



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: September 29, 2005

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Committee members Goodman, Lilligren, Niziolek, Ostrow and Zimmermann

Prepared by: Barbara Sporlein, Planning Director, 673-2616

Presenter in Committee: Barbara Sporlein, Planning Director
Jason Wittenberg, Planning Supervisor

Approved by: Barbara Sporlein, Planning Director

Subject: Minneapolis Zoning Code Text and Map Amendment Work Plan

RECOMMENDATION: Approve work plan.

Previous Directives: Previous Zoning Code subject matter introduction, referral to Committee and then staff.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: All
Neighborhood Notification: N/A
City Goals: Implements and consistent with adopted City goals
Comprehensive Plan: Implements and consistent with *The Minneapolis Plan*
Zoning Code: Various chapters
Living Wage/Job Linkage: N/A

Background/Supporting Information

The CPED Planning Division administers, interprets and enforces the Minneapolis Zoning Code. The purpose of the Code, in part, as stated in Chapter 520.30 is to protect the public health, safety, aesthetics, economic viability and general welfare of the city; to protect the character and stability of residential, commercial and industrial areas within the city; and to promote the orderly and beneficial development of those areas.

A comprehensive revision to the zoning code was adopted by the City Council in 1999. Ongoing revisions are recommended and adopted for a variety of reasons, including, but not limited to, the need to respond to state law changes and comply with other public agency requirements (MAC, DNR, FEMA); to ensure consistency with adopted plans; to respond to changing market conditions and development patterns where appropriate; to respond to changing policy direction; and to simplify and streamline where possible.

The Zoning Code is formally amended when the Council and Mayor approve individual rezoning applications, approve changes as part of a rezoning study and/or approve zoning code text and map amendments. There are a number of proposed zoning code text amendments pending staff analysis and recommendation. Some of the proposed amendments have been introduced to City Council and referred to staff, while others have been discussed, but not formally introduced.

The proposed amendments vary in scope and complexity. Some proposed amendments, such as updating the application fees table, are administrative in nature. Some, such as a new definition and developments standards for farmers markets, have limited application. Others, such as the Franklin and Nicollet Pedestrian Overlay Maps, apply only to a specific geographic area. Still others, such as the comprehensive review of conditional uses and parking standards, can affect a broad range of development. Staff work on zoning code text and map amendments includes research and analysis related to legal authority, best practices, alternatives, possible impacts on other parts of the code (with the goal of trying to avoid unintended consequences), and drafting language. Typically, Development Services Planning staff serve as lead staff for the text amendments and Community Planning staff serve as lead staff on rezoning studies, although there is input and collaboration on all amendments. Staff works closely with the City Attorney's Office on all amendments.

Planning staff completed work on and the Council adopted ten zoning code text amendments in 2004. The 2005-2009 CPED Business Plan includes the goal of completing ten amendments in 2005. Planning staff have completed four amendments to date with work on six amendments underway. Although not listed in the attached inventory, planning staff are also working on three rezoning studies that implement adopted small area plans – downtown east/north loop rezoning study, bassett creek valley rezoning study and SEMI rezoning study.

A complete inventory of proposed zoning code text amendments is attached. The inventory includes the applicable chapter of the code, brief description, status and staff recommended timeline, and comments.