



LINDEN HILLS SMALL AREA PLAN

LAND USE & DEVELOPMENT INTENSITY

The following briefs identify key City policy framework, past guidance from the Linden Hills Neighborhood Design Framework from 1997, survey and workshop themes, and analysis of existing conditions to provide a distilled set of issues for consideration in the small area planning process.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH

THE CITY OF MINNEAPOLIS'S COMPREHENSIVE PLAN

Applicable Land Use Features

The City's comprehensive plan provides policy direction based on the recognition of land use features including Neighborhood Commercial Nodes and Community Corridors. The Plan uses these features in planning for land use & development intensity.

- The comprehensive plan considers 44th Street W between Upton and France Avenue and France Avenue from Glendale Terrace to 51st Street West Community Corridors.
- Linden Hills has two Neighborhood Commercial Nodes as recognized by the City's Comprehensive Plan: the areas surrounding 43rd and Upton and the area surrounding 44th and France.

The City's Comprehensive Plan classifies density as follows:

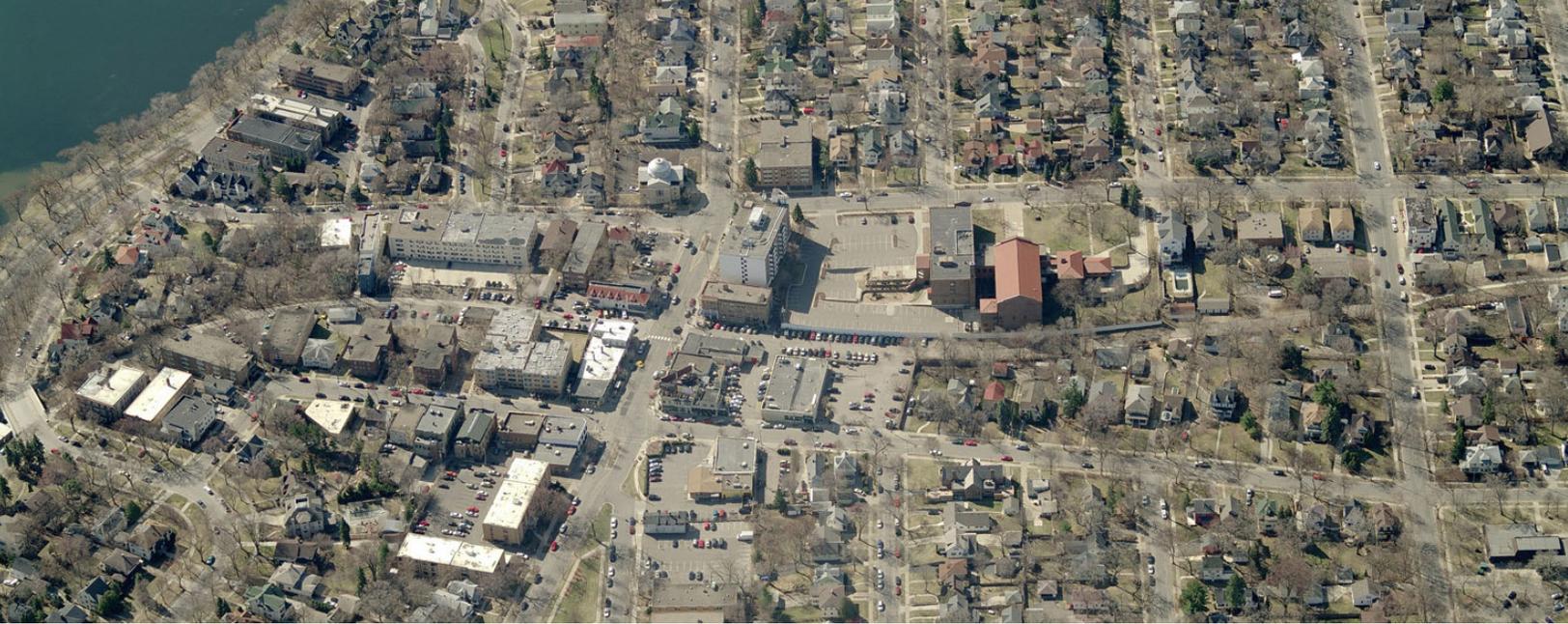
- Low Density: Under 20 units per acre
- High Density: 50-120 units per acre
- Medium Density: 20-50 units per acre
- Very High Density: More than 120 units per acre

Applicable General Policies Regarding Land Use

- Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

Applicable General Policies Regarding Housing Density

- 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
- 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.
- 1.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial
- 1.11.6 Encourage the development of medium-density housing immediately adjacent to Neighborhood Commercial Nodes to serve as a transition to surrounding low-density residential areas.
- 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.
- 3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.



Applicable Policies Regarding Commercial Intensity

- 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.
- 1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.
- 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
- 1.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.
- 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.
- 1.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.
- 1.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.
- 1.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.

LINDEN HILLS NEIGHBORHOOD DESIGN FRAMEWORK - 1997

Applicable Guidance

- Adding new moderate density housing (10-20 units per acre) is one way to improve customer base for neighborhood businesses and encourage pedestrian trips
- Encourage development of moderate density housing as a way to support neighborhood commercial uses and improve the transition between commercial and single-family residential uses.
- Encourage a range of densities, housing types, and building configuration.
- Commercial Mix: Continue to balance the mix of commercial uses between those that serve local residents' needs and those that draw visitors from a wider region.
- Its interesting mix of commercial uses help make Linden Hills both a desirable neighborhood and a center for Southwest Minneapolis and nearby communities. While businesses are a key element in the neighborhood's character, those that serve the residents' needs should generally take precedence over those that serve a larger market.
- Most individual businesses should occupy no more than 4,000 square feet of floor area in a building. Larger uses (grocery store) would be expected to exceed this limit.

EXISTING CONDITIONS

Housing Density

The density of the housing within and surrounding the commercial area of Linden Hills ranges from low density to very high density. There are two pockets of relative dense housing. One to the north, south and east of 43rd & Upton and one to the south and west of 44th & Beard. The most dense building in Linden Hills happens to be its largest, 2700 44th Street W is classified as very high density. However, density does not always mean large scale buildings. Density is purely the number of units divided by the ground area of a property. So a building on relatively small lot with 5-10 units can be considered high or medium density. Here are some examples with Linden Hills (*pictures to be inserted*)

Low Density

- 3824 44th Street W- 11 dwelling units per acre, 5 units

Medium Density

- 4408 Chowen Avenue - 32 dwelling units per acre, 66 units
- 4444 Lake Harriet Parkway- 35 dwelling units per acre, 10 units
- 4314 Upton Ave S - 35.8 dwelling units per acre, 7 units

High Density

- 2716 44th Street W- 67 dwelling units per acre, 15 units
- 4269 Sheridan Ave S- 60 dwelling units per acre, 35 units
- 4300 Upton Ave S- 53 dwelling units per acre, 7 units

SUMMARY: CONSIDERATIONS TