



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: September 20th, 2005

To: Council Member Gary Schiff, Zoning and Planning Cmte

Prepared by: Michael Larson, Principal Planner, Phone 612-673-2423

**Presenter in
Committee:** Michael Larson, Principal Planner

Approved by: Barbara Sporlein, Director, Planning _____

Subject: Lake Street / Midtown Transit Station Area Zoning Study

RECOMMENDATION:

Previous Directives:

- City Council resolution directing CPED-Planning Division to undertake rezoning studies in each of the neighborhood transit station areas (4/2/04)
- Zoning & Planning Committee direction to staff to look at amending the Hiawatha / Lake Station Area Master Plan in regards to the property referred to as the Minnehaha Mall, and report back with suggested process and/or language that refers to the Minnehaha/Lake area. (8/25/05)

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 6,9

Neighborhood Notification: The following groups received notification of the rezoning study open house as well as Planning Commission public hearing:
Corcoran Neighborhood Organization (CNO)
East Phillips Improvement Coalition (EPIC)

Longfellow Community Council (LCC)
Powderhorn Park Neighborhood Association (PPNA)

City Goals: Relevant City goals include the following:

Create an environment that maximizes economic development opportunities within Minneapolis by focusing on the City's physical and human assets

Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth

Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis

Comprehensive Plan:

Zoning change recommendations are consistent with Transit Station Area (TSA) policies of the Minneapolis Plan and with the Hiawatha / Lake Station Area Master Plan.

Zoning Code:

The Planning Commission recommendation identifies parcels to be rezoned consistent with the TSA policies and the adopted small area plan.

Living Wage/Job Linkage: N/A

Background/Supporting Information

The Minnehaha Mall is part of an area in the plan designated as "East Lake Street Regional Commercial". The plan envisions that this area be intensified, and its relationship to the street improved, through development along the Lake Street and 26th Avenue frontages. Other transit-oriented redevelopment scenarios are, however, possible under current zoning (C3S/PO Overlay). Such scenarios could include "regional commercial". Staff concludes that an amendment to the plan is not necessary at this time and recommends that the City Council adopt the recommended zoning changes.