

Department of Community Planning and Economic Development – Planning Division
West Broadway Rezoning Study
Zoning Map Amendments
Zoning Code Text Amendment

Date: May 18, 2009

Initiator of Amendment: Council Member Samuels

Date of Introduction at City Council: March 6, 2009

Ward: 3, 4, 5

Neighborhood Organizations: Jordan Area Community Council, Hawthorne Neighborhood Council, Northside Residents Redevelopment Council

Planning Staff and Phone: Thomas Leighton, (612) 673-3853 and Kimberly Holien (612) 673-2402

Intent of the Ordinance: The intent of the proposed map changes is to rezone property in the West Broadway corridor area consistent with its proposed future development as described in the recently approved West Broadway Alive Plan. The intent of the text amendment is to establish regulations that ensure a scale of development that furthers the development objectives articulated in the West Broadway Alive plan, and to establish conditions under which new drive through facilities are allowed in the West Broadway corridor.

Appropriate Section(s) of the Zoning Code: Chapter 521: Zoning Districts and Maps Generally; Chapter 551: Overlay Districts

Existing Zoning: See attached map and parcel listings

Proposed Zoning for Map Amendment: See attached map and parcel listings

Zoning Plate Numbers: 7, 8, 12, 13

Background: In March, 2008, the Minneapolis City Council adopted West Broadway Alive, a small area plan that articulates a development vision and action agenda for the West Broadway corridor in North Minneapolis. The West Broadway rezoning study was initiated later in 2008 with the intent of modifying the zoning of property and the text of the zoning code to reinforce and support the development objectives in the West Broadway Alive plan.

A variety of approaches were taken to solicit community and stakeholder review of the draft zoning and text modifications. The rezoning study was one of the topics highlighted at the West Broadway Community Development Expo—a public open house scheduled on Saturday, February 7. The meeting was advertised through neighborhood e-mail lists and posters in 20+ West Broadway business windows. In addition to this public outreach all property owners whose properties would be affected by the draft

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zoning changes received letters stating this and announcing the public meeting. Around 150 people attended the open house, and the rezoning display was one of the areas that experienced a high level of interest from property and business owners, as well as from neighborhood residents.

The formal 45 day public comment period began on March 13, 2009, and ended on April 27, 2009. During this time, the rezoning proposal was presented and discussed at the Board meetings of the Jordan Area Community Council, the Hawthorn Neighborhood Council, and the Old Highland Neighborhood Association. It was also discussed at the Planning, Zoning and Development Committee of the West Broadway Coalition. While the overall tenor of each of these community conversations was supportive, and a few suggestions were made and taken into consideration, none of these organizations took an official action on the amendments. Nor have any written comments been submitted by any individuals throughout the process.

Continuance: Subsequent to scheduling this project for the May 18 CPC agenda, staff has determined that additional internal discussion of the proposed text amendments is necessary in order to finalize the staff recommendation. For this reason, staff recommends continuing the presentation and consideration of this agenda item from the May 18 meeting of the City Planning Commission to its June 8 meeting.

Recommendation of the Department of Community Planning and Economic Development- Planning Division:

Recommended Motion: The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** this agenda item to the meeting of June 8, 2009.