

**Department of Community Planning and Economic Development – Planning Division**  
**Minneapolis Plan Amendment #4**  
**Housekeeping**

**Date:** December 13, 2004

**Project Name:** Housekeeping Text Amendments to *The Minneapolis Plan*

**Community Corridors**

- 49<sup>th</sup> Avenue North from Humboldt Avenue North to Lyndale Avenue North
- Fremont Avenue North – West Broadway to 44<sup>th</sup> Avenue North
- 44<sup>th</sup> Avenue North – Lyndale Avenue North to Penn Avenue North
- Dowling Avenue North – I-94 to Penn Avenue North
- Humboldt Avenue North – 44<sup>th</sup> Avenue North to Northern City Boundary

**Commercial Corridors**

- Lyndale Avenue North – 42<sup>nd</sup> Avenue North to 49<sup>th</sup> Avenue North

**Neighborhood Commercial Nodes**

- Penn Avenue South & Cedar Lake Road
- Penn Avenue North & West Broadway Avenue

**Major Housing Site**

- Humboldt Greenway

**Planning Staff and Phone:** Jennifer Bever, (612) 673-3859

**Ward:** 4, 5, 7

**Neighborhood Organizations:**

Shingle Creek Neighborhood Association  
Lind-Bohanon Neighborhood Association  
Webber-Camden Neighborhood Organization  
Cleveland Neighborhood Association  
Folwell Neighborhood Association  
McKinley Community Association  
Jordan Area Community Council  
Hawthorne Area Community Council  
Northside Residents Redevelopment Council  
Harrison Neighborhood Association  
Bryn Mawr Neighborhood Association

**Background:**

***The Minneapolis Plan (TMP)*** is the principal planning document for the City of Minneapolis (the City's "Comprehensive Plan", as defined by State statute). It is used to guide and evaluate City policies, programs and ordinances (including capital improvements, redevelopment, and regulatory tools like the zoning code). TMP includes general policy language as well as geographically designated Land Use Policy Features. Land Use Features in and around Minneapolis neighborhoods include "*Commercial Corridor*", "*Community Corridor*", "*Neighborhood Commercial Node*", "*Major Housing Site*", "*Auto Oriented Shopping Center*", "*Activity Center*" and "*Transit Station Area*".

With the conversion of all TMP maps to GIS, staff discovered that several land use features demarcated on the original land use maps as approved by the Metropolitan Council were not included in the text. The Metropolitan Council determined that text corrections such as this should be submitted as a housekeeping text amendment to the plan. The proposed amendment corrects the appropriate tables within the text of Chapter 4 – Marketplace: Neighborhoods and Chapter 9 – City Form for consistency with the approved land use maps.

**Future Related Actions:***City Council action*

Amendments to the City's Comprehensive Plan require action by the City Council. Following action by the City Planning Commission, staff will forward these amendments to the Zoning and Planning Committee for review and action.

*Metropolitan Council review and approval*

Adoption of amendments to a municipality's comprehensive plan also requires review and action by the Metropolitan Council. Staff will recommend that the Minneapolis City Council adopt these amendments contingent upon review and approval by the Metropolitan Council, at which time the amendments will take effect. The Metropolitan Council has the authority to recommend or, in some instances, require changes to a municipality's comprehensive plan. If this unlikely event were to occur, the Minneapolis City Council would address these issues under separate action.

*Regulatory alignment*

According to State statute, regulatory controls must come into alignment with proposed changes to land use as identified in the Comprehensive Plan. The proposed text changes do not cause misalignment between existing regulatory controls and land use policy direction.

**Recommendations of the CPED Planning Division:****STAFF RECOMMENDATION:**

Staff recommends that the City Planning Commission forward a recommendation of approval to the City Council of the proposed text corrections to ***The Minneapolis Plan***, as identified in the attachments.

**Attachments:**

- Chapter 4 – TMP Text with Proposed Changes
- Chapter 9 – TMP Text with Proposed Changes
- Existing North Sector Land Use Policy Map 9.6
- Existing Southwest Sector Land Use Policy Map 9.9