

Department of Community Planning and Economic Development – Planning Division
Zoning Amendment (Rezoning)
BZZ-2875

Date: April 10, 2006

Applicant: City of Minneapolis

Address of Property: 1911 Central Ave NE

Project Name: 2nd Police Precinct

Contact Person and Phone: Rebecca Law, City of Minneapolis – CPED, 105 5th Ave S, Minneapolis
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Planning Staff and Phone: Tara Beard, (612) 673-2351

Date Application Deemed Complete: March 3, 2006

End of 60-Day Decision Period: May 2, 2006

End of 120-Day Decision Period: Not applicable

Ward: 1 **Neighborhood Organization:** Windom Park Citizens in Action

Existing Zoning: C1 Neighborhood Commercial District

Proposed Zoning: C2 Neighborhood Corridor Commercial District

Zoning Plate Number: 10

Legal Description of Property Proposed for Rezoning: The land referred to is situated in the State of Minnesota, County of Hennepin, and is described as follows:

Lots 14 thru 21 inclusive
Block 001
Provo's Addition to Minneapolis

AND

Lots 1 thru 3 and 10 thru 12
Schmidler's rearrangement of part of Block 1
Provo's Addition to Minneapolis, including adjacent vacated alley

Lot area: 69,900 square feet

Proposed Use: The existing use as a Police Station would remain the same.

Concurrent Review: Rezone from C1 to C2

Applicable zoning code provisions: Chapter 525: Article VI Zoning Amendments

Background: The City of Minneapolis has applied to rezone its property at 1911 Central Ave NE from C1 to C2. 1911 Central Ave NE is the site of the City’s second Police Precinct. The City is applying for this rezoning so that an adjacent parcel, 1851 Central Ave NE, would be able to apply for a rezoning from C1 to C2 to then have enough linear C2 zoning to allow for more auto-oriented uses. The adjacent property owner is proposing a fast food restaurant at this time.

A Police Station is a conditionally permitted use in both C1 and C2 zoning. Currently one other Police Precinct, the 4th Precinct in North Minneapolis, is also zoned C1. The City’s 3rd and 5th Precincts are located in C2 zoning, and the 1st Precinct, which is located downtown, is zoned B4S-2.

Staff has not received any written response from Windom Park Citizens in Action at the writing of this report.

ZONING AMENDMENT -

Required Findings for a zoning amendment:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The portion of Central Ave where the 2nd Precinct is located is designated a Commercial Corridor in *The Minneapolis Plan*. It is four blocks south of the Activity Center designated by the Plan at Lowry Ave NE. Specific chapters of *The Minneapolis Plan* that pertain to this project are as follows:

The Minneapolis Plan, Chapter 4.3 states: “Minneapolis will support development in Commercial Corridors where it enhances the street’s character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.” One of the implementation plans for this section of the plan is to “support a mix of uses on Commercial Corridors--such as retail sales, office, institutional, higher density residential (including Major Housing Sites where designated), and clean low-impact light industrial--where compatible with the existing and desired character of the street.” Rezoning the property to C2 allows more flexibility in the uses permitted both at the site in question and adjacent sites, since some auto-oriented uses require 660 feet of linear C2 zoning. However, commercial corridors are also meant to support a mix of zoning, including C1. Rezoning 1911 Central Ave NE to C2 zoning makes C2 the dominant zoning in the three block section of Central from 18 ½ Ave NE to 22nd Ave NE. Such concentration of C2 zoning on a commercial corridor may be more appropriate at the Activity Center at Central and Lowry.

Policy 4.11’s implementation plans also include regulating “impacts of commercial uses, and in some cases prevent some uses from locating on designated Commercial Corridors, due to their adverse impacts on the viability of nearby residential areas.” The portion of Central Ave NE around the site is sprinkled with mainly C1 and C2 uses, with R5 zoning providing a buffer between the Commercial Corridor and the lower-density (R2B) residential zoning to the east. The checkerboard nature of the C1 and C2 districts along this portion of Central Ave NE eliminates the more intense uses that are possible with 660 feet of contiguous C2 zoning. Although the corridor borders mainly higher density residential zoning, currently the majority of the properties that line the corridor are single or two-family dwellings.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The rezoning is in the interest of the adjacent property owner, as no changes are proposed at 1911 Central Ave NE regardless of the outcome of the rezoning application. The purpose of the application is to allow the adjacent property owner to apply to rezone for C2 and have the required linear feet to potentially build a fast food restaurant.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The current use of the property is permitted with C1 zoning; both C1 and the proposed C2 zoning are compatible with the general area of the property.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The existing use of the property is permitted under the existing zoning classification, and no changes are proposed for the Police Station.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The portion of Central this project is located in hasn’t changed much – it has been historically and is intended to be in the long term a commercial corridor. Central Avenue has had traditional building form in places and auto-oriented form in others but the long-term preference in the Central Avenue plan (not adopted but widely used by the community) is that the uses along the avenue become more mixed-use, traditional in form and pedestrian-oriented.

A large, mixed use development was recently construction directly across the street from this site (1900 Central Ave NE). Part of this site was already C2 and the rest was rezoned to C2 in

accordance with staff recommendation. In this case, the C2 rezoning not result in 660 linear feet required for more auto-oriented uses.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the zoning amendment change from C1 zoning to C2 zoning district:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the application for a zoning amendment from C1 district to the C2 zoning district at 1911 Central Ave NE.

Attachments:

1. Zoning map