

Department of Community Planning and Economic Development – Planning Division
Zoning Code Text and Map Amendments
Nicollet Franklin Rezoning Study

Date: July 30, 2007

Initiator of Amendment: Council Member Lilligren

Date of Introduction at City Council: May 25, 2007

Planning Staff and Phone: Amanda Arnold, (612) 673-3242; Rebecca Farrar, (612) 673-3594

Ward: 6

Neighborhood Organizations: Whittier Alliance and Stevens Square Community Organization

Intent of the Ordinance: The purpose of the amendment is to consider rezoning to add the Pedestrian Oriented Overlay District to parcels along Nicollet Avenue from Franklin Avenue on the north to the Midtown Greenway/Hennepin County Regional Railroad Authority right of way on the south; Franklin Avenue between LaSalle Avenue and I35W; and 26th Street between Nicollet Avenue and the alley between Stevens Avenue and 2nd Avenue South, and to consider base zoning changes for thirty-four (34) parcels.

Appropriate Section(s) of the Zoning Code: Chapter 521: Zoning Districts and Maps Generally; Chapter 551: Overlay Zoning Districts and Maps Generally

Existing Zoning: Various primary district designations

Proposed Zoning for Map Amendment: See attached map and parcel listings

Zoning Plate Numbers: 20 and 25

Background and Public Process

On August 18, 2006 Council Member Robert Lilligren introduced an interim ordinance providing for a moratorium on new construction in the area bounded by Nicollet Avenue (east and west alley to alley) from Franklin Avenue on the north to the Midtown Greenway/Hennepin County Regional Railroad Authority (HCRRA) right of way on the south. The City Council was concerned about the scale, scope, and pace of development projects along Nicollet and enacted the interim ordinance in order to allow for the completion of a study to inform future development. It was determined that application of the pedestrian overlay district would address the concerns related to future development being in character with the traditional urban form of the area.

City staff met with representatives from the Whittier Alliance on an approximate monthly basis between August 2006 and April 2007 to discuss the potential content of the pedestrian overlay district for the area. It was determined during these meetings that the study area should be expanded to include Franklin Avenue between LaSalle Avenue and I35W and 26th Street between Nicollet Avenue and the alley between Stevens Avenue and 2nd Avenue S. The proposed content of the Nicollet Franklin Pedestrian Overlay is made up of the base pedestrian overlay language, some select components from other existing pedestrian oriented overlay districts, and a few unique features.

In addition, while studying the area staff felt it was appropriate to consider some primary zoning changes at the activity center, which is located at the intersection of 26th Street and Nicollet Avenue. Staff is recommending that three (3) C2 Neighborhood Corridor Commercial District parcels and thirty-one (31) C1 Neighborhood Commercial District parcels be rezoned to C3A Community Activity Center District zoning. This is being suggested in order to bring the zoning in to further conformance with The Minneapolis Plan.

Staff presented the draft map and ordinance language internally at CPED Planning Division staff meetings and at the following neighborhood based meetings:

- Various meeting of the Whittier Alliance Pedestrian Oriented Overlay Task Force
- Stevens Square Community Organization Housing and Development Committee, 5/1/07 and 7/5/07
- Whittier Alliance Business Association meeting, 5/9/07
- CPED sponsored open house, 6/5/07

In addition, a map and the draft Pedestrian Oriented Overlay text have been posted on the CPED website.

Parcels Proposed for the Pedestrian-Oriented Overlay District

One hundred and sixty-eight (168) parcels are proposed to have the Pedestrian-Oriented Overlay District applied. The full parcel list is attached to the end of this report. The existing base zoning districts for this collection of parcels includes I1 Light Industrial, C1 Neighborhood Commercial District, C2 Neighborhood Corridor Commercial District, OR2 High Density Office Residence District, and OR3 Institutional Office Residential District.

Content of the Pedestrian-Oriented Overlay District

The proposed content of the Nicollet Franklin Pedestrian Overlay is made up of the base pedestrian-oriented overlay language, some select components from other existing pedestrian oriented overlay districts, and a few unique features. Requirements copied from other existing pedestrian-oriented overlays include:

- A bicycle parking requirement
- The requirement of Travel Demand Management Plan for developments of a certain size
- A prohibition on the reduction of the number of existing stories
- A minimum Floor Area Ratio of 1.0

In addition, two new requirements were crafted with the assistance of the Whittier Alliance: the requirement of corner cuts in developments on the corner of two street rights-of way and the limitation of the linear footage of one commercial use in use along the first floor façade of any street.

