

University District Zoning and Planning Regulatory Review

Project Overview and Recommendations
June 29, 2009 Public Meeting



Background

University Impact Report required as part of state approval of funding for Gopher Stadium

Identified and addressed concerns about University's impact on neighborhoods, including:

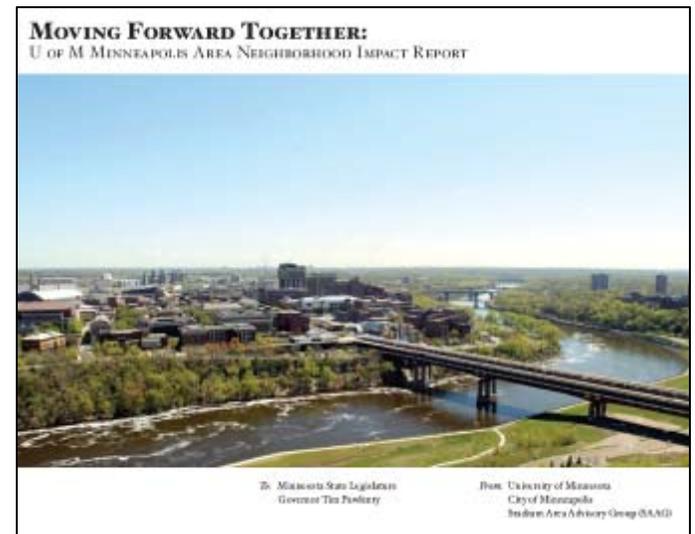
- Pressures on housing market

- Growing imbalance on neighborhood demographics

- Parking and transportation issues

Recommended formation of Alliance to address issues on an ongoing basis

City participated in process, and committed to partnering with Alliance to make positive changes



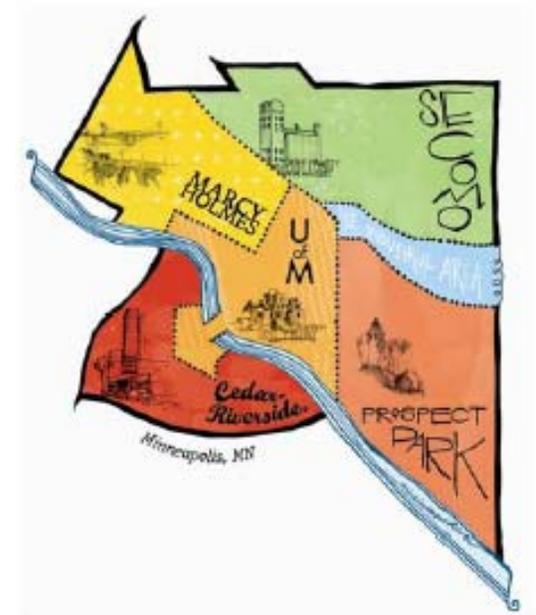
What is the District Alliance?

Five neighborhoods around the University of Minnesota Minneapolis Campus

Cedar Riverside/West Bank
Marcy Holmes
Prospect Park
Southeast Como
University

Other stakeholders including

Residents and students
Business associations
City of Minneapolis
University of Minnesota
Property owners and developers
Others



What is ZPRR?

Zoning and Planning Regulatory Review task force

Formed to examine how City can improve its regulations and procedures to address identified problems in University District neighborhoods

Task force has been meeting since August 2008

Systematically identifying problems in the neighborhoods, particularly related to development and design issues

Compiling and assessing possible strategies to addressing issues

Focus on what *City* can do, but not exclusively



Goals of ZPRR process

Build on the extensive work and discussion that has been done to date on these topics

Develop and prioritize concrete, actionable steps to address problems which have general support/consensus

Translate these steps into City actions which are compatible with City's legal abilities to enforce

Recognize there is no "magic bullet" solution and to be aware of unintended consequences



Major Factors in District

Unusually strong market demand,
particularly for student rental housing –
latent demand for other types?

Major investments strengthen already
strategic location

Central Corridor LRT with 4 stations

East Gateway and SEMI research/industrial parks

Granary Road and other road extensions

Major University investments in buildings

Possible Missing Link trail and other bike paths

Rapid change happening in well-established
neighborhoods, and expected to continue



Major Issues to Address

Parking and Transportation



Enforcement



Design and Development Standards

Planning and Zoning Framework



Public Process

1-4 Unit Moratorium

On all 1-4 unit development in the University District area,
as well as demolitions

From September 2008 – September 2009

Work of ZPRR being done in response to the issues which
prompted this

Other city actions addressing moratorium issues:

- Expanded notification regarding all development applications

- Revised standards for notification regarding demolitions

- Ongoing Regulatory Services activities following up on sweep, addressing issues

- Pending text amendment requiring garages for 1-2 units

Parking and Transportation

Issue: lack of capacity to handle parking need generated by residents, students, commuters, visitors, etc.

