



Request for City Council Committee Action from the Department of Planning

Date: June 26, 2008

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Committee members Goodman, Remington, Samuels, Gordon, Colvin
Roy

Referral to: Zoning and Planning Committee

Subject: Minneapolis Zoning Code Text and Map Amendment Work Plan

Recommendation: Review and Approve Zoning Code Text Amendment work plan

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

Prepared by: Barbara Sporlein, Planning Director Approved by: Barbara Sporlein, Planning Director Presenters in Committee: Barbara Sporlein, Planning Supervisor; Planning Supervisors may present as well
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Financial Impact

- No financial impact **X**
- Action is within the Business Plan **X**

Community Impact

- Neighborhood Notification **NA**
- City Goals **Implements and is consistent with the following City Goals: One Minneapolis, Connected Communities, Enriched Environment, A Premier Destination**
- Comprehensive Plan **Implements and is consistent with *The Minneapolis Plan***
- Zoning Code Various chapters (**see attached list**)
- Other

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 (i.e. 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 as part of a development project; approve changes as part of a rezoning study; and approve zoning code text and map amendments (the topic for today).

The proposed amendments vary in scope and complexity. Some proposed amendments, such as updating the definitions chapter and correcting technical discrepancies, are administrative in nature. Some, such as establishing definitions and development standards for public plazas, have limited application. Others, such as consideration of special zoning controls for the University area apply to specific geographic areas. Still others, such as the comprehensive review of parking standards, the planned unit development chapter and the land subdivision regulations, 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. Staff works closely with the City Attorney's Office on all amendments.

Planning staff completed work on 10 zoning code text amendments in 2004, 11 in 2005, 10 in 2006, 13 in 2007, and 5 to date in 2008. 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.

ZONING CODE TEXT AND MAP AMENDMENTS WORK PLAN
CPED-PLANNING DIVISION, revised 6/13/08

Amendments Approved in 2008 to date

1	551	Revised Shoreland Overlay District to eliminate inconsistencies in review process		Approved by City Council 2/1/08.
2	582	Administered interim ordinance providing for development moratorium on electronic advertising billboards		Moratorium expired 2/10/08.
3		Adopted Bassett Creek Valley Rezoning Study		Approved by City Council 2/15/08.
4	543	Amended sign ordinance related to electronic advertising billboards		Approved by City Council 4/4/08.
5		Adopted 38th Street Transit Station Area Rezoning Study (west of Hiawatha)		Approved by City Council 5/2/08.

Amendments Underway or Pending

Chapter	Description (with Council author)	Lead Planning Staff	Status/Comments	
1	584	Administer interim ordinance providing for a moratorium on the establishment or change of retail sales and services uses located in the area bounded by Lyndale Ave. N., 45th Ave. N., Upton Ave. N., and 41st Ave. N. (Johnson)	Business Licensing/Sether	City Council executed 12-month moratorium on 6-29-07. Interim ordinance approved 8/17/07. Staff work underway.
2	525	Extend deadlines for development projects while also requiring a site improvement/maintenance plan for stalled development projects (Hodges)	Wittenberg	Subject matter introduced by City Council on 3/21/08. Scheduled for Z & P 6/12/08.
3	520, 525	Develop administrative procedure for considering requests for reasonable accommodation (Glidden).	Nilsson/Dvorak	Subject matter introduced by City Council on 12/7/07. Staff work underway - CPC to review in July.
4	531	Revise the time period within which certain nonconforming dwellings can obtain a building permit following damage or destruction (increase from current 180 day period). (Hodges)	Schaffer	Subject matter introduced by City Council on 6/29/07. Staff work underway - CPC to review in July.
5	multiple	Comprehensive revision of off-street parking requirements (Schiff)	Wittenberg	Subject matter introduced by City Council on 3/31/06. Staff work underway; completion expected fall 2009.
6	527	Comprehensive revision to Planned Unit Development chapter (Remington/Schiff)	Voll/Bernard	Introduced at City Council on 2/23/07 and 5/11/07. Staff work underway.
7		Consider special zoning requirements and review zoning districts for the SE Minneapolis-University area (staff)	Maze	Approved as part of City response to the University of MN Neighborhood Impact Report. Staff work underway.
8	543	Comprehensive revision of on-premise sign provisions (staff)	Dvorak	Not introduced. Staff work underway.
9	535	Revise code to be consistent with requirements of the Joint Airport Zoning Code and require performance standards in 5dB insulated areas (CAO)	Otto	Settlement in final stages with MAC, FAA. Staff work underway with expected completion in 9/08.
10	598, 535	Comprehensive revision to land subdivision regulations for opportunities to streamline and simplify (staff and attorney's office)	Voll/Bernard	Not introduced. Staff work underway.
11	520, 536, 547, 548, 549, 550, 551	Review and revise use tables for several districts to amend a variety of permitted and conditional uses, and specific development standards (Schiff)	Farrar	Subject matter introduced by City Council 2/15/08.
12	530, 549	Establish definition and development standards for public plazas (staff)	Dvorak	Not introduced. Expect to obtain guidance from the urban design policies in the forthcoming revisions to the comprehensive plan.
13	525, 530, 535, 541	Consider requiring a garage when establishing dwelling units (Schiff)	Ellis	Subject matter introduced by City Council on 3/30/2007.

14	525	Periodic revision of land use application fees to ensure fee amount reflect current cost of services performed and materials furnished per state law (staff)	Wittenberg	Not introduced.
15	525	Provide specific guidance related to regulation of properties with multiple base zoning districts--"split zoning." (staff/CAO)	Widmeier	Not introduced.
16	525, 530	Amend site plan review requirements for 1-4 unit structures (Gordon)	Wittenberg	Subject matter introduced by City Council on 12/21/07.
17	535, 536	Amend regulations related to lighting standards of pump island canopies (Schiff)	Ellis	Subject matter introduced by City Council 2/15/08.
18	520, 535, 536, 546	Require children's play space in certain multi-family districts (Schiff)	Wittenberg	Staff direction 2/08; subject matter introduced by City Council 5/16/08.
19	520, 527, 546, 547, 548, 549, 551	Amend regulations related to maximum occupancy of dwelling units (Gordon)	Sether/Nilsson	Subject matter introduced by City Council on 3/21/08. Note: this has companion ordinance revision with housing maintenance code (Regulatory Services and PSRS) - Nilsson assigned to both.
20	520	Amend and add zoning definitions to improve clarity and aide administration of the zoning code (staff)	Widmeier	Not introduced.
21	Various	Review and revise ordinance related to "green" building incentives/standards (City Planning Commission and staff)	Voll	Not introduced.
22	Various	Review and revise solar access provisions (staff)	Wittenberg	Not introduced.
23	544.1	Amend sign ordinance related to community service announcement for electronic advertising billboards (Hofstede)	Poor/Nilsson	Subject matter introduced by City Council on 4/4/08.
24	550, 551	Revise permitted and conditional uses in industrial zoning districts (Schiff).		Subject matter introduced by City Council on 6/6/08.