The goal of requiring corner cuts is to continue the existing character, as there are several existing corner cuts, and to provide more sidewalk space and site lines around corners.

The goal of limiting the linear footage of one commercial use in use along the first floor façade is to encourage a variety of uses, thus adding variety along the street. Commercial uses along the first floor façade would be limited to 120' linear feet.

Draft Pedestrian-Oriented Overlay text for this area is attached.

Parcels Proposed for Base Zoning Changes

Wholesale change of the base zoning for the corridor is not proposed as part of this study but base zone changes are proposed for the area surrounding the intersection of Nicollet Avenue and 26th Street because this area is designated as an Activity Center in The Minneapolis Plan. Because of the activity center designation, zoning that allows a greater variety of uses, longer business hours, greater density, and additional height is appropriate for this area. In addition, the neighborhood organization would like to

ensure that Nicollet continues to have an eclectic variety of uses, and C3A includes a lower maximum gross floor area per use than some other zones. Three (3) parcels that are currently C2 and thirty-one (31) parcels that are currently C1 are being recommended for C3A Community Activity Center zoning. A list of these parcels and a map are attached at the end of this report.

Detail on Non-Conforming Parcels

The table below shows the specific parcels that would become non-conforming uses under the proposed Pedestrian-Oriented Overlay District. A full analysis of existing non-conformities was not done since a full scale rezoning study was not being done and no problematic land uses were apparent. The following non-conforming uses would be created by the addition of the Pedestrian-Oriented Overlay District.

Potential Non-Conforming Parcels			
PID	House #	Street	Reason for Non-Conformity
3402924340261	2900	NICOLLET AVE	Use is a car wash
3402924420269	2749	NICOLLET AVE	Use is an auto repair facility
3402924240009	2400	NICOLLET AVE	Use is a fast food restaurant
2702924430047	22	FRANKLIN AVE E	Use is an auto repair facility
3402924120067	5	FRANKLIN AVE E	Use contains a drive-through
3402924120076	2000	3RD AVE S	Use is a gas station
3402924110128	325	FRANKLIN AVE E	Use is a fast food restaurant
3402924110020	329	FRANKLIN AVE E	Use is a fast food restaurant

These non-conforming uses would be permitted to continue operation with the application of the Pedestrian-Oriented Overlay District and future expansion for some of these uses could still occur. It is important to note that prohibited uses in the Pedestrian-Oriented Overlay District such as drive-through facilities, automobile services uses and transportation uses would not be permitted to expand except as authorized by section 531.50 and approved by the City Planning Commission.

The proposed Pedestrian-Oriented Overlay District contains a requirement that no single commercial use in one building extend along more than one hundred and twenty linear feet of the first floor façade of any street. Existing structures were studied to see how many had uses exceeding 120' linear feet of frontage, but the properties are not listed here because that is an element of building layout and not a non-conforming use. The intent of the provision is to insure that future developments limit the frontage of one particular use.

Findings as required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The following comprehensive plan land use feature designations apply to this area: Nicollet Avenue is a designated Commercial Corridor, the area around the intersection of Nicollet Avenue and 26th Street is a designated Activity Center. Franklin Avenue is a Community Corridor. The proposed zoning amendment will support the evolution of the Corridors and Activity Center.

4. Marketplaces: Neighborhoods

4.1 Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods.

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Applicable Implementation Steps

Promote more intensive residential development along these corridors where appropriate.

Require that street design for these corridors preserves and enhances the strong residential character and pedestrian orientation of these streets while maintaining the street's capacity to carry current volumes of traffic.

Discourage the conversion of existing residential uses to commercial uses, but encourage the development of mixed-use residential dwelling units in commercial buildings where appropriate.

Support the continued presence of small-scale retail sales and commercial services along Community Corridors.

4.3 Minneapolis will support development in Commercial Corridors where it enhances the street's character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.

Applicable Implementation Steps

Support a mix of uses on Commercial Corridors--such as retail sales, office, institutional, higher density residential (including Major Housing Sites where designated), and clean low-impact light industrial--where compatible with the existing and desired character of the street.

Regulate impacts of commercial uses, and in some cases prevent some uses from locating on designated Commercial Corridors, due to their adverse impacts on the viability of nearby residential areas.

