

Community Planning and Economic Development -- Planning Division Report

Zoning Code Map Amendments Midtown Greenway Rezoning Study

Date: September 28, 2009

Initiator of Amendment: Council Member Schiff

Date of Introduction at City Council: July 31, 2009

Wards: 2, 6, 7, 8, 9, 10, 13

Neighborhood Organizations: Cedar Isles Dean, West Calhoun, East Isles, ECCO, CARAG, Lowry Hill East, Whittier, Lyndale, Phillips West, Central, Midtown Phillips, Central, Powderhorn Park, East Phillips, Corcoran, Longfellow, Cooper, Seward.

Planning Staff and Phone: Amanda Arnold, Principal City Planner, 612-673-3242, and Paul Mogush, Principal City Planner, 612-673-2074

Intent of the Ordinance: The intent of the ordinance is to implement the future land use policies found in the following land use plans which address areas surrounding the Midtown Greenway:

- The Midtown Minneapolis Land Use and Development Plan (adopted Dec '05)
- The Industrial Land Use and Employment Policy Plan (adopted June '06)
- The Midtown Greenway Land Use and Development Plan (adopted Feb '07)
- The Seward Longfellow Area Land Use and Predevelopment Study (adopted Feb '07)
- The Uptown Small Area Plan (adopted Feb '08)
- The Lyn-Lake Small Area Plan (adopted June '09)

Appropriate Section(s) of the Zoning Code:

Chapter 521: Zoning Districts and Maps Generally

Existing Zoning: Various primary district designations and the Pedestrian Oriented-PO Overlay District.

Proposed Zoning for Map Amendment: See

www.ci.minneapolis.mn.us/cped/mgrs/recommendations.asp

Zoning Plate Numbers: 18, 23, 24, 25, 26, 27, and 28

Study Background:

It has become standard practice to follow up a small area plan process with an evaluation of the zoning in order to implement the future land use recommendations. The goals are to encourage the type of development envisioned in the adopted plans and to prevent development that is inconsistent with the plans. In addition, the City has a legal obligation to ensure that zoning reflects adopted land use goals.

Staff began evaluating each parcel within the boundaries of the small area plans listed above in 2008. In order to make objective recommendations grounded in adopted policy, staff reviewed all of the above relevant policy guidance for each of the 3200 parcels in the Midtown Greenway Rezoning Study boundary.

Each of the relevant small area plans provides one or more of the following categories of policy guidance on a parcel-by-parcel basis:

- Future land use: Residential (with a density range), commercial, mixed-use, industrial, etc.
- Development intensity: Recommended building types, including guidance on height and bulk, in the form of three development districts: Neighborhood-oriented, Urban-oriented, and Transit-oriented
- Character areas: Plan narrative and graphics providing other guidance for geographic sub-districts within the small area plan study area

Staff matched each possible policy combination with the zoning district that most closely implements that policy. The recommendations for an individual parcel are consistent with other parcels that have the same combination of policy guidance.

Recommendations:

Staff has developed a website where all of the recommendations can be viewed (<http://www.ci.minneapolis.mn.us/cped/mgrs/index.asp>). On this site one can search an individual property, views maps all of the proposed changes, and find links to the relevant adopted future land use plans. Hard copy maps of the recommendations were provided to the City Planning Commission for the September 17th Committee of the Whole meeting.

Public Process:

A public review process was undertaken for this study. It is also important to note that this study implements six small area plans which also had public involvement processes. In each process a community steering committee was established and community meetings were held. All of the plans were made available for public review and public hearings were held upon their adoption.

For this study, notices were sent out to all property owners and tax payers within the study area (approximately 5000 notices in each mailing) on August 15th and September 18th. In addition an e-mail notice was sent to all neighborhood organizations, business associations, and other stakeholder groups within the study area on August 17th and a second one on September 18th.

The first notices explained the purpose of the recommendations, provided a link to the project website, and announced three community meetings. Those meetings were held on August 31, September 1, and September 2nd, and approximately 100 people attended.

Staff has extended the public comment time by arranging to bring the recommendations for the portion of the study area east of 35W forward on October 13th and the recommendations for parcels west of 35W on October 26th.

Staff received nineteen formal comments before the September 17th City Planning Commission Committee of the Whole meeting and those were forwarded with the staff memorandum. Additional

comments were received after the printing of the staff memorandum for the Committee of the Whole. Those comments were distributed at the meeting. All correspondence received will be included with the final staff report.

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

The Planning Division of the Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the zoning code map amendment to the meeting of October 13, 2009.