposal will require at a minimum site plan review. The project design is unknown at this point so it is not clear whether it is supportable. The development site is located at 620 Olson Memorial Drive 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 Transitional Industrial which is not inconsistent with an urban farm. Industrial is an appropriate use in this location and would be in conformance with the comprehensive plan for land use. [Beth Elliot, reviewer]

MPRB – Bossen Field: The Bossen Field project is zoned R1 Single Family Housing District, AP Airport Overlay Zoning District, SH Shoreland Overlay District. It is classified as a park which is a permitted use in the R1 Zoning District. In November 2015 the project received land use approvals from the City Planning Commission. The project required a CUP to increase the maximum height of the light poles and a variance to increase the maximum height of a fence. The project is located between 56th and 58th Streets E and 28th and 31st Avenues S. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as parks and open space which supports the park use. A park would an appropriate use at this location and would be in conformance with the comprehensive plan. [Brian Schaffer, reviewer]

PRG I Portfolio: The PRG 1 Portfolio consists of properties in several areas in South Minneapolis: Dovetail around 34th/Chicago, Greenwood at 3708 Elliot, Linden Place around 32nd/Bloomington, Maples & Mulberry at 3633-49 Elliot Ave. S, and Success Family Housing at 910 25th Ave S.

The Dovetail sites around 34th/Chicago are zoned R2B Two Family Residential District. The uses are multiple family dwellings. Residential buildings with more than two units are not allowed in this zoning district. The buildings with more than two units are existing and considered nonconforming uses due to their density. Nonconforming buildings have rights to remain in use and be repaired as authorized in the Minneapolis Code of Ordinances and State Statute. The site is located on a community corridor 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. The rehabilitation of existing multiple family housing is appropriate along a community corridor and would be in conformance with the comprehensive plan for land use.

The Greenwood sites at 3708 Elliot Avenue South zoned R2B Two Family Residential District. The building is being used as a two family residential building. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as urban neighborhood. The rehabilitation of existing multiple family housing is appropriate in the urban neighborhood area and would be in conformance with the comprehensive plan for land use.

The Linden Place around 32nd/Bloomington is zoned R5 Multiple Family District. The uses are multiple family dwellings, which are permitted uses. The site is located on a community corridor 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. The rehabilitation of existing multiple family housing is appropriate along a community corridor and would be in conformance with the comprehensive plan for land use.

The Maples & Mulberry Sites, 3633-49 Elliot Ave S, are zoned R4 Multiple Family District. The uses are multiple family dwellings, which are permitted uses. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as urban neighborhood. The rehabilitation of existing multiple family housing is appropriate in the urban neighborhood area and would be in conformance with the comprehensive plan for land use.

Success Family Housing, 910 25th Ave S, is zoned R6 Multiple Family District. The multiple family dwelling is a permitted use. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as urban neighborhood. The rehabilitation of existing multiple family housing is appropriate in the urban neighborhood area and would be in conformance with the comprehensive plan for land use. [Brian Schaffer, reviewer]

Superior Plating: The Superior Plating site is zoned C2 Neighborhood Corridor Commercial District. It is classified as a mixed use project, which is a permitted use in the C2 zoning district. This project has secured all required land use approvals. The development site is located at the corner of 1st Ave NE and University Ave NE. The site is located in the East Hennepin 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 mixed use which supports the current project, including high density residential and commercial. This mixed use project is an appropriate use in an Activity Center and is in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]