



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

Date: October 5, 2011

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

Referral to: Zoning and Planning Committee

Subject: Lowry Avenue Rezoning Study

Recommendation: The following action was taken by the City Planning Commission on November 15, 2010:

10. C. Proposed amendments to the Minneapolis Code of Ordinances: These amendments are changes to the zoning of certain properties along and in the vicinity of Lowry Ave N. They include changes to the primary zoning of property, as well as to the Transitional Parking Overlay District. They would amend Chapter 521, Zoning Districts and Maps, of the city's Code of Ordinances. The purpose of the proposed amendments is to make the zoning of property consistent with, and supportive of, the future land use guidance in the Lowry Avenue Corridor Plan.

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 Lowry Avenue Rezoning Study Area would be impractical, and recommended that the City Council adopt the findings and **approve** the zoning map amendment.

Wards: 3, 4, and 5.

Prepared by: Jim Voll, Principal Planner, 612-673-3887 Approved by: Karin Berkholtz, Planning Manager, 612-673-3240 Presenter in Committee: Jim Voll
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Community Impact

- Neighborhood Notification – The project was initiated by the five neighborhood organizations that border on Lowry Avenue. The planning process included 3 advertised community meetings. There was a 45-day public comment period from September 13, 2010, to October 28, 2010. Letters of support for these actions from the five neighborhood organizations and the Northwest Minneapolis Business Association are attached to the November 15, 2010, City Planning Commission staff report. Planning staff met with the Lowry Corridor Implementation Committee on August 4, 2011, regarding the status of the rezoning study. Please see the attached letter dated September 1, 2011, from the committee regarding the rezoning study.

- Comprehensive Plan – See staff report.
- Zoning Code – See staff report.
- End of 60/120-day decision period – Not applicable.

Background/Supporting Information

It is common to follow the adoption of a small area plan with a rezoning study in order to bring city zoning regulations into alignment with the adopted development vision for an area. In the case of the Lowry Avenue Strategic Plan, it was decided that the rezoning study would commence immediately after the completion of the small area planning process, and prior to City Council action on the plan. The goal of this approach was a) to ensure that the land use recommendations in the plan and proposed zoning changes were completely compatible, b) to work on zoning changes while the community-based development vision was still in the minds of those that had been involved in the planning process, and c) to piggyback on the organizational infrastructure and outreach systems that had been developed during the planning process.

The Lowry Avenue Strategic Plan, Comprehensive Plan amendment, and rezoning study all received a public hearing at the November 15, 2010, City Planning Commission meeting. The Lowry Avenue Strategic Plan and Comprehensive Plan modifications, but not the rezoning study, were submitted for City Council action and were approved at the December 17, 2010, City Council meeting. Although all three items were considered and acted on by the City Planning Commission, the policy basis for the proposed zoning changes is established through adoption of the Plan and associated Comprehensive Plan modifications. For this reason, and in consultation with the City Attorney's office, the rezoning study was not submitted for council action until the Metropolitan Council review and approval was completed. This occurred on March 22, 2011. The rezoning study is now being submitted for approval.

Please see the attached letter from the Lowry Corridor Implementation Committee (on Cleveland Neighborhood Association stationary) suggesting changes to the staff recommendation that was adopted by the City Planning Commission.

Cleveland Neighborhood Association



September 1, 2011

SEP 6 2011

Council President Johnson
City Hall
350 South 5th Street Room 307
Minneapolis, MN 55415

Dear Council President Johnson,

In 2009-2010 the 5 neighborhoods bordering Lowry Avenue, Cleveland, Folwell, Hawthorne, Jordan and McKinley, along with other stakeholders worked diligently to produce the Lowry Avenue Strategic Plan and its accompanying Lowry Avenue Rezoning Study. The Strategic Plan was adopted by the City Council on December 17, 2010 pending its recent approval by the Metropolitan Council. The proposed zoning changes were reviewed by the Planning Commission at its November 15, 2010 meeting and will be on the City Council agenda for review and adoption in October now that the Strategic Plan has been approved by the Met Council.

After a recent review of the Lowry Avenue Zoning Study and the proposed zoning changes, the Lowry Avenue Implementation Committee requests some changes to the planning staff recommendations:

All North End Hardware properties at Penn and Lowry (3119 and 3121 Penn) be zoned C2—Neighborhood Corridor Commercial District. The reason we request this change is that North End Hardware currently conducts two business activities, small engine repair and equipment rental, which are non-conforming to C1 zoning. While these activities would be 'grandfathered in' if C1 zoning were adopted, if at some time in the future one or both of these business activities were discontinued for a period of more than one year, North End would not be allowed to offer those services again under C1 zoning.

The property at 2015 Lowry remain zoned C1 rather than changed to OR1. The reason we request this is that recent interest has been expressed in opening a restaurant at this site. A restaurant would not be allowed in OR2 zoned property but would be allowed in C1. We feel that this property is an excellent site for a restaurant.

The property at 3111 Emerson remain zoned C2 rather than changed to C1. The reason we request this change is that the owner of So-Low Grocery on that site has indicated intent to build a new and larger store on this site at some time in the future. Under C1 zoning the new store would be limited to 8,000 square feet. This limitation would exist under C2 zoning.

We hope that you will support these requested changes to the past staff recommendations. If you have any questions or concerns please feel free to contact anyone on the Lowry Avenue Implementation Committee

Sincerely,



Debbie Nelson, coordinator

Cleveland Neighborhood Association

On behalf of the Lowry Avenue Implementation Committee:

Cleveland Neighborhood Association—Debbie Nelson

Folwell Neighborhood Association—Roberta Englund

Hawthorne Neighborhood Council—Alexandra Jasicki

Jordan Area Community Council—Amy Blenker

McKinley Community—Chris Morris

Lowry Avenue Business Association—Daryl Weivoda

PPL—Inc - Christopher Wilson

North Regional Library—Barbara Elg

Christ English Lutheran Church—Melissa Pohlman

Cc: Jim Voll, Principal Planner, CPED