

Minneapolis City Planning Commission

2009 Annual Report



The Department of Community Planning and Economic Development works to grow a sustainable city. As we conduct our work, we strive to be:

- **Effective public servants;**
- **Proactive, creative problem solvers;**
- **Responsible stewards of public resources;**
- **Strategic partners with enterprise, public and private entities; and**
- **Respectful public administrators who are responsive to the diverse cultures and changing needs of our community.**

2008 City Planning Commissioners*

David Motzenbecker - President	Mayor's Representative
Theodore Tucker – Vice President	Mayoral Appointee
Lauren Huynh – Secretary	Mayoral Appointee
Council Member Gary Schiff	City Council Appointee
Brian Gorecki	City Council Appointee
Dan Cohen	Hennepin County Representative
Carla Bates	School Board Member
Tom Nordyke	Park Board President
Alissa Luepke-Pier	Mayoral Appointee
Vacant	Mayoral Appointee

*Membership as of 12/31/2009

City Planning Commission

The Minneapolis City Planning Commission is staffed by the Planning Division of the Community Planning and Economic Development Department. The Planning Director is Barbara Sporlein.

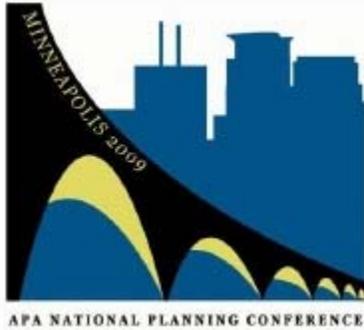
The Department of Community Planning and Economic Development works to grow a sustainable city. As we conduct our work, we strive to be:

- Effective public servants;
- Proactive, creative problem solvers;
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- Strategic partners with enterprise, public and private entities; and
- Respectful public administrators who are responsive to the diverse cultures and changing needs of our community.

The City Planning Commission is charged with long-range planning for the City and is responsible for advising the City Council on matters of development, zoning, and capital improvements. It is a citizen's committee that works with the staff of the CPED-Planning Division on the development of plans and the review of development applications. The Planning Commission consists of City Council and mayoral appointments and representatives from the School Board, Library Board, Park Board, Hennepin County, and the City Council. Specific responsibilities include:

- Preparation of the City's comprehensive plan
- Review and recommendation on area or issue-specific plans consistent with the comprehensive plan
- Review and recommendation on the sale of public land, and the vacation of streets and alleys
- Review and recommendation of redevelopment plans
- Review and recommendations on modifications to the City's zoning code and zoning map
- Review and action on formal development applications including application for conditional use permit, variance, site plan review, expansion/change of nonconforming use, and land subdivision.

2009 Planning Activities



In April, Minneapolis hosted the American Planning Association 2009 National Planning Conference. The conference took place April 25-April 29 at the Minneapolis Convention Center and various other locations throughout the City and surrounding suburbs. After over a year of preparation, an estimated 4,500 planners and allied professionals gathered in Minneapolis for the 101st edition of the world's largest planning conference. City Planning staff members served on the Local Host Committee

and other committees, organized sessions and mobile workshops, served as orientation tour guides, prepared presentations and served as session speakers, attended conference sessions and volunteered for various other tasks that contributed to making this conference a success.

A total of 371 conference sessions and facilitated discussions were held. Planning Director Barb Sporlein spoke at three sessions, including one highlighting the new Twins ballpark, one focused on female Planning Director's in large cities and one examining planning efforts near the Mississippi River. Jason Wittenberg was a speaker for a session titled "Rethinking Off-Street Parking Standards"



which showcased revisions to the City's Off-street Parking Chapter. Karin Berkholtz was a speaker for a session with Planning Director's from around the Twin Cities, discussing special challenges faced by Minneapolis and innovative planning to address those challenges. Several Planning Commissioners also participated in the conference as speakers and attendees.

In addition, 85 mobile workshops were held, giving conference attendees an opportunity to do some sightseeing and see planning in action throughout the Twin Cities. Mobile workshops took advantage of many modes of transportation, including walking, running, biking, Motorcoach, Segway, boat and light rail. The Minneapolis-based mobile workshops showcased the riverfront, Midtown Greenway, green roofs, the Hennepin Avenue Theater District, public art, historic landmarks and new luxury hotels.

On Saturday, a 6-hour community planning workshop was held, focusing on Chicago Avenue. This workshop paired 25 planners and more than 20 community residents, all working on developing a vision for the "Chicago Avenue Lifesciences Corridor." The workshop brought a national perspective to the corridor and helped identify important issues to be addressed in future planning.





The Minneapolis Plan for Sustainable Growth

More than one year after the City Council authorized staff to submit the draft plan to the Metropolitan Council for review, *The Minneapolis Plan for Sustainable Growth* was adopted in October.

On October 2, 2009, the Metropolitan Council moved to approve *The Minneapolis Plan for Sustainable Growth* and authorized the city to complete its adoption. The Metropolitan Council approved the Plan upon resolution of a consistency issue between the City's Sewer Plan and the Regional System Statement for Wastewater. *The Minneapolis Plan for Sustainable Growth* was approved by the City Planning Commission on September 14, 2009, with the incorporation of technical comments. The Zoning and Planning Committee of the City Council approved the Plan on September 28, 2009 and the City Council adopted the Comprehensive Plan on October 2, 2009. The adoption of the Comprehensive Plan was celebrated in conjunction with Community Planning Month at a Planning Open House on October 14, 2009 in the City Hall Rotunda. Upon adoption, Planning staff began the process of implementing the policies in *The Minneapolis Plan for Sustainable Growth*.

