



Request for City Council Committee Action From the Department of

Date: March 18, 2004
To: Council Member Gary Schiff, Zoning & Planning Committee
Subject: Neighborhood LRT Station Area Zoning Study

Recommendation

Adopt resolution directing CPED-Planning Division staff to undertake rezoning study in each of the neighborhood LRT station areas.

Previous Directives

- City Council Adoptions of station areas plans directing staff to undertake zoning analysis based on land use and urban design recommendations (Lake/Midtown—5/18/01; Franklin-Cedar/Riverside—12/28/01; 46th Street—12/28/01)
- City Council Adoption of Transit Station Area amendments to the Minneapolis Plan—12/18/02)
- CPED-Planning Division 2004 Work Plan

Prepared or Submitted by: Michael Larson, Senior Planner, 673-2423

Approved by: Barbara Sporlein, Planning Director, 673-2616

Presenters in Committee: Michael Larson, Senior Planner, 673-2423

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (use any categories that apply)

Comprehensive Plan and Zoning Code:

Policy 4.18 Minneapolis will encourage both a density and mix of land uses in TSAs that both support ridership for transit as well as benefit from its users.

Policy 4.19 Minneapolis will require design standards for TSAs that are oriented to the pedestrian and bicyclist and that enforce traditional urban form.

Policy 4.21 Minneapolis recognizes that parking is a necessary part of the urban environment, but will limit the amount, location, and design of parking in TSAs in order to encourage and support walking, bicycling, and transit use.

Background/Supporting Information

Realizing the long-range vision for the Hiawatha Corridor involves significant challenges and opportunities. Ensuring that City regulations reflect this vision is an important task. The Zoning Code ([Title 20 of the Minneapolis Code of Ordinances](#)) is the principal means by which the City regulates future development and land use. This tool will complement activities such as redevelopment, private investment, and changes to public and private infrastructure.

State statute requires municipalities to develop consistency between zoning and its comprehensive plan. The City has amended its comprehensive plan, the [Minneapolis Plan](#), to designate the areas around each of the six neighborhood stations as [Transit Station Areas](#). Further, extensive public involvement has resulted in detailed plans for four neighborhood station areas. A plan for the 38th Street Transit Station Area is expected to be completed this spring.

Zoning changes in the neighborhood station areas will occur in two phases this year. The first phase will establish an "overlay" zoning district within the neighborhood LRT station areas. This will create additional regulations and/or incentives for development in these areas. The second phase will result in recommendations for changes to primary zoning districts. Recommendations for changes to primary zoning in the 50th Street/Minnehaha Park and VA Medical station areas will be completed following a planning process for that area. Roughly, the timeline will be as follows:

Tentative Timeline:

Phase 1/Overlay: April-July

Phase 2/Primary Zoning

46th Street/Lake Street: August-October

Franklin, Cedar/Riverside, 38th Street: October-December

Staff will recommend zoning changes in a strategic way, balancing the goals of consistency with plans, limiting the creation of non-conforming uses, and preventing the expansion of uses that hinder implementation of plans. This strategy can be summarized as follows:

- The City may propose **immediate** zoning changes when redevelopment is anticipated in the near future as a result of private and/or public activities.
- The City may propose changes that grant **greater development rights** where higher density or other types of uses may be desired.
- The City may identify zoning changes for **future implementation**, if changes in land use are neither critical for plan implementation, nor expected for some time.
- The City may propose changes to zoning to prevent the expansion or intensification of uses that are **not consistent** with long-range plans. ("Non-conforming" uses could continue to operate and maintain their facilities.)

The City will work with a Zoning Advisory Committee consisting of neighborhood and business group representatives. Meetings with specific property owners will be held before proposed zoning changes are introduced. Comments, suggestions and concerns will be shared with the Planning Commission and City Council.

Resolution by Schiff

Authorizing a Neighborhood Light Rail Transit Station Area Rezoning Study.

Whereas, the City Council amended the Minneapolis Plan on December 18, 2002 to designate neighborhood Transit Station Areas (TSA's), and incorporate policies that encourage transit-oriented and pedestrian-friendly development near stations; and

Whereas, the City Council has adopted station area master plans for the Cedar-Riverside, Franklin Avenue, Lake Street/Midtown, and 46th Street stations; and

Whereas, the Planning Division of Community Planning and Economic Development (CPED) is completing a master plan for the 38th Street station area for Planning Commission review; and

Whereas, growth and development around Light Rail Transit (LRT) stations will create focal points for new investment thereby improving the City's tax base and accommodating new jobs and housing opportunities; and

Whereas, appropriately managed growth and development around LRT stations will result in fewer vehicle trips than growth and development elsewhere, consistent with City policies encouraging greater use of alternatives to the automobile; and

Whereas, the City Council wishes to align regulatory and programmatic tools such that station area plans are implemented over time;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City Council directs the Planning Division of CPED to undertake a study of possible changes in zoning designations in each of the neighborhood LRT station areas, as designated in CPED's 2004 Work Plan.

Be It Further Resolved that the City Council directs the Planning Division of CPED to consider possible zoning code text changes to accomplish the policy goals established in the Minneapolis Plan and adopted station area master plans.