

# Request for City Council Committee Action from the Department of

Date:	January 29, 2009		
То:		y Schiff, Chair, Zoning and Plan Goodman, Remington, Samue	•
Referral to:	Zoning and Planning	Committee	
Subject:	Minneapolis Zonino	g Code Text and Map Amend	lment Work Plan
Recommendation plan	n: Review Status and	Approve Zoning Code Text	Amendment work
Previous Directive referral to Comm		Code subject matter introdu	uction and
Approved by: Barb Presenters in Comm	ara Sporlein, Planning [ ara Sporlein, Planning [ mittee: Barbara Sporlei to questions as well		ng Supervisors may
Reviews  Permanent Rev Policy Review G		Approval Date Approval Date	NA NA
<ul><li>Budget</li><li>Action provides</li><li>Action requires</li><li>Action is within</li></ul>	an appropriation increased revenue for a use of contingency or rethe Business Plan X a change to the Busine	reserves	r Operating

Request provided to the Finance Department when provided to the Committee

### **Community Impact**

Coordinator

• 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 and The Minneapolis Plan for Sustainable Growth
- Zoning Code Various chapters (see attachment for list by amendment)
- 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 the planned unit development requirements 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 2008; 13 in 2007; 10 in 2006; 11 in 2005, and 10 in 2004. Staff is 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 staff recommended timeline, and comments.

The Planning Director brings the zoning code amendment work plan to the Zoning and Planning Committee approximately every six months for a status report and approval.

## ZONING CODE TEXT AND MAP AMENDMENTS WORK PLAN CPED-PLANNING DIVISION, revised 1/16/09

### Amendments Approved in 2009 To Date

### **Amendments Underway or Pending**

1	587	Railroad Authority (HCRRA) right-of-way to the north, 31st Street East to the south, and Hiawatha Avenue to the east (Schiff)	Holien	Enacted by City Council on 9/26/08. Interim ordinance approved 11/7/08.
2		Moratorium on establishment, re-establishment or expansion of reception, banquet, rental and/or meeting halls outside of the CBD (Schiff)	Voll	Enacted by the City Council on 9/26/08. Interim ordinance approved 11/7/08.
3		Development moratorium 1-4 residential dwellings in R-OR3 zoning districts in Cedar Riverside, Marcy Holmes, Prospect Park, SE Como and University neighborhoods (Gordon)	Maze/Thesing	Enacted by the City Council on 8/22/08. Interim ordinance approved 10/10/08.
4		Provide specific guidance related to regulation of properties with multiple base zoning districts"split zoning" (staff/CAO)	Widmeier	CPC recommended approval 12/8/08. Scheduled for Z&P 1/15/09.
5	520 5/3		Poor	Subject matter introduced 8/8/08. Scheduled for CPC 1/20/09.
6	530, 549	Establish definition and development standards for public plazas (staff)	Holien	Subject matter introduced 11/7/08. Scheduled for CPC 2/2/09.
7	546, 547,	Amend the minimum lot area and floor area ratio requirements for residential uses in the residential, commercial, and industrial districts to better align with adopted small area plans and the Minneapolis Plan for Sustainable Growth (staff)	Dvorak	Introduced by City Council on 11/21/08. Scheduled for CPC on 2/17/09.
8	521, 535, 551	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.
9	520, 525, 531, 535, 541, 551	Comprehensive revision of on-premise sign provisions (Schiff/staff)	Dvorak	Introduced at City Council on 9/29/08. Formal review expected March 2009.
10	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.
11	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.

		Amend travel demand management regulations	Not assigned	Not introduced
26		Consider creation of a new zoning district similar to C3A but that is appropriate outside of designated Activity Centers	Not assigned	Not introduced
25	549, 551	Revise allowed size of individual commercial uses in the C and OR districts (staff)	Dvorak	Not introduced.
	548, 549, 551			maintenance code (Regulatory Services and PSRS).
24		Amend regulations related to maximum occupancy of dwelling units	Sether	Subject matter introduced 3/21/08. Note: this has companion ordinance revision with housing
23	544.1	electronic advertising billboards (Hofstede)	Poor	Subject matter introduced 4/4/08.
		Amend sign ordinance related to community service announcement for		
22		incentives/standards (City Planning Commission and staff) Review and revise solar access provisions (staff)	Wittenberg	Not introduced.
21	Various	Review and revise ordinance related to "green" building	Voll	Not introduced.
20	5.711	Amend and add zoning definitions to improve clarity and aide administration of the zoning code (staff)	Widmeier	Not introduced.
19	530	Amend code to require active uses on the ground floors on street sides of buildings (staff)		Not introduced.
18	536, 546	Require children's play space in certain multi-family districts (Schiff)	Sether	Staff direction 2/08; subject matter introduced 5/16/08.
17	535, 536	Amend regulations related to lighting standards of pump island canopies (Schiff)	Ellis	Subject matter introduced 2/15/08.
16		. ,	Wittenberg	Subject matter introduced 12/21/07.
15	מר וורר	Revise permitted and conditional uses in industrial zoning districts (Schiff).	Holien	Subject matter introduced 6/6/08.
14		Periodic revision of land use application fees to ensure fee amount reflect current cost of services performed and materials furnished per state law (staff)	Holien	Not introduced.
13	525, 530, 535, 541		Ellis	Subject matter introduced 3/30/2007.
12	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 2/15/08.

### **Rezoning Studies Underway and Pending**

Name (area) of Rezoning Study Lead Planner Status

1	46th St.Transit S	Station Area Rezoning Study	Mogush	Scheduled for CPC 1/20/09.
2	Midtown Greenv	vay and Uptown Rezoning Studies	Arnold/Mogush	Residential density text amendment is prerequisite - that is scheduled for 2/17/09. Work on this rezoning study will conclude in summer 2009. The Small Area Plans included in this analysis include Uptown (2008), Midtown Greenway (2007), Midtown Minneapolis (2005), Seward Longfellow (1997), and the soon to be completed Lyn-Lake (2009). This work also interfaces with the updated Comp Plan, Industrial Land Use and Employment Policy Plan and Hiawatha/Lake Station Area Plan.
3	West Broadway	Rezoning Study	Leighton	Public meeting in February 2009, adoption expected April 2009.
4	50th St. Transit	Station Area Rezoning Study	Mogush	Staff work complete; adoption expected March 2009.
5	Above the Falls area rezoning w	Master Plan Rezoning Study (this will include Bottineau ork)	Leighton/Maze	This project will begin after the Met Council approves the updated Comp Plan; phase 1 of the rezoning study expected to start mid-2009.
6	38th and Chicag	o Rezoning Study (pedestrian overlay)	Mogush/Panicker	Six month project starting in February 2009.
7	38th Street Tran	sit Station Area Rezoning Study (east of Hiawatha)	Mogush	Begin 2009