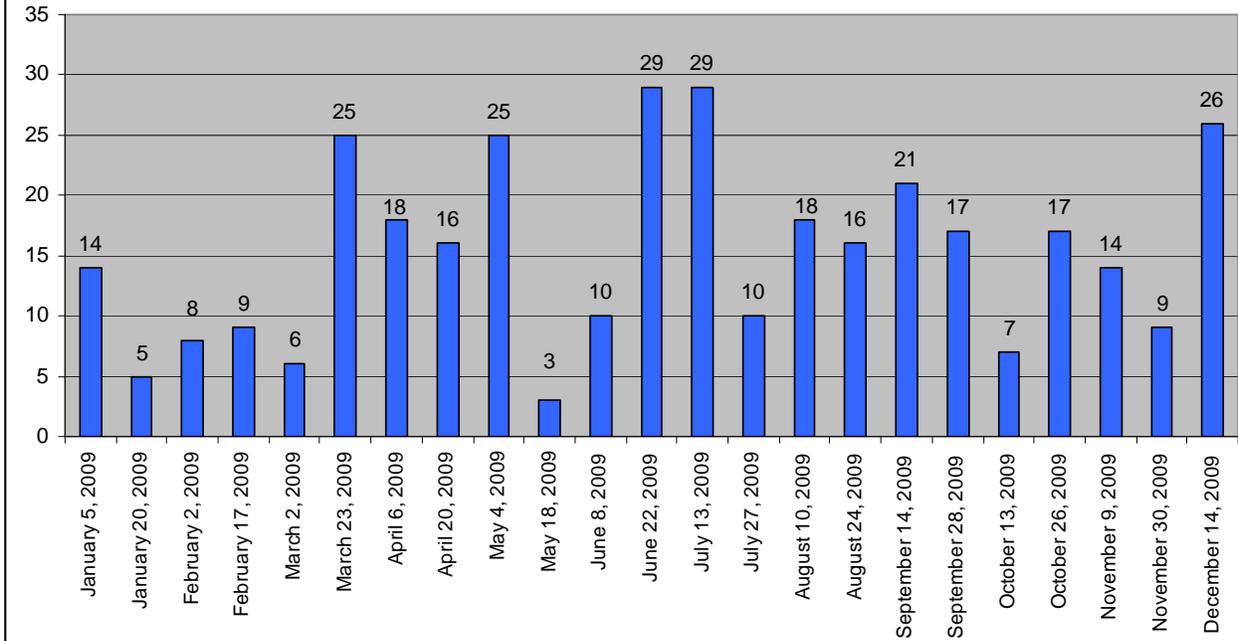
The comprehensive plan provides the vision and framework for the City's urban renaissance and growth as a great city of the future. *The Minneapolis Plan for Sustainable Growth* is a deliberate title for this update to the 2000 comprehensive plan, indicating that as Minneapolis grows, its growth will be achieved in ways that promote our economic development, strengthen the social and cultural fabric of the city, and value our natural environment and livability while creating conditions for economic opportunity for current and future generations. This comprehensive plan is designed to be a functional and readable framework for the future growth of Minneapolis and fulfills the City's regional responsibilities for housing, transportation and regional parks and open space. The plan also demonstrates how the city of Minneapolis will meet the population growth projections allocated by the Metropolitan Council.

2009 Land Use Applications

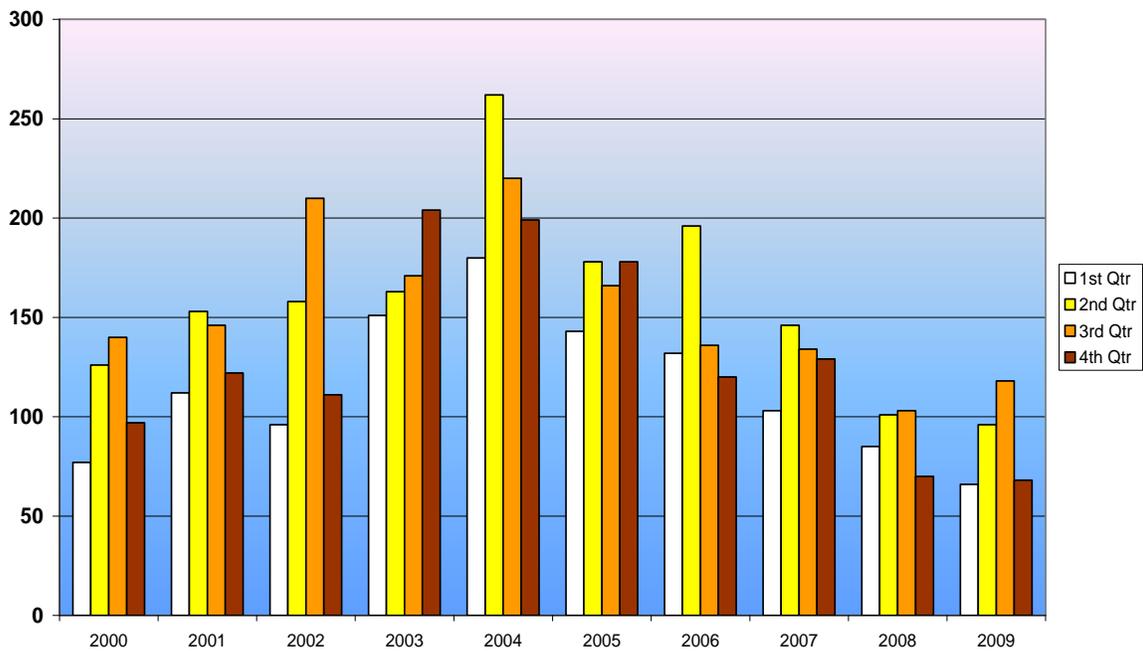
Total Number of Applications Acted Upon:	
Text Amendment	19
Conditional Use Permit	97
Site Plan	50
Rezoning	20
Variance	122
Minor Subdivision	13
Plat	10
Registered Land Survey	1
Vacation	10
Nonconforming Use Certificate	2
Expansion of a Nonconforming Use	12
Change of a Nonconforming Use	2
Master Plan	6
Total	367