Develop parking facilities and management strategies that balance the following goals: improved customer access, protection of sidewalk traffic; reduced visual impacts and shared use of parking facilities.

Require that street designs provide high quality access to Commercial Corridors for pedestrians and cyclists, as well as facilitate transit service and through passage of traffic.

4.7 Minneapolis will identify and support Activity Centers by preserving the mix and intensity of land uses and enhancing the design features of each area that give it a unique and urban character.

Applicable Implementation Steps

Ensure that land use regulations support diverse commercial and residential development types which generate activity all day long and into the evening.

Promote the incorporation of residential uses within the same structure as other commercial uses.

Preserve traditional urban form in buildings where it currently exists, and encourage new development to relate to traditional siting and massing, where it is already established. (See description of traditional urban form in Chapter 9, City Form.)

Discourage automobile services and drive-through facilities from locating in these designated areas.

Develop parking facilities and management strategies that accommodate high customer demand, promote shared facilities and minimize visual impact and adverse effects on pedestrian and sidewalk traffic.

Ensure that regulations balance the transition between high traffic land uses and adjoining residential areas.

Require that buildings in Activity Center districts incorporate a pedestrian orientation at the street edge.

Apply street design criteria that incorporates a pedestrian orientation and accommodates a variety of traffic (pedestrian, cyclist, transit, automobile).

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The proposed map amendments implement long-range planning efforts on behalf of the neighborhood and the City. It is in the public interest to put regulations in place that will ensure that sites are redeveloped with pedestrian orientation, a minimum of impervious surfaces, and a mix of uses in order to promote integrated land uses with transit.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The existing uses of the property and the base zoning are compatible with the proposed overlay zoning district.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

Application of the proposed Pedestrian-Oriented Overlay District to this corridor is meant to preserve the pedestrian oriented character of the area. Much of the base zoning is being left as it is. The base zoning changes proposed will allow more for more uses and higher density. Intensification of base zoning can occur over time as individual properties are redeveloped. Nonconforming uses can continue to operate as is under the proposed overlay zoning.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The Nicollet/Franklin Avenue area has experienced a great deal of revitalization over recent years. “Eat Street” has become a regional destination the area is attracting new development. The proposed zoning changes are intended to shape this market interest to encourage compact, mixed-use development in keeping with the traditional character of the area.

Purpose for the Amendment:

What is the reason for the amendment?

What problem is the amendment designed to solve?

What public purpose will be served by the amendment?

What problems might the amendment create?

The amendment is designed to ensure that future development is in keeping with the traditional urban form found along Nicollet Avenue and Franklin Avenue. It will create a more walkable environment and prohibit low density and auto-oriented uses in the area. The amendment will help preserve the existing character and enhance investment in the area.

The amendment is not expected to create problems. Only a small percentage of the affected properties will become non-conforming. The changes to the base zoning create an increase, not a decrease, in the opportunities for various uses and building scale for the affected properties.

Timelines:

Is the amendment timely?

Is the amendment consistent with practices in the surrounding areas?

Are there consequences in denying this amendment?

The amendment is timely because there has been recent interest in new development in the area. The moratorium was enacted to ensure that this new development enhances the environment and does not detract from it. The moratorium will expire in August, and thus this amendment is timely in addressing the development pressures and concerns. The consequences of denying this amendment would be that the moratorium would run out without additional regulations being in place to address concerns about design and level of intensity of new development.

The intersection of Nicollet Avenue and 26th Street is identified as the center of an Activity Center in the comprehensive plan. Several other Activity Centers have Pedestrian Oriented Overlays. In addition, there is an existing Pedestrian-Oriented Overlay on Nicollet Avenue north of Franklin Avenue.

Comprehensive Plan:

How will this amendment implement the Comprehensive Plan?

As described above in section pertaining to findings, this amendment will implement the comprehensive plan by promoting a more dense, walkable environment with a variety of uses in an Activity Center and along two corridors.

RECOMMENDATION OF THE DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT, PLANNING DIVISION:

Recommended Motion: The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning text and map amendment for the rezoning of parcels.

Attachments:

- List of parcels proposed for Pedestrian-Oriented Overlay District
- List of parcels propose for changes to base zoning
- Proposed Ordinance Text
- MAP – Proposed Pedestrian-Oriented Overlay District boundaries and base zoning changes
- MAP – Base Zoning
- MAP- Proposed Pedestrian-Oriented Overlay District boundaries with Non-Conforming Uses
- Letter from the Whittier Alliance
- Letter from the Stevens Square Community Organization

Parcels Proposed for inclusion in the Pedestrian Oriented Overlay District

PID	House #	Street	Existing Base Zoning	Description
3402924120059	2020	1ST AVE S	C2	Commercial
2702924430045	1931	1ST AVE S	C1	Residential
3402924120058	2000	1ST AVE S	C2	Commercial
3402924130104	2533	1ST AVE S	R5	Apartment
3402924420038	2605	1ST AVE S	C2	Vacant Land - Commercial
3402924420037	2607	1ST AVE S	C2	Residential
3402924420259	2608	1ST AVE S	C1	Commercial
3402924420035	2611	1ST AVE S	C2	Commercial
3402924420054	2612	1ST AVE S	R2B	Commercial
3402924420036	2613	1ST AVE S	R2B	Vacant Land - Commercial
3402924210036	12	22ND ST W	OR3	Apartment
3402924210079	15	22ND ST W	OR3	Apartment
3402924120044	4	24TH ST E	OR2	Commercial
3402924130088	1	25TH ST E	C1	Apartment
3402924240016	10	25TH ST W	C1	Commercial
3402924240088	11	25TH ST W	C1	2 Unit Residential
3402924240092	17	25TH ST W	C1	2 Unit Residential
3402924240089	3	25TH ST W	C1	2 Unit Residential
3402924240090	7	25TH ST W	C1	2 Unit Residential
3402924240091	9	25TH ST W	C1	2 Unit Residential
2402924130126	10	26TH ST E	C2	Commercial
3402924420062	1	26TH ST E	C1	Commercial
3402924420063	1	26TH ST E	C1	Commercial
3402924420488	101	26TH ST E	C2	Commercial
3402924420487	107/109	26TH ST E	C2	Apartment
3402924420484	113	26TH ST E	C2	Vacant Land - Commercial
3402924130123	116	26TH ST E	C2	Commercial
3402924130102	118	26TH ST E	C2	Commercial
3402924420258	15	26TH ST E	C1	Residential
3402924420257	17	26TH ST E	C1	Residential
3402924420256	19	26TH ST E	C1	Residential
3402924130158	20	26TH ST E	C2	Condominium
3402924420255	21	26TH ST E	C1	Apartment
3402924420061	9	26TH ST E	C1	Commercial
3402924420076	11	27TH ST E	R2B	2 Unit Residential
3402924310104	17	27TH ST W	C2	Residential
3402924340250	1	28TH ST W	I1	Industrial
3402924310114	10	28TH ST W	C2	Commercial
3402924340251	11	28TH ST W	I1	Industrial
3402924340093	13	29TH ST W	I1	Commercial
3402924340097	17	29TH ST W	I1	Vacant Land - Commercial
2702924430180	1920	2ND AVE S	OR3	Vacant Land - Commercial
2702924430120	1925	2ND AVE S	OR3	Apartment
2702924430092	1926	3RD AVE S	OR3	Apartment
2702924440102	1929	3RD AVE S	R3	Apartment
3402924120076	2000	3RD AVE S	C1	Commercial
3402924110002	2001	3RD AVE S	R5	Apartment
2702924440080	1920	4TH AVE S	R3/C1	Apartment

