

**Community Planning & Economic Development
Planning Division**

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MEMORANDUM

TO: Council Member Gary Schiff, Chair
Members of the Zoning & Planning Committee

FROM: Mike Larson, Principal Planner

DATE: February 1st, 2007

RE: Planning Commission Recommendation:
Seward Longfellow Greenway Area Land Use and Pre-Development Study

At their January 8th meeting, the Planning Commission approved the staff recommendations regarding the Seward Longfellow Greenway Area Land Use and Pre-Development Study with the following exceptions:

- a. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Avenue and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
- b. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

Recommendation 'a' was the result of discussion that considered existing land use and policy context informed by public testimony. Given the lack of other intervening land use features such as commercial or community corridors, the Planning Commission recommended a less intense policy direction of low-density housing.

Recommendation 'b' was suggested to articulate the policy intention for this area to become a concentrated mixed-use area rather than solely commercial.

These maps have been revised for your review and are attached.

Attachments:

- Future Land Use Map
- Development Districts Map