Agenda Items Per Public Hearing:			
January 5:	13	July 13:	33
January 20:	3	July 27:	9
February 2:	8	August 10:	18
February 17:	6	August 24:	16
March 2:	7	September 14:	20
March 23:	24	September 28:	23
April 5:	12	October 13:	6
April 20:	15	October 26:	16
May 4:	25	November 9:	16
May 18:	3	November 30:	8
June 8:	13	December 14:	22
June 22:	28		

Number of Applications For Which Staff Recommended Approval



CPC Actions by Quarter 2000 - 2009



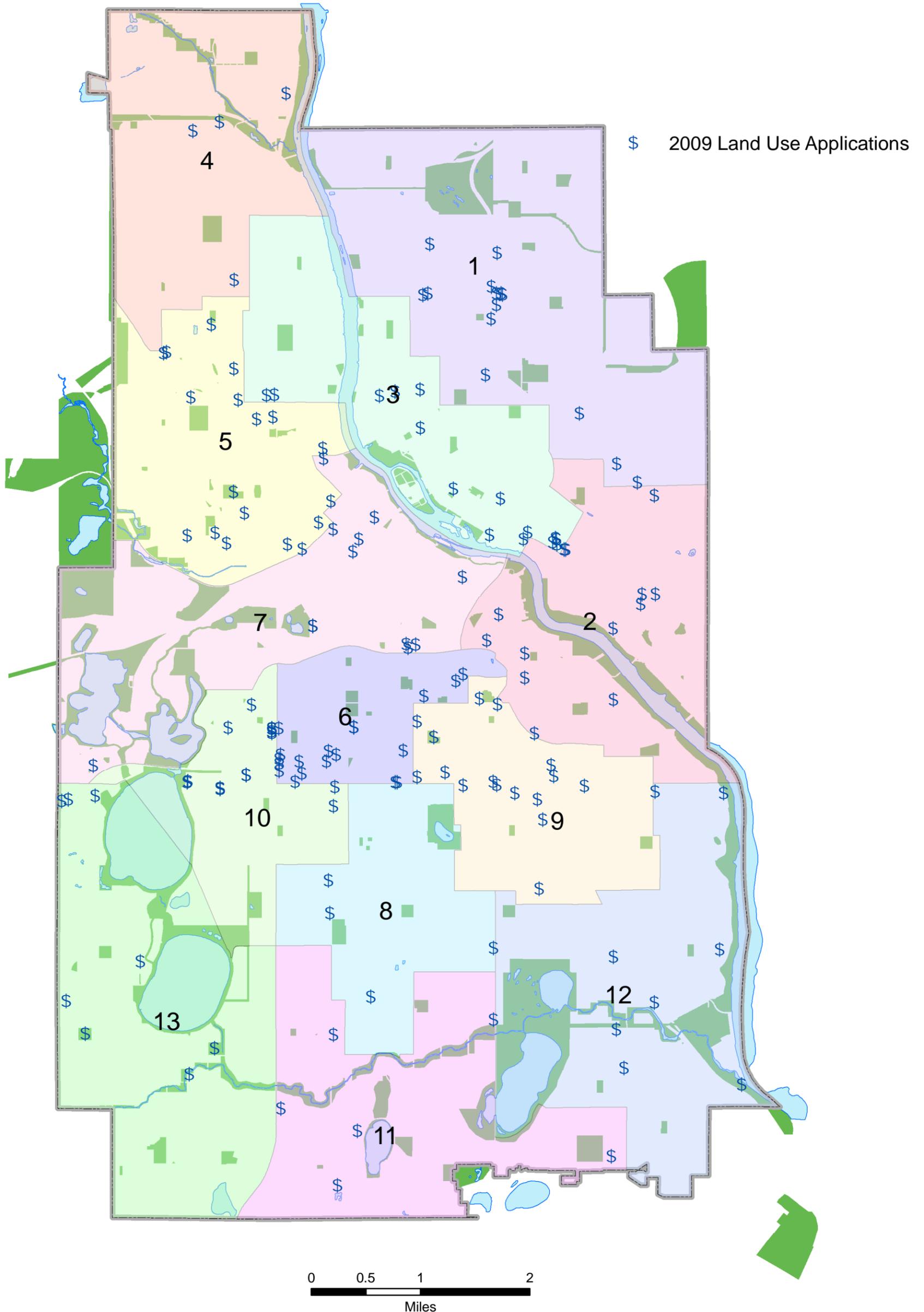
Application Outcomes

Variance applications where CPC:		
Granted	116	95.0%
Denied	6	5.0%
Text Amendments where CPC:		
Granted	18	100%
Denied	1	0%
Conditional Use Permits where CPC:		
Granted	90	92.7%
Denied	7	7.3%
Site Plan Reviews where CPC:		
Granted	47	94.0%
Denied	3	6.0%
Rezoning where CPC:		
Granted	19	90.5%
Denied	2	9.5%
Minor Subdivisions where CPC:		
Granted	13	100%
Denied	0	0%
Plats where CPC:		
Granted	10	100%
Denied	0	0%
Registered Land Surveys where CPC:		
Granted	1	100%
Denied	0	0%
Right of Way Vacations where CPC:		
Granted	9	100%
Denied	1	0%
Expansion/Alterations of Nonconforming Uses where CPC:		
Granted	8	67.0%
Denied	4	33.0%
Changes of Nonconforming Uses where CPC:		
Granted	5	83.0%
Denied	1	17.0%
Nonconforming Use Certificates where CPC:		
Granted	1	50.0%
Denied	1	50.0%
Street Renamings where CPC:		
Granted	2	100%
Denied	0	0%