Recommendations:

- Change parking requirements for residential uses to reflect bedrooms, not units

- Regulate on-street parking to better serve residents and businesses

- Provide better options for commuters that discourage single-car commuting

- Incentivize alternative modes, and require more accommodations for them

- Consider neighborhood impacts of special events parking

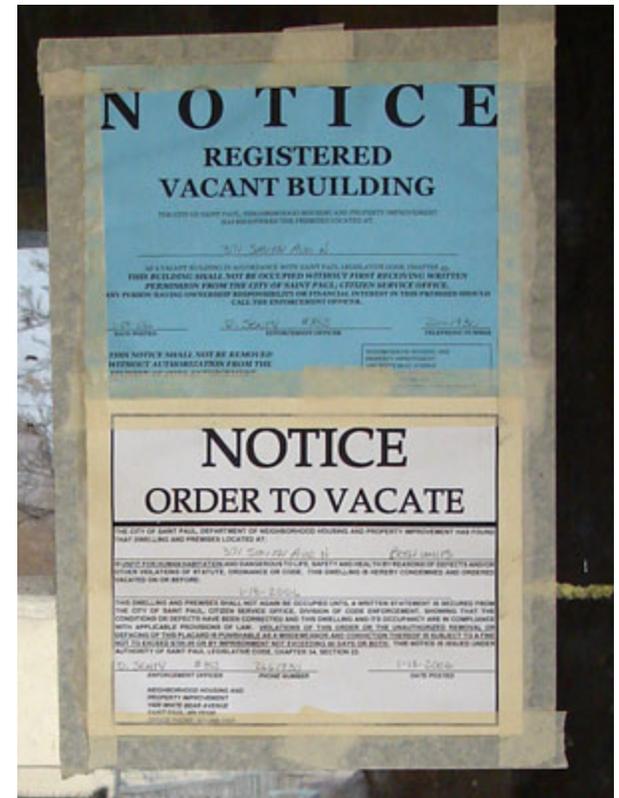


Enforcement

Issue: Need enforcement of regulatory standards to address poor property management, discourage illegal occupancy, and promote good maintenance of sites

Recommendations:

- Increase enforcement of existing regulations
- Revisit and strengthen enforcement requirements and fees/fines
- Clarify roles and responsibilities for landlords and tenants
- Register and/or track landlords
- Address targeted property types, like relative homesteads
- Target enforcement to focus on repeat violators



Design and Development Standards

Issue: Current development trends, while better than in the past, don't always create desirable projects or protect neighborhood character

Recommendations:

- Strengthen standards for porch construction to encourage more attractive and compatible results

- Consider use of historic or conservation districts to protect neighborhoods

- Discourage tear-downs by creating incentives to reuse existing homes

- Continued review of 1-4 unit administrative review standards, including requirements for front entrances for all units.

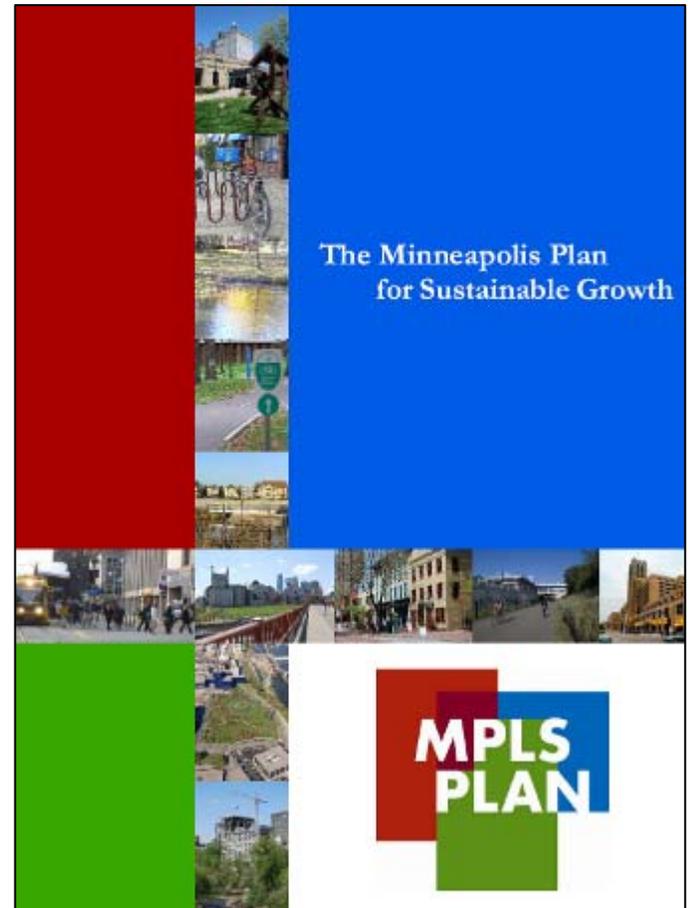


Planning and Zoning Framework

Issue: Neighborhood plans do not cover full area and were not developed as part of consistent vision; similar concern for zoning

