



Request for City Council Committee Action from the Department of Community Planning & Economic Development – Planning Division

Revised Report. This item has been continued from May 17, 2007, Zoning and Planning Committee meeting.

Date: June 21, 2007.

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

Referral to: Zoning and Planning Committee

Subject: Infill Housing Text Amendment

Recommendation: The City Planning Commission recommended that the City Council adopt the findings and **approve** the zoning code text amendment related to infill housing but with an increase in the minimum floor area ratio (FAR) exemption for attached garages of 250 square feet instead of 200 square feet.

The proposed text amendment includes similar language revisions to Chapters 546 and 547, including the following sections: 546.240, 546.300, 546.360, 546.420, 546.480, 546.530, 546.580, 546.630, 547.240, 547.310, and 547.350. These revisions are described in the following staff report.

The City Planning Commission also recommended to return introduced chapters 535, 537 and 548 to author. While these chapters were introduced, the proposed text amendments did not address these chapters.

Previous Directives: N/A

Prepared or Submitted by: Molly McCartney, Senior Planner, 612-673-5811

Approved by: Jack Byers, Planning Supervisor, 612-673-2634

Presenters in Committee: Molly McCartney, Senior Planner

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
 Action requires an appropriation increase to the _____ Capital Budget or _____ Operating Budget.
 Action provides increased revenue for appropriation increase.

- ___ Action requires use of contingency or reserves.
- ___ Business Plan: ___ Action is within the plan. ___ Action requires a change to plan.
- ___ Other financial impact (Explain):
- ___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Ward: All

Neighborhood Notification: Neighborhood groups were notified of the City Planning Commission public hearing on March 19, 2007. Neighborhood groups were also notified of community meetings in March, 2007, related to the proposed text amendment.

City Goals: See staff report.

Comprehensive Plan: See staff report.

Zoning Code: See staff report.

Living Wage/Job Linkage: Not applicable.

End of 60/120-day Decision Period: Not applicable.

Other: Not applicable.

Background/Supporting Information Attached: The proposed Infill Housing Text Amendment has been continued from the May 17, 2007 Zoning and Planning Committee.

The intent of the proposed text amendment is to ensure a greater degree of compatibility in the scale of new residential development with existing neighborhood character through the following zoning code changes:

- Introduce a maximum floor area for single and two-family dwellings,
- Reduce the maximum height for single and two-family dwellings,
- Reduce the maximum building coverage and impervious surface coverage in low density residential districts,
- Amend the site plan review standards for dwellings with one to four units to allow points for shallow hip roofs, and
- Define natural grade.

The City Planning Commission (CPC) recommended approval of the text amendments after an extensive review, which included two meetings of the CPC – Committee of the Whole on March 9, 2007 and April 26, 2007, and two public hearings with the CPC on April 9, 2007, and May 7, 2007. The attached documents include the staff report from the May 7, 2007, City Planning Commission and April 26, 2007 Committee of the Whole memo.

Since the City Planning Commission meeting on May 7, 2007, staff has been asked to address issues about the implementation of the proposed Infill Housing Text Amendment in relation to existing homes in Minneapolis, specifically those homes that would exceed or closely meet the proposed floor area ratio (FAR) as well as those homes that would surpass the proposed FAR if a small addition was proposed. Staff has identified that approximately 725 single-family homes citywide would exceed the maximum size allowed (0.5 FAR) under the proposed provisions and that there are approximately 1,350 homes that are considered close to the maximum size (between 0.4 and 0.5 FAR). While these numbers combined equal less than 2.5% of all homes citywide, staff has worked on provisions that would not penalize this small subset of existing homes for modest additions. These changes are reflected in the subsections (c) and (d) following sections of the proposed text amendment: 546.240, 546.300, 546.360, 546.420, 546.480, 546.530, 546.580, 546.630, 547.240, 547.310, and 547.350.

In addition to the text amendment as approved by the CPC, staff is updated the text amendment language two ways to allow for administratively approved increases in height and size for existing homes.

1. For new homes and building additions to existing homes:
 - When 50 percent of the homes within 100 ft. exceed that maximum size or height, the new home or addition can meet that maximum size or height of the surrounding homes.

This provision was discussed with the City Planning Commission at the Committee of the Whole and the public hearing. While it was not adopted as ordinance at that time, the Planning Commission requested that staff use this type of framework in analyzing variances to increase size.

2. For building additions to existing homes:
 - For existing homes that currently exceed the maximum size, an increase of up to 500 sq. ft. within a 15 year period would be allowed.
 - For existing homes that would exceed the maximum size with a proposed addition, a one-time increase of up to 500 sq. ft. would be allowed.

If these measures do not satisfy size demands, a variance still can be applied for to increase height or size greater than what is allowed by the above measures. Staff would consider features like grade changes, alley access, lot size and configuration, and neighborhood character as unique situations in the analysis of a variance application.