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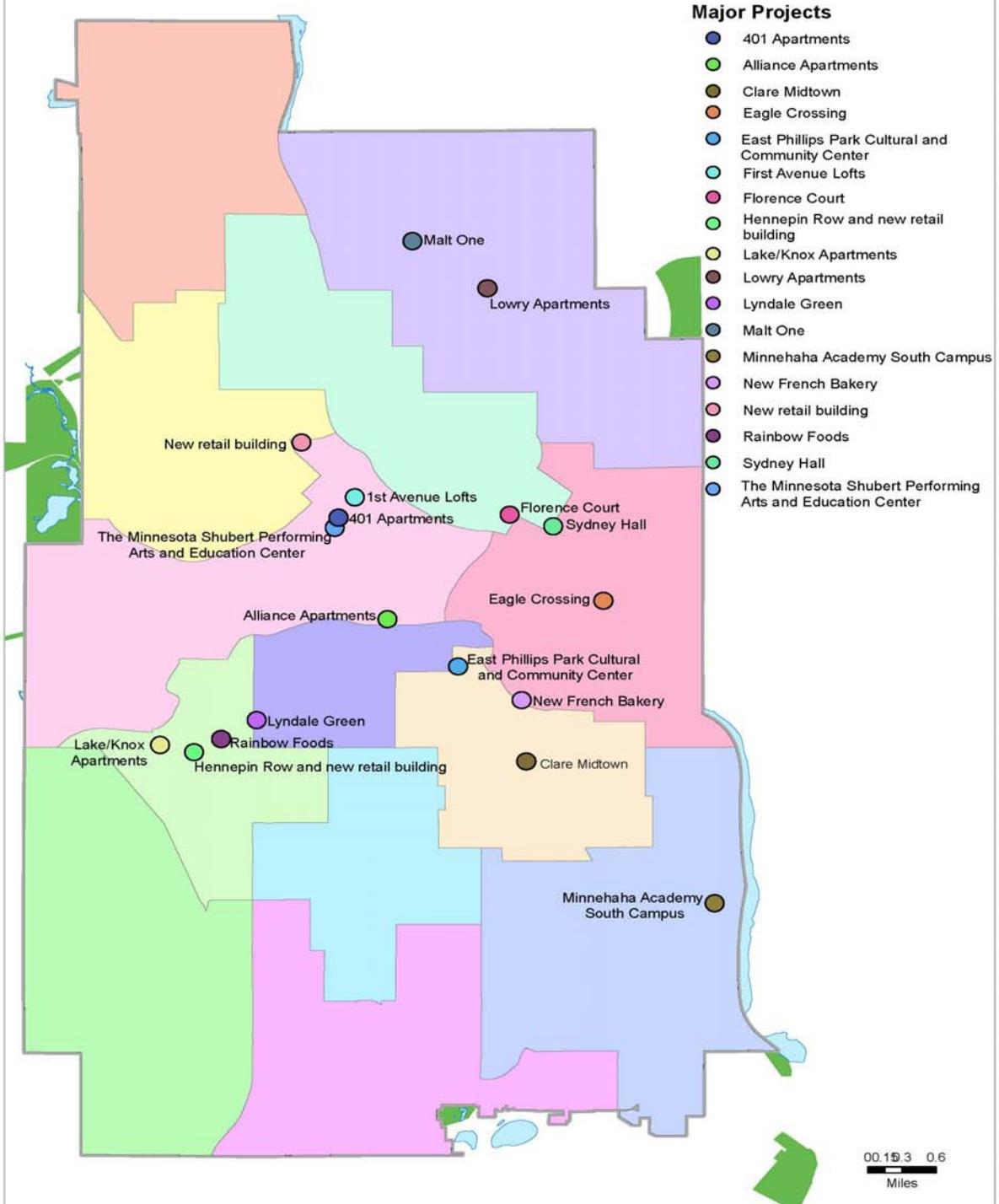
2009 Land Use Applications - City Planning Commission



Major Projects by Quarter

First Quarter		
Hennepin Row	3016 Hennepin Ave.	New retail building with 11,400 sq. ft. of floor area
Lowry Apartments	955 Lowry Ave. NE	New mixed use building with 31 dwelling units and 6,500 sq. ft. of commercial space
The Minnesota Shubert Performing Arts and Education Center	508-524 Hennepin Ave.	Revised plan for previously approved addition of approximately 17,495 sq. ft. addition to an existing building to establish a performing arts and education center
Second Quarter		
Malt One	2901 5 th St. NE	Addition of approximately 222,000 sq. ft. to an existing grain elevator
401 Apartments	401 1 st Ave. N.	Establishing 40 dwelling units within an existing building
Hennepin Row	3016 Hennepin Ave.	Amend previously approved plan for a new retail store with 11,000 sq. ft.
First Avenue Lofts	103 N. 2 nd St.	New 15-story mixed use building with 259 dwelling units and 7,500 sq. ft. of commercial space
Minnehaha Academy, South Campus	4200 West River Parkway	Amend plan for addition to ice arena. 10,000 sq. ft. addition
Lowry Apartments	955 Lowry Ave. NE	Amend plan for new residential building (original plan called for mixed use) with 30 dwelling units
Alliance Apartments	718 E. 17 th St.	Building addition with 61 new units of supportive housing
Third Quarter		
Sydney Hall	1500 4 th St. SE	Amend previously approved plan for a new mixed use building. New proposal includes 125 dwelling units and 15,000 sq. ft. of commercial space.
Lake/Knox Apartments	2915 Knox Ave. S.	New residential building with 65 dwelling units
Lyndale Green	610 W. 28 th St.	New mixed use building with 61 dwelling units and 8,700 square feet of commercial space
East Phillips Park Cultural and Community Center	2307 17 th Ave. S.	Amend previously approved plan for a new park building/community center with approximately 15,000 sq. ft.
New retail building	129 Plymouth Ave. N.	New multi-tenant retail building with approximately 10,000 square feet
New retail building	3018 Hennepin Ave.	New retail building with approximately 10,000 square feet
Fourth Quarter		
Eagle Crossing	631-635 Ontario St. SE	New residential building with 17 dwelling units
Rainbow Foods	1104 Lagoon Ave.	107,000 square foot grocery store and retail uses with approximately and 118,000 sq. ft. of parking structure
New French Bakery	2600 Minnehaha Ave.	New industrial building with approximately 56,000 square feet
Clare Midtown	3105 23 rd Ave. S.	New 45-unit supportive housing development
Florence Court	1000 University Ave. SE	Revised plan to establish 84 dwelling units in an existing building and renovate an existing building with 37 dwelling units. Previously approved during the 4 th quarter of 2008.

