



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

Date: October 22, 2009

To: Council Member Gary Schiff, Chair, Zoning and Planning Committee
Committee members Goodman, Remington, Samuels, Gordon, Colvin
Roy

Referral to: Zoning and Planning Committee

Subject: Minneapolis Zoning Code Text and Map Amendment Work Plan

Recommendation: Review and Approve Zoning Code Text Amendment Work Plan

Previous Directives: Previous Zoning Code subject matter introduction and referral to Committee and staff

Prepared by: Barbara Sporlein, Planning Director Approved by: Barbara Sporlein, Planning Director Presenters in Committee: Barbara Sporlein, Planning Supervisor; Planning Supervisors 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: One Minneapolis, Connected Communities, Enriched Environment, A Premier Destination**
- 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 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 have completed 19 zoning code text amendments so far 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 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 consideration.

ZONING CODE TEXT AND MAP AMENDMENTS WORK PLAN
CPED-PLANNING DIVISION, revised 10/13/09

Amendments Approved 2009 To Date

1	525, 541, 551	Comprehensive revision of off-street parking requirements		Approved by City Council 1/9/09.
2	525	Provide specific guidance related to regulation of properties with multiple base zoning districts--"split zoning"		Approved by City Council 1/23/09.
3	520, 543, 544	Revised sign regulations that apply to the HHH Metrodome		Approved by City Council 2/20/09.
4	530, 549	Establish definition and development standards for public plazas		Approved by City Council 3/27/09.
5	546, 547, 548	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		Approved by City Council 3/27/09.
6	520, 536, 547, 548, 549, 550, 551	Review and revise use tables for several districts to amend a variety of permitted and conditional uses, and specific development standards		Approved by City Council 4/24/09.
7		46th St. Transit Station Area Rezoning Study		Approved by City Council 5/8/09.
8	525	Periodic review/revision of land use application fees in zoning code		Approved by City Council 6/12/09.
9	520, 543, 551	Comprehensive revision of on-premise sign provisions		Approved by City Council 7/17/09.
10		West Broadway Rezoning Study		Approved by City Council 8/14/09.
11	521, 535, 551	University Area Overlay District		Approved by City Council 8/14/09.
12	520, 525, 530, 535	Amend site plan review requirements for 1-4 unit residential structures.		Approved by City Council 8/14/09.
13	585	Administered development moratorium related 1-4 residential dwellings in R-OR3 zoning districts in Cedar Riverside, Marcy Holmes, Prospect Park, SE Como and University neighborhoods		Enacted by the City Council on 8/22/08. Interim ordinance approved 10/10/08. Moratorium expired 8/21/09.
14	525, 530	Require garage when establishing 1-2 unit dwellings		Approved by City Council 8/28/09.
15	527	Comprehensive revision to Planned Unit Development chapter		Approved by City Council 8/28/09.
16	550, 551	Revision to permitted and conditional uses in industrial zoning districts		Approved by City Council 9/18/09.
17	various	Revisions to provisions for reception or meeting halls		Approved by City Council 9/18/09.
18	587	Administered development moratorium on principal parking facilities in the area bounded by Chicago Avenue, 29th Street East the Midtown Greenway/HCRRA right-of-way, 31st Street East, Hiawatha Avenue		Enacted by City Council on 9/26/08. Interim ordinance approved 11/7/08. Moratorium expired 9/25/09.
19	586	Administered development moratorium on establishment, re-establishment or expansion of reception, banquet, rental and/or meeting halls outside of the CBD		Enacted by the City Council on 9/26/08. Interim ordinance approved 11/7/08. Moratorium expired 9/25/09.

Amendments Underway or Pending

1	530	Amend code to require active uses on the ground floors on street sides of buildings (staff)	Farrar	Subject matter introduced 2/6/09. Approved by CPC 9/28/09; scheduled for Z and P 10/22/09.
2	547	Allow medical and dental laboratories in office residence districts (staff)	Holien	Subject matter introduced 5/22/09. Approved by CPC 9/14/09; scheduled for Z&P 10/8/09.
3	520	Revise definition to allow the first story of buildings to exceed 14 feet in height (Goodman)	Widmeier	Subject matter introduced 8/28/09. Approved by 9/28/09; scheduled for Z and P 10/15/09.
4	520, 535, 536, 546	Require children's play space in certain multi-family districts (Schiff)	Sether	Subject matter introduced 5/16/08. Scheduled for CPC 10/13/09.
5	535, 536	Amend regulations related to lighting standards of pump island canopies (Schiff)	Ellis	Subject matter introduced 2/15/08. Staff work underway.
6	520	Amend and add zoning definitions to improve clarity and aide administration of the zoning code (staff)	Widmeier	Not introduced. Staff work underway.
7	Various	Review and revise ordinance related to "green" building incentives/standards (City Planning Commission and staff)	Voll	Not introduced. Ongoing.
8	Various	Review and revise regulations for installation of solar panels, including solar access provisions (staff)	Wittenberg	Not introduced. Staff work underway.
9	544.1	Amend sign ordinance related to community service announcement for electronic advertising billboards (Hofstede)	Poor	Subject matter introduced 4/4/08.
10	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).
11	547, 548, 549, 551	Revise allowed size of individual commercial uses in the C and OR districts (staff)	Dvorak	Not introduced.
12	Various	Consider creation of a new zoning district similar to C3A but that is appropriate outside of designated Activity Centers (staff)	Widmeier	Not introduced.
13	Various	Amend travel demand management regulations (staff)	Wittenberg	Not introduced .
14	520, 536	More clearly distinguish housing for the elderly from supportive housing (Schiff)	Dvorak	Subject matter Introduced 7/17/09.
15	Various	Review of regulations pertaining to housing with supportive services	Dvorak	Not introduced
16	95, 109, 543, 544	Housekeeping follow-up to on-premise and off-premise sign amendments (staff)	Dvorak	Subject matter introduced 8/14/09.
17	Various	Housekeeping follow-up to parking revisions amendments (staff)	Wittenberg	Not introduced
18	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.
19	520, 536, 548	Allow radio and tv stations in C-1 zoning districts (Johnson)	Pennucci	Subject matter introduced 9/18/09.
20	520, 525, 541	Surfacing requirements for parking areas and driveways (Gordon)	Wittenberg	Subject matter introduced 9/18/09.
21	598, 535	Comprehensive revision to land subdivision regulations for opportunities to streamline and simplify (staff and attorney's office)	Voll	Not introduced.