



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

**Date:** July 14, 2011

**To:** Council Member Gary Schiff, Chair, Zoning & Planning Committee and  
Members of the Committee

**Referral to:** Zoning and Planning Committee

**Subject:** City Planning Commission recommendations on adoption of Zoning Map  
Amendments for the Downtown Rezoning Study

**Recommendation:** The following action was taken by the City Planning Commission on  
June 13, 2011:

### 10. Zoning Code Map Amendment (Ward: 5 and 7)

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances Relating to  
Zoning Code: Zoning Districts and Maps.

The purpose of the amendments is to make zoning map and ordinance changes to  
support the land use guidance in the North Loop Small Area Plan, Downtown  
East/North Loop Master Plan, and other approved policy documents. Proposed  
changes to the zoning of property would affect the primary zoning of property in  
Downtown Minneapolis as well as applicable overlay districts.

**Action:** The City Planning Commission recommended that the City Council find that  
obtaining consent signatures for the rezoning of properties from residential to  
commercial in the Downtown Rezoning Study Area would be impractical and further  
recommends that the City Planning Commission and City Council adopt the findings  
and **approve** the zoning map amendment with the following changes:

- o Do not expand the Downtown Height Overlay District into the "Old  
Warehouse Area."

### Department Information

Prepared by: Beth Elliott, Principal City Planner  
Approved by: Jason Wittenberg, Planning Manager  
Presenters in Committee: Beth Elliott, Principal City Planner; Joe Bernard, Senior City  
Planner; Hilary Dvorak, Senior City Planner

**Financial Impact** No financial impact

### **Community Impact**

- Neighborhood Notification: The North Loop Neighborhood Association, Elliot Park Neighborhood Inc, Citizens for a Loring Park Community, and Downtown Minneapolis Neighborhood Association were notified of the City Planning Commission public hearing.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report

### **Supporting Information**

On June 13<sup>th</sup>, the City Planning Commission heard staff presentations and opened public hearings on a proposed B4N Downtown Neighborhood District and the resulting staff recommendations for rezoning throughout Downtown. Commissioners moved forward one action that is a substantive change to the staff recommended zoning changes in a part of the North Loop.

The City Planning Commission is proposing a change to the staff recommended height in the "Old Warehouse area" of the North Loop neighborhood. The staff report explains the original recommendation to limit permitted height to six stories. After hearing a staff presentation and public testimony, the City Planning Commission voted in favor of supporting a ten-story height limit. The action technically eliminates a zoning overlay district that would effectively leave the base zoning height of ten stories as the regulation.