Major Projects



City of Minneapolis

Community Planning and Economic Development - Planning Division



Map compilation based on all data sources. The City of Minneapolis is not responsible for the accuracy or the use of this information for purposes not intended. For illustrative purposes only.

Created on: November 18, 2008

Approved Zoning Code Text Amendments

In 2009, the City Planning Commission approved 20 zoning code text amendments, including two rezoning studies. This was up from 10 text amendments approved in 2008. The amendments included comprehensive revisions to the City's off-street parking standards, sign regulations, and Planned Unit Development chapter. A summary of each amendment is provided below.

Off-street Parking: *Approved by CPC 11/17/2008* ***Approved by City Council 1/9/2009***



The goal of this text amendment was to ensure that the City's off-street parking regulations are consistent with best practices and to bring these regulations into alignment with City policies related to land use, transportation, community character/urban design, and environmental sustainability. The code revisions respond to policies that call for balancing the demand for parking with other important objectives such as maintaining the city's traditional urban form and encouraging the use of alternative modes of transportation. The new regulations are intended to be context sensitive, generally offering greater flexibility related to the minimum number of parking spaces that must be provided with new development while also incorporating reasonable limits on the amount of parking that may be provided. Bicycle parking requirements are much more prominent as a result of this amendment.

Split Zoning: *Approved by CPC 12/28/2008*
Approved by City Council 1/23/2009

This amendment revises regulations that apply to properties with more than one primary zoning classification. The amendment prohibits the combination of zoning lots with more than one zoning classification that results in the creation of split zoning on a lot. The amendment also clarifies that the most restrictive provisions would apply to lots with split zoning. In cases where a zoning district occupies a small fraction of a split zoned lot, the amendment allows the provisions of the district occupying the majority of the lot area to be applied to the entire zoning lot.



Signs for Regional Sports Arenas: *Approved by CPC 1/20/2009*
Approved by City Council 2/2/2009

This amendment revises regulations for on-premise and off-premise signs for regional sports arenas, including the Hubert H. Humphrey Metrodome. Specifically, the amendment expands the Downtown Entertainment Billboard District to include the site of the HHH Metrodome. The amendment also allows for certain types of roof signs mounted on regional sports arenas.

Residential Density: *Approved by CPC 2/17/2009*
Approved by City Council 3/27/2009

This amendment modified the minimum lot area and floor area ratio requirements for residential uses in the residential, commercial, and industrial districts to better align with adopted small area plans and the Minneapolis Plan for Sustainable Growth. The specific changes to affected zoning districts are:

Zoning District	Previous Minimum Lot Area	New Minimum Lot Area
R3	2,500 square feet per du	1,500 square feet per du
R4	1,500 square feet per du	1,250 square feet per du
R5	900 square feet per du	700 square feet per du
C1	900 square feet per du	700 square feet per du
C2	900 square feet per du	700 square feet per du
C3S	900 square feet per du	400 square feet per du

The maximum floor area ratio in the C3S District also changed from 1.7 to 2.7.

Plazas: *Approved by CPC 2/17/2009*
Approved by City Council 3/27/09



Peavey Plaza 2006

This amendment establishes development standards for plazas and requires administrative site plan review for plazas over 2,000 square feet. Due to a lack of regulations, some previously constructed plazas in the City have resulted in barren, hardscaped areas with few amenities and no seating. The purpose of the amendment is to establish development standards for plazas, which promote year-round gathering places designed to maximize pedestrian access, interaction and visibility, reinforce public spaces, create community identity, promote public safety, and visually enhance development.

Definitions and Permitted Uses: *Approved by CPC 3/23/2009*
Approved by City Council 4/24/2009

This amendment establishes definitions for “motorized scooter” and “neighborhood electric vehicle” and authorizes the sale of these vehicles in all commercial, downtown, and industrial districts. The amendment also adds educational arts centers as a permitted use in all commercial and downtown districts as a housekeeping item. The rationale for the amendment originated from the City’s overarching policies pertaining to environmental sustainability. Both neighborhood electric vehicles and motorized scooters were previously classified as automobile services uses under traditional automobile sales, which is fairly restrictive in terms of where automobile sales uses may be established. Allowing both neighborhood electric vehicle sales and motorized scooter sales as permitted uses classified under retail sales and service uses, in a wider range of zoning classifications, promotes green and less obtrusive, alternative forms of transportation.

