



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

Date: September 16, 2010

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Committee members Goodman, Gordon, Johnson, Reich, Tuthill

Referral to: Zoning and Planning Committee

Subject: Minneapolis Zoning Code Text and Map Amendment Work Plan

Recommendation: Receive and File Zoning Code Text Amendment Work Plan

Previous Directives: Previous Zoning Code subject matter introductions and referrals to Committee and staff

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| Prepared by: Barbara Sporlein, Planning Director Approved by: Barbara Sporlein, Planning Director Presenters in Committee: Barbara Sporlein, Planning Managers may present or respond to questions as well |
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Financial Impact

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

Community Impact

- City Goals **Implements and is consistent with the following City Goals: Jobs and Economic Vitality; Livable Communities, Healthy Lives; Eco-Focused**
- Comprehensive Plan **Implements and is consistent with *The Minneapolis Plan for Sustainable Growth***
- Zoning Code Various chapters **(see attached list)**

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 birthing centers, have limited application. Others, such as consideration of a new downtown zoning district apply to specific geographic areas. Still others, such as the comprehensive review of 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, outreach and drafting language. Staff works closely with the City Attorney's Office and affected Departments on all amendments.

Planning staff have completed 8 text amendments so far in 2010; 24 in 2009; 10 in 2008; 13 in 2007; 10 in 2006; 11 in 2005, and 10 in 2004. Staff are currently working on several pending amendments. A complete inventory of proposed zoning code text amendments is attached. The inventory includes the applicable chapter of the code, brief description, status and comments.

The Planning Director brings the zoning code amendment work plan to the Zoning and Planning Committee periodically for consideration.

ZONING CODE TEXT AND MAP AMENDMENTS WORK PLAN
CPED-PLANNING DIVISION, revised 9/1/10

Amendments Completed 2010 To Date

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|---|------------------------------|--|--|-----------------------------------|
| 1 | 95, 109, 543, 544 | Completed housekeeping amendments to on-premise and off-premise sign provisions | | Approved by City Council 1/15/10. |
| 2 | 525 | Adjusted compensation of City Planning Commission and Board of Adjustment members, consistent with 2010 adopted budget | | Approved by City Council 2/26/10. |
| 3 | 520, 551 | Allow overnight shelters as a principal use in specific geographic areas within downtown | | Approved by City Council 4/2/10. |
| 4 | 520, 536, 548 | Allow radio and tv stations in C-1 zoning districts | | Approved by City Council 4/2/10. |
| 5 | | Midtown Greenway Rezoning Study | | Approved by City Council 4/2/10. |
| 6 | 535, 536 | Amended regulations related to lighting standards of pump island canopies | | Approved by City Council 4/16/10. |
| 7 | 520, 546, 547, 548, 549, 550 | Amended and added zoning definitions to improve clarity and aide administration of the zoning code | | Approved by City Council 5/28/10. |
| 8 | 520, 525, 541 | Surfacing requirements for parking areas and driveways | | Approved by City Council 8/20/10. |

Amendments Underway or Pending

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|---|-----------------------------------|---|------------|--|
| 1 | 535, 537, 546, 547, 548, 550, 551 | Review and revise regulations for installation of solar panels, including solar access provisions (Schiff) | Wittenberg | Subject matter introduced 12/18/09. Staff work underway. |
| 2 | 543 | Revise regulations related to dynamic signs (Schiff) | Dvorak | Subject matter introduced 5/28/10. Staff work underway. Scheduled for CPC on 9/7/10. |
| 3 | 547, 548, 549, 551 | Consider creation of a new zoning district similar to C3A but that is appropriate outside of designated Activity Centers. Also, revise allowed size of individual commercial uses in the C and OR districts | Widmeier | Staff work underway. |
| 4 | Various | Amend travel demand management regulations | Wittenberg | Not introduced |
| 5 | 544.1 | Amend sign ordinance related to community service announcement for electronic advertising billboards (Hofstede) | Poor | Subject matter introduced 4/4/08. |
| 6 | Various | Review of regulations pertaining to housing with supportive services | Dvorak | Not introduced |
| 7 | Various | Housekeeping follow-up to parking revisions amendments | Wittenberg | Not introduced |
| 8 | 536, 541, 551 | Amend regulations applicable to principal parking facilities. Results of the moratorium in the Midtown area | Holien | Subject matter introduced 8/28/09. |

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| 9 | 520, 527, 546, 547, 548, 549, 551 | Amend regulations related to maximum occupancy of dwelling units (Gordon) | Sether | Subject matter introduced 3/21/08. Note: this has companion ordinance revision with housing maintenance code (Regulatory Services and PSRS). |
| 10 | 598, 535 | Comprehensive revision to land subdivision regulations for opportunities to streamline and simplify | Voll | Not introduced. |
| 11 | 544 | Amend limited access roadway opportunity billboard district to allow digital interstate highway signs (Glidden) | Poor | Subject matter introduced 2/26/10 |
| 12 | Various | Consider alternative methods of reviewing requests for extension of hours open to the public (Schiff) | Holien | Subject matter introduced 6/18/10. |
| 13 | 520, 536, 541, 547, 548, 549, 550 | Develop new provisions (definition, parking requirement, which districts, performance standards) related to birth centers (council staff direction) | Sether | Staff direction adopted 5/28/10; subject matter introduced 6/18/10. |
| 14 | 537 | Allow catering accessory to institutional and public uses | Holien | Not introduced. |
| 15 | 530 | Review and possible revision to 1-4 unit residential standards | | Not introduced. |
| 16 | Various | Creation of new downtown zoning district - B4N | | Not introduced. |
| 17 | Various | Consider revisions to required yards (e.g., interior side yards, front yards in C, I, and downtown districts) | | Not introduced. |

Rezoning Studies Underway and Pending

| | Name (area) of Rezoning Study | Lead Planner | Status |
|---|--|---------------------|--|
| 1 | 50th St. Transit Station Area Rezoning Study | Mogush | Timing uncertain |
| 2 | Falls Master Plan Rezoning Study Above the | Leighton/Maze | Phase 1A scan complete; Phase 1B market study/development feasibility analysis underway which may yield recommendations for Plan amendment; if directed by council, plan modification would proceed in 2011. |
| 3 | 38th and Chicago Rezoning Study (pedestrian overlay) | Mogush | Fall 2010 |
| 4 | 38th Street Transit Station Area Rezoning Study (east of Hiawatha) | Mogush | Extent and timing of east side study will be informed by outcomes of County-led Minnehaha-Hiawatha Strategic Development Framework. |
| 5 | North Loop Rezoning Study | Bernard/Elliott | Rezoning study is a step in implementation of the North Loop Small Area Plan Update. March-December 2010 |
| 6 | Lowry Ave Corridor Rezoning Study | Leighton | Rezoning done concurrently with Corridor Plan. |
| 7 | Chicago Avenue Corridor Rezoning Study | Mogush | Rezoning done concurrently with Corridor Plan. |