Recommendations:

- Support District-level planning to provide more unified guidance
- Examine base zoning in District to determine where it needs to be revised



Public Process

Issue: Desire for more consistent and productive discussions between neighborhoods, developers, students, and other key players

Recommendations:

- Better incorporate public notification in administrative review process for development
- Outreach to improve student-community relations and accountability
- Improved communication with landlords and developers regarding community expectations and standards for development and management
- Support role of District as reviewer of larger projects



University Overlay Amendment

New overlay covering 5-neighborhood area

Main provision: 0.5 parking spaces/bedroom for all residential, replacing standard 1 space/unit

Other guidelines

- Limits on impervious surface to discouraging over-paving (leading to illegal stacking on parking surface)

- Increased screening and buffering of parking areas

- Required bicycle parking for 3-4 unit projects

- Allowance for parking reduction for enhanced bike/scooter parking or shared car



Purpose of Amendment

Incorporates existing practice (inspired by Marcy Holmes plan) into code, including for 1-4 unit buildings

Adjusts parking requirement to reflect unique market conditions of the area – as done in many other university communities

Addresses identified problems, specifically for the developments targeted through the moratorium

- Parking impacts from excessive on-street resident parking

- Over-paved, under-landscaped rear yards

- Lack of accommodation for bike and scooter parking

Incentivizes accommodation of alternative modes

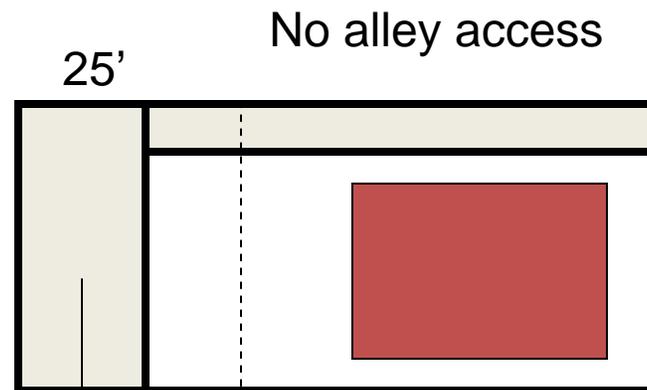
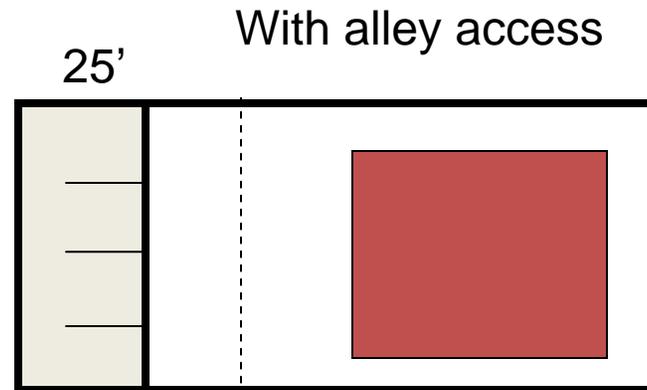


Examples of new parking standard

Restrictions on paving do not apply if property has a garage
Reduction from allowed paving area from 40 feet at rear of lot to 25 feet

Irregularly-shaped parcels will need to go through variance process, as before

Applies only for new residential construction or when adding bedrooms to existing



Porch Definition Amendment

Note: would apply citywide, not just University area

Further defines porch for purposes of:

- Legal encroachment into yard

- Receiving point through administrative review process

Includes design criteria (for point):

- No raw or unfinished wood

- Exterior materials

- Spans a minimum of half the width of the building

- Depth of at least six feet



Balance between flexibility in design and quality standards

Timeline for Amendments

- | | |
|-----------|---|
| July 13 | City Planning Commission |
| August 6 | City Council Zoning & Planning Committee |
| August 14 | City Council |
| August 21 | Moratorium expires
Text amendments effective |

Questions for Today

Do the identified issues and recommendations address the concerns you see in the District? If not, what needs to be added?

What recommendations do you think are the top priorities for implementation? Which ones are not priorities?

What partners and resources should be tapped for the implementation of this plan?



Thanks!

ZPRR Report Available Online:

[http://www.ci.minneapolis.mn.us/cped/
University_District_ZPRR_public.asp](http://www.ci.minneapolis.mn.us/cped/University_District_ZPRR_public.asp)

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