On-Premise Signs: *Approved by CPC 4/6/2009*
Approved by City Council 7/17/2009

This amendment is a comprehensive revision to zoning code regulations pertaining to on-premise signs. The purpose of the amendment was, in part, to respond to the high percentage of sign variances approved by the City since the adoption of the zoning code in 1999. The amendment was also intended to address nuances within the sign chapter and discrepancies between the sign chapter regulations and other zoning code provisions.

Fees: *Approved by CPC 5/4/2009*
Approved by City Council 6/12/2009

This amendment adjusts the fees for specific land use applications and subdivisions. The purpose of the amendment is to modify fees in recognition of the costs of services performed and work and materials furnished, and to create application fees for new zoning applications that have been established by previously approved text amendments.

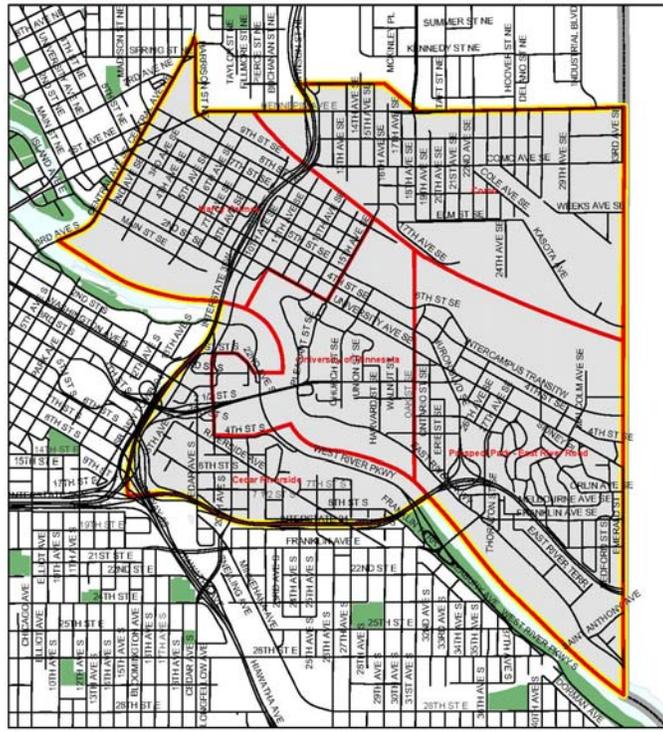
Garages Accessory to Single-family Dwellings: *Considered by CPC 6/22/2009*
Approved by City Council 8/28/2009

This amendment requires the construction of a garage, either attached or detached, when constructing or relocating any new single-family dwelling. A new authorized variance was created to the garage requirement in case of hardship. The purpose of the amendment is to address concerns about development of single-family dwellings that have neither an enclosed parking space nor enclosed place for materials that accompany home ownership such as yard-care equipment, snow removal items, etc.

Open Porches: *Approved by CPC 7/13/2009*
Approved by City Council 8/14/2009

This amendment revises the site plan review requirements and permitted encroachment requirements for open porches on 1-4 unit residential structures. A review of some recent residential developments revealed that some recently approved projects which received points for having a front porch in fact have porches that are small, unattractive and incompatible with the main structure. The purpose of this amendment is to be responsive to those concerns administrative review process.

**University Area Overlay District: Approved by CPC 7/13/2009
Approved by City Council 8/14/2009**



**University Area
Overlay District
Proposed Zoning**

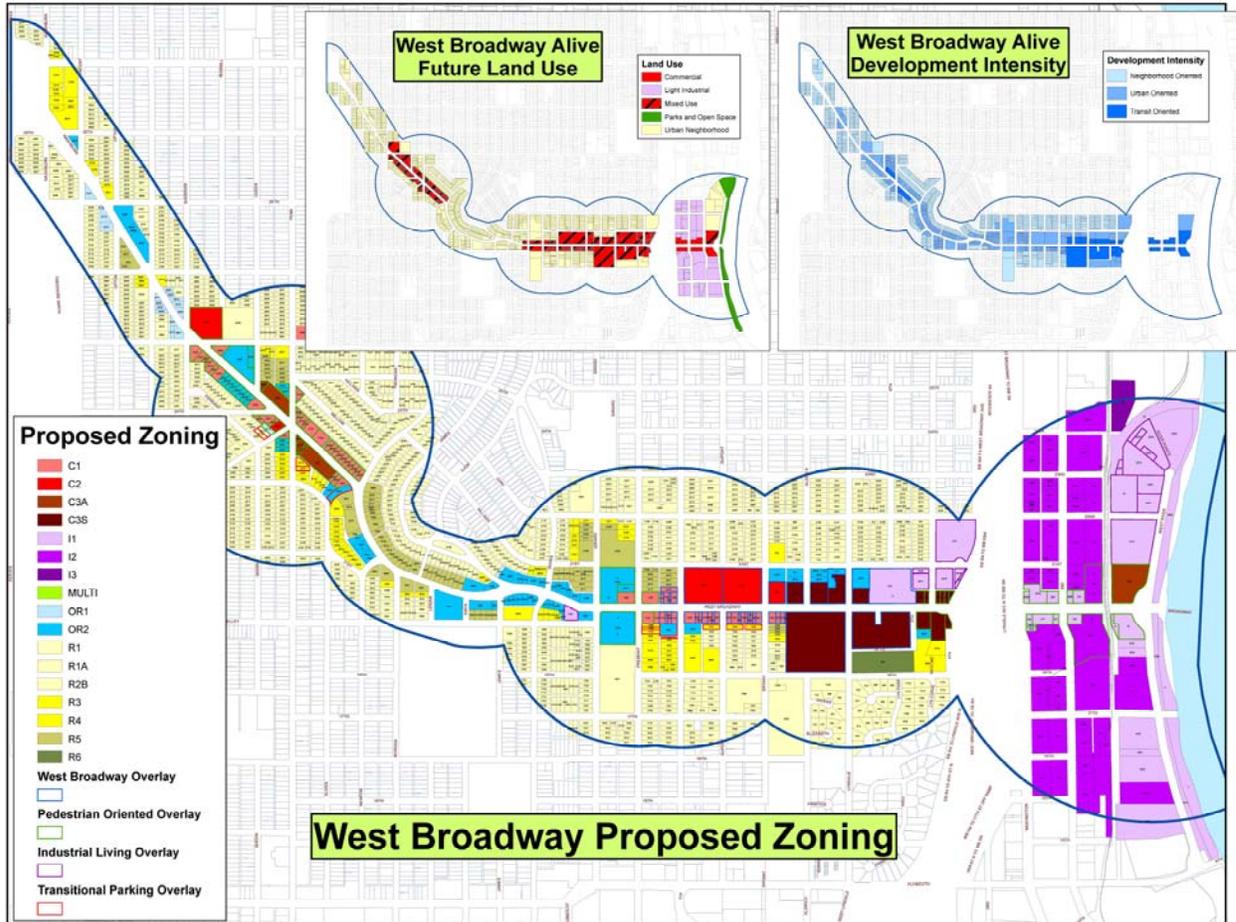
- Legend**
- District Neighborhoods
 - University Area Overlay
 - Minneapolis Parks