Parcels Proposed for inclusion in the Pedestrian Oriented Overlay District

PID	House #	Street	Existing Base Zoning	Description
2702924440077	1924	4TH AVE S	C1	Apartment
3402924110156	2000	4TH AVE S	C2	Commercial
3402924210043	2001	BLAISDELL AVE S	OR2	Commercial
3402924340024	2815	BLAISDELL AVE S	I1	Commercial
2702924440090	1922	CLINTON AVE S	C2	Commercial
2702924430120	208	FRANKLIN AVE E	OR3	Apartment
3402924120077	111	FRANKLIN AVE E	OR2	Condominium
2702924430046	12	FRANKLIN AVE E	C2	Commercial
2702924430181	126	FRANKLIN AVE E	OR3	Residential
3402924120017	137	FRANKLIN AVE E	C1	Commercial
3402924120057	15	FRANKLIN AVE E	C2	Commercial
3402924120016	201	FRANKLIN AVE E	OR2	Apartment
2702924430047	22	FRANKLIN AVE E	C2	Commercial
3402924110128	325	FRANKLIN AVE E	C4	Commercial
3402924110020	329	FRANKLIN AVE E	C4	Vacant Land - Commercial
3402924120067	5	FRANKLIN AVE E	C2	Commercial
3402924210030	9	FRANKLIN AVE W	C2	Apartment Condominium
2702924340064	1929	LASALLE AVE	OR2	Vacant Land - Commercial
3402924210030	2000	NICOLLET AVE	C2	Commercial
2702924340061	1900	NICOLLET AVE	OR2	Commercial
2702924430123	1901	NICOLLET AVE	C2	Commercial
2702924430056	1911	NICOLLET AVE	C1	Commercial
2702924430209	1913	NICOLLET AVE	C1	Vacant Land - Commercial
2702924430210	1925	NICOLLET AVE	C2	Commercial
2702924340062	1926	NICOLLET AVE	OR2	Vacant Land - Commercial
2702924430061	1929	NICOLLET AVE	C2	Commercial
2702924340063	1934	NICOLLET AVE	C1	Commercial
3402924210096	2012	NICOLLET AVE	C2	Commercial
3402924210033	2020	NICOLLET AVE	OR3	Apartment
3402924120075	2025	NICOLLET AVE	C2	Commercial
3402924120064	2109	NICOLLET AVE	C2	Commercial
3402924210034	2110	NICOLLET AVE	OR3	Commercial
3402924210035	2116	NICOLLET AVE	OR3	Vacant Land - Commercial
3402924210037	2120	NICOLLET AVE	OR3	Commercial
3402924120063	2121	NICOLLET AVE	C1	Residential
3402924210097	2200	NICOLLET AVE	OR3	Commercial
3402924120071	2201	NICOLLET AVE	OR2	Commercial
3402924120048	2213	NICOLLET AVE	OR2	Residential
3402924120072	2217	NICOLLET AVE	OR2	Commercial
3402924210129	2218	NICOLLET AVE	OR3	Condominium
3402924210082	2222	NICOLLET AVE	OR3	Apartment
3402924210083	2300	NICOLLET AVE	OR3	Apartment
3402924120045	2309	NICOLLET AVE	OR2	Commercial
3402924210084	2344	NICOLLET AVE	OR3	Commercial
3402924240009	2400	NICOLLET AVE	C2	Commercial
3402924130023	2401	NICOLLET AVE	C1	Commercial
3402924130022	2405	NICOLLET AVE	C1	Commercial
3402924130021	2411	NICOLLET AVE	C1	Commercial
3402924240010	2412	NICOLLET AVE	C1	Commercial

Parcels Proposed for inclusion in the Pedestrian Oriented Overlay District

PID	House #	Street	Existing Base Zoning	Description
3402924130020	2415	NICOLLET AVE	C1	Commercial
3402924130019	2419	NICOLLET AVE	C1	Commercial
3402924240011	2424	NICOLLET AVE	C1	Commercial
3402924130051	2429	NICOLLET AVE	C1	Commercial
3402924240185	2430	NICOLLET AVE	C1	Commercial
3402924130183	2437	NICOLLET AVE	C1	3 Unit Residential
3402924240014	2440	NICOLLET AVE	C1	Vacant Land - Commercial
3402924130048	2443	NICOLLET AVE	C1	Apartment
3402924240015	2448	NICOLLET AVE	C1	Vacant Land - Commercial
3402924130087	2507	NICOLLET AVE	C1	Apartment
3402924240195	2508	NICOLLET AVE	C1	Commercial
3402924240196	2510	NICOLLET AVE	C1	Commercial
3402924130086	2511	NICOLLET AVE	C1	Apartment
3402924130085	2515	NICOLLET AVE	C1	Commercial
3402924240094	2520	NICOLLET AVE	C1	Commercial
3402924130084	2521	NICOLLET AVE	C1	Commercial
3402924240095	2524	NICOLLET AVE	C1	Commercial
3402924240096	2528	NICOLLET AVE	C1	Commercial
3402924130096	2529	NICOLLET AVE	C1	Commercial
3402924130095	2531	NICOLLET AVE	C1	Vacant Land - Commercial
3402924130094	2533	NICOLLET AVE	C1	Commercial
3402924130093	2543	NICOLLET AVE	C1	Commercial
3402924240117	2548	NICOLLET AVE	C1	Apartment
3402924310127	2600	NICOLLET AVE	C2	Commercial
3402924420060	2605	NICOLLET AVE	C1	Commercial
3402924310128	2608	NICOLLET AVE	C1	Commercial
3402924420059	2609	NICOLLET AVE	C1	Commercial
3402924310206	2614	NICOLLET AVE	C1	Commercial
3402924420058	2615	NICOLLET AVE	C1	Vacant Land - Commercial
3402924310131	2616	NICOLLET AVE	C1	Commercial
3402924310132	2620	NICOLLET AVE	C1	Commercial
3402924420057	2621	NICOLLET AVE	C1	Vacant Land - Commercial
3402924420074	2627	NICOLLET AVE	C1	Vacant Land - Commercial
3402924310205	2628/2632	NICOLLET AVE	C1	Commercial
3402924420468	2633	NICOLLET AVE	C1	Commercial
3402924420071	2637/2639	NICOLLET AVE	C1	Commercial
3402924420070	2643	NICOLLET AVE	C1	Commercial
3402924310136	2644	NICOLLET AVE	C1	Commercial
3402924420462	2701	NICOLLET AVE	C1	Commercial
3402924310204	2710	NICOLLET AVE	C2	Commercial
3402924310249	2712	NICOLLET AVE	C2	Commercial
3402924310250	2716	NICOLLET AVE	C2	Commercial
3402924420169	2719	NICOLLET AVE	C2	Commercial
3402924310251	2720	NICOLLET AVE	C2	Vacant Land - Commercial
3402924310252	2724	NICOLLET AVE	C2	Commercial
3402924420168	2727	NICOLLET AVE	C2	Commercial
3402924310110	2728	NICOLLET AVE	C2	Commercial
3402924420273	2731	NICOLLET AVE	C2	Vacant Land - Commercial
3402924420486	2735	NICOLLET AVE	C2	Commercial

Parcels Proposed for inclusion in the Pedestrian Oriented Overlay District				
PID	House #	Street	Existing Base Zoning	Description
3402924310111	2738	NICOLLET AVE	C2	Vacant Land - Commercial
3402924310112	2740	NICOLLET AVE	C2	Commercial
3402924420270	2743	NICOLLET AVE	C2	Apartment
3402924310113	2744	NICOLLET AVE	C2	Commercial
3402924420269	2749	NICOLLET AVE	C2	Commercial
3402924310115	2750	NICOLLET AVE	C2	Commercial
3402924430144	2801	NICOLLET AVE	C2	Commercial
3402924430091	2815	NICOLLET AVE	C2	Commercial
3402924430165	2819	NICOLLET AVE	C2	Residential
3402924430088	2827	NICOLLET AVE	C2	Vacant Land - Commercial
3402924430087	2831	NICOLLET AVE	C2	Vacant Land - Commercial
3402924430086	2835	NICOLLET AVE	C2	Commercial
3402924430085	2839	NICOLLET AVE	C2	Vacant Land - Commercial
3402924430084	2843	NICOLLET AVE	C2	Vacant Land - Commercial
3402924430083	2845	NICOLLET AVE	C2	Vacant Land - Commercial
3402924340261	2900	NICOLLET AVE	I1	Commercial
2702924430034	1924	STEVENS AVE S	OR3	Apartment
2702924430033	1928	STEVENS AVE S	OR3	Apartment
3402924120036	2001	STEVENS AVE S	OR2	3 Unit Residential
3402924420028	2601	STEVENS AVE S	C4	Commercial
3402924420027	2609	STEVENS AVE S	C4	Residential
3402924420427	2613	STEVENS AVE S	C2	2 Unit Residential

Parcels Proposed for Base Zoning Changes					
PID	Number	Street	Current Zoning	Proposed Zoning	Reason
3402924130085	2515	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924240094	2520	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130084	2521	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924240095	2524	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924240096	2528	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130096	2529	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130095	2531	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130094	2533	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130093	2543	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924240117	2548	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310127	2600	NICOLLET AVE	C2	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420060	2605	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310128	2608	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420059	2609	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310206	2614	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420058	2615	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310131	2616	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310132	2620	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420057	2621	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420074	2627	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310205	2632	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420468	2633	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420071	2637	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420070	2643	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924310136	2644	NICOLLET AVE	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420063	1	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420062	1 1/2	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420061	9	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420258	15	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420257	15	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan

3402924420256	19	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924420255	21	26TH ST E	C1	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130126	10	26TH ST E	C2	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan
3402924130158	10	26TH ST E	C2	C3A	To bring the zoning in line with the Activity Center designation in the comprehensive plan