



## Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date February 2, 2006

To **Council Member Gary Schiff, Chair, Zoning and Planning Committee**  
**Council members Goodman, Gordon, Hofstede, Remington and Samuels**

Subject **2006 CPED-Planning Work Plans: Community Planning and  
Zoning Code Text Amendments**

Recommendation Receive and File

Previous Directives 2006 Adopted Budget and 2006-1010 CPED Business Plan;  
Direction for Zoning Code Text Amendment by Zoning and Planning  
Committee on 9-29-05; previous Zoning Code subject matter introductions  
and referral to staff.

Prepared by Barbara Sporlein, Planning Director, 673-2616

Approved by Barbara Sporlein, Planning Director, 673-2616

**Permanent Review Committee (PRC)** Approval \_\_\_\_\_ Not Applicable  \_\_\_\_\_

**Note:** To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Presenters in Committee Barbara Sporlein, Planning Director; Planning Supervisors Pam Miner,  
Jason Wittenberg, Steve Poor and Jack Byers available as needed

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

## **Community Impact (use any categories that apply)**

Neighborhood Notification – none required for this report

City Goals – implements and consistent with City Goals

Comprehensive Plan – implements and consistent with Comp Plan

Zoning Code – various chapters (listed in attached report)

Other

## **Background/Supporting Information Attached**

### Community Planning Work Plan

The CPED Planning Division is responsible for maintaining, amending and updating the City's Comprehensive Plan (*The Minneapolis Plan*), and conducting other long range land use and comprehensive planning. Attached is an Excel spreadsheet that identifies the major long range planning projects underway and planned for 2006.

Plans are added to the work plan through a number of ways. *The Minneapolis Plan* calls for the development of a number of plans which are incorporated into the work plan as resources allow. The Mayor and City Council direct the development of plans through specific budget and business plan approvals. Other plans are added because neighborhood groups have initiated a process. Others are recommended by staff. Some efforts, such as comprehensive plan amendments and rezoning studies, are the typical next planning steps to implement adopted small area plans.

Typically the Community Planners serve as the project managers for the planning projects. The Mayor and City Council approved the addition of two FTE's in Community Planning in the 2006 CPED budget. Staff is in the process of hiring a Principal Planner for Transportation Planning and a Senior Planner to help carry out the work plan. Planning staff may be assisted by consultants depending on the scope of the plan.

### Zoning Code Text and Map Amendment Work Plan

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. Staff works closely with the City Attorney's Office on all amendments.

Planning staff completed eleven zoning code text amendments in 2005 and ten in 2004. 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.