This amendment establishes the University Area Overlay District and rezones 4,245 parcels in the Cedar Riverside, Marcy Homes, Prospect Park, Como and University neighborhoods to apply said district. The intent of the district is to acknowledge the demands placed on land uses near major educational centers. A primary purpose of the overlay district is to ensure that new development is more likely to be compatible with existing surrounding development, mainly by accommodating parking in a more effective and attractive manner on site.

This overlay district was created in response to the University District Moratorium enacted by the City Council on August 22, 2008. The overlay district was also created in response to the recommendations of the University Alliance Zoning and Planning Regulatory Review task force, a task force staffed by City planning and zoning staff with membership represented by all District neighborhoods and business associations, as well as students, landlords and other community stakeholders. The text amendments and rezoning are part of a larger collection of recommendations designed to improve livability and preserve neighborhood character in the neighborhoods located near the University of Minnesota.

**West Broadway Overlay District: Approved by CPC 7/13/2009
Approved by City Council 8/14/2009**



This rezoning study resulted in the creation of the West Broadway Overlay District and rezones property in the West Broadway corridor area to be consistent with the recommended land use designations in the West Broadway Alive Plan, which was adopted in March 2008. The West Broadway overlay district creates regulations that ensure a scale of development that furthers the development objectives articulated in the West Broadway Alive plan, and establishes conditions under which new drive through facilities are allowed in the West Broadway corridor. The overlay district also includes a minimum floor area ratio of 1.0 and a requirement that any new building fronting on West Broadway be a minimum two floors. A total of 239 parcels were affected by zoning changes, 224 of which consisted of a change to base zoning. The West Broadway Overlay District (WB) was applied to 41 parcels and 33 parcels were added to the Pedestrian Oriented Overlay District (PO).

Planned Unit Development: *Approved by CPC 7/27/2009*
Approved by City Council 8/28/2009

This amendment revises the City's planned unit development regulations to better align with adopted applicable city policies and practices, including specifying the types of project amenities expected in exchange for the regulatory flexibility offered to large-scale, master-planned developments. The amendment updates the purpose section of the Planned Unit Development chapter to clarify that planned unit developments allow flexibility, but also require higher levels of amenities to obtain a higher quality development.

The minimum lot size for a planned unit development was reduced from two acres to one acre. A point system was created that requires a minimum of 10 points for every planned unit development and a minimum of 5 points for each alternative to a zoning code requirement requested. A new table was created with a menu of amenities with assigned point values that applicants can choose from to obtain approval and another table was added to this chapter to clarify the authorized alternatives to the zoning code allowed in a planned unit development. A new article was also added to clarify what additional uses the Planning Commission may allow in certain zoning districts and when an additional conditional use permit is necessary for uses that require a conditional use permit within the planned unit development. The expectation is that the amendment will result in greater predictability and consistency.

Schools in Industrial Districts: *Approved by CPC 8/10/2009*
Approved by City Council 9/18/2009

This amendment prohibits K-12 schools in Industrial Districts, except in the Industrial Living Overlay District where they are allowed as a conditional use. The purpose of the amendment is to preserve land for industrial uses, in accordance with the City's Industrial Land Use and Employment Policy Plan.

Reception or Meeting Halls: *Approved by CPC on 8/24/2009*
Approved by City Council 9/18/2009

This amendment creates a definition for reception or meeting halls, establishes specific development standards for such uses and makes reception or meeting halls conditional uses in the C2, C3S and C4 Districts, where they were previously permitted. The amendment was approved in response to the moratorium on the on the establishment, re-establishment, intensification or expansion of reception, banquet, rental and/or meeting halls outside of the B4, B4S and B4C zoning districts introduced by the City Council on September 26, 2008. The intent of the amendment was to update standards related to reception or meeting halls to better align with licensing standards and adopted applicable city policies and practices.

Medical and Dental Laboratories: *Approved by CPC on 9/14/2009*
Approved by City Council 10/16/2009

This amendment makes medical and dental laboratories permitted uses in the OR2 and OR3 Office Residence Districts. The amendment allows these supporting uses near health and medical facilities throughout the City and particularly within the Life Sciences Corridor.

Definition of “Story”: *Approved by CPC on 9/28/2009*
Approved by City Council 10/16/2009

This amendment revises the definition of “story” to allow the first story of a building to be up to 20 feet in height. The previous definition limited all floors to a maximum of 14 feet measured from floor to floor. Floor levels that exceed 14 feet in height were counted as two or more stories.

Ground Level Active Functions: *Approved by CPC on 9/28/2009*
Approved by City Council 10/30/2009

The primary purpose of this text amendment is to require buildings to accommodate ground level active functions when facing a public street. The amendment also requires each individual, non-residential ground level use that faces a public street, public sidewalk, public pathway, or on-site parking lot, comply with the applicable window requirements.

Children’s Play Space: *Approved by CPC on 10/13/2009*
Approved by City Council 12/4/2009

This amendment requires outdoor children’s play areas accessory to certain multiple-family dwellings in the R5 and R6 Districts as a specific development standard. The purpose of the amendment is to provide sufficient open space or play area for children in multiple-family residential developments.

Senior/Elderly Housing: *Approved by CPC on 11/30/2009*
Approved by City Council 12/18/2009

This amendment revises the definition of senior housing to more clearly distinguish senior/elderly housing from supportive housing. The new definition reads as follows:

Supportive housing. A facility that provides housing for twenty-four (24) hours per day and programs or services designed to assist residents with improving daily living skills, securing employment or obtaining permanent housing. It does not include:

- (1) Senior housing with services designed specifically to serve the needs associated with the aging of the residents.

Approved Small Area Plans

Lyn-Lake Small Area Plan

Adopted by City Planning Commission May 18, 2009

Adopted by the Minneapolis City Council June 26, 2009



The primary purpose of the plan is to provide more detailed policy direction for land use and development in the Lyn - Lake area. The plan builds on the existing land use policies in the *Minneapolis Plan for Sustainable Growth*, the *Uptown Small Area Plan* and the *Midtown Greenway Land Use and Development Plan*. Principles that guide the plan include the need to:

- Maintain and grow an independent and diverse business mix.
- Promote a clean, safe, pedestrian friendly urban environment.
- Maintain and cultivate a residential and commercial identity that is uniquely Lyn - Lake.
- Support a dense environment with housing options for a variety of incomes and lifestyles.
- Encourage incremental greening through the development of small urban green spaces and environmentally sensitive design.
- Balance the needs of automobile, bicycle, and pedestrian travelers while recognizing the exceptional nearby amenities of the Minneapolis Chain of Lakes and the Midtown Greenway.
- Continue to plan for the parking needs of area businesses, residents, and visitors while balancing the need for a walkable, well developed area.

The plan contains a series of recommendations designed to strengthen the business core, provide design considerations in the case that rail service is implemented within the Midtown Greenway, further historic preservation efforts, encourage incremental additions of green space, and provide guidance on building scale and design.

Phillips West Master Land Use Plan

Adopted by City Planning Commission June 8, 2009
Adopted by the Minneapolis City Council July 17, 2009



The Phillips West Master Land Use Plan was initiated by the Phillips West Neighborhood Organization. The purpose of the Plan is to serve as a guide for investment and future land use changes within the boundaries of the Phillips West neighborhood, which includes the area bounded by 22 Street to E Lake Street and I-35W to Chicago Avenue. The central theme of the plan is to encourage investment in the neighborhood that reflects a balance of redevelopment with rehabilitation of existing buildings and housing stock. The plan provides a future land use map that is consistent with other adopted small area plans in the area as well as The Minneapolis Plan.

The plan makes recommendations for future land uses on a parcel-by-parcel basis for all land within the Phillips West boundaries, with the exception of parcels fronting Chicago Avenue. The plan proposes no major changes to the transportation network in Phillips West. It acknowledges the potential for future changes to access to and from I-35W as well as the arrival of Bus Rapid Transit at I-35W and Lake Street, and provides some suggested changes to the layout of Park and Portland Avenues. Additionally, the plan expresses the general sentiment that the wide variety of building types and land uses in Phillips West is something to be embraced. The plan also offers support for investing in streetscape improvements for major corridors in the Phillips West neighborhood.

Midtown Greenway Rezoning Study

Approved by City Planning Commission on December 14, 2009
Pending City Council Adoption

On December 14, 2009, after two prior public hearings and four Committee of the Whole meetings, the City Planning Commission recommended that the City Council approve the zoning map amendments included in the Midtown Greenway Rezoning Study. These amendments have not yet been approved by the Minneapolis City Council. 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 December 2005)
- The Industrial Land Use and Employment Policy Plan (adopted June 2006)
- The Midtown Greenway Land Use and Development Plan (adopted February 2007)
- The Seward Longfellow Area Land Use and Predevelopment Study (adopted February 2007)
- The Uptown Small Area Plan (adopted February 2008)
- The Lyn-Lake Small Area Plan (adopted June 2009)



There are 3,210 parcels within the study area. On 1,766 of these parcels, the policy guidance in the adopted small area plans differed enough from the regulations of the current zoning district to necessitate a zoning change. All recommended changes are the result of an objective staff analysis matching the policy guidance on each parcel to the zoning district that best implements that policy guidance. Most of the base zoning changes fall into one of three categories:

- Industrial to non-industrial: Includes changing 12 parcels from industrial to commercial, 18 to office residence and 199 to residential.
- One level of residential to another: Includes 793 upzonings to a higher-level residential district and 280 downzonings to a lower-level Residence district.
- Residential to commercial: Includes rezoning 17 parcels from a Residence or Office Residence district to a Commercial district.

Zoning changes to overlay districts were also recommended, including:

- The establishment of Pedestrian Oriented Overlay Districts at Hennepin Avenue and Lake Street as well as Lake Street and Lyndale Avenue South.
- The establishment of Pedestrian Oriented Overlay Districts at the intersections of Lake Street and Chicago Avenue and Lake Street and Bloomington Avenue.
- The Industrial Living Overlay District is recommended for several industrial parcels east of Minnehaha Avenue.