

THE MINNEAPOLIS PLAN
Land Use Category Definitions

Land Use Category	Definition
Major Housing Sites	A site that stands out as an appropriate candidate for new medium to high density housing construction in terms of surrounding environment, connections to transit, and proximity to employment and goods and services.
Activity Centers	<p>A pedestrian-oriented area that supports a wide range of commercial, office-residential and residential uses with a busy street life and levels of activity throughout the day and into the evening.</p> <p>Activity Centers:</p> <ul style="list-style-type: none"> • Have a diversity of uses that draw traffic from citywide and regional destinations but do not generally support auto-oriented uses • Are accompanied by medium and high density residential uses and also accommodate retail and commercial services, entertainment uses, educational campuses, or other large-scale cultural or public facilities • Have traditional urban form • Have significant pedestrian and transit orientation • Have a mix of uses within structures • Have a unique urban character that distinguishes them from other commercial areas because of the mix and complementary type of uses as well as the traffic the area generates
Growth Centers	<p>An area that is growing both in terms of employment and population.</p> <p>An area that mixes a wide range of activities (residential, office, retail, entertainment and recreational amenities), maximizes transit usage, and provides transportation access for the movement of goods and people.</p>
Potential Growth Centers	<p>An area that has the potential to grow in employment and population.</p> <p>A potential growth center must have four primary components: housing, businesses, amenities and transit service.</p>
Industrial/Business Park Opportunity Area	<p>An area geared towards industry with adequate space for new businesses develop.</p> <p>An industrial or business park area should have:</p> <ul style="list-style-type: none"> • Immediate access to the regional freeway network • Restricted residential land use presence within immediate adjoining parcels • Location preference to higher job density and light industrial uses
Auto-Oriented Shopping Center	A shopping center area that has more than 100,000 square feet of total retail floor space and has at least one major chain of grocery or

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	household goods retail (i.e. Big Box Retail) with a large area of surface parking.
Commercial Corridors	<p>A street that:</p> <ul style="list-style-type: none"> • Carries from 10,000 to 20,000 average annual daily traffic • Has a mix of uses with commercial uses dominating with some auto-oriented uses and drive-through facilities but may include some light industrial; low density residential is uncommon • Has a mix of uses within the structures that line the street • Has land uses with traditional commercial and residential form and massing • Has commercial uses that serve the neighborhood as well as consumers from other parts of the city
Community Corridors	<p>A street that:</p> <ul style="list-style-type: none"> • Connects more than 2 neighborhoods • Has a land use pattern that is primarily residential with some commercial uses clustered at intersections • Carries from 4,000 to 15,000 in average annual daily traffic • Carries a heavy volume of traffic but are not necessarily the principal travel routes for a specific part of the city • Does not typically support auto-oriented uses • Has land uses with traditional commercial and residential form and massing • Has commercial uses that are generally small-scale retail/service and serve the immediate neighborhood
Neighborhood Commercial Nodes	<p>A small-scale business and service area for a neighborhood typically located at an intersection of a Community Corridor</p> <p>Nodes:</p> <ul style="list-style-type: none"> • Provide at least 3 retail or service uses to neighborhood residents • Are pedestrian-oriented with few auto-oriented uses • Have between 10,000 to 100,000 square feet of retail or service floor area • Have a trade market area ranging from 2,000 to 12,000 people • Have a historical commercial function or form • Can have a mix of uses within structures
Transit Station Areas	An area one-half mile in radius from a fixed-route transit station (i.e. dedicated bus-way, commuter rail, LRT, etc.) that offers potential for new development that includes multi-family housing, office and small-scale neighborhood commercial.
Transit Corridors	Transit corridors are streets or areas of right-of way that can serve longer distance travel and are sometimes located on exclusive rights of way in order to travel independently of other vehicles and at higher speeds. Examples include light rail transit, commuter rail and high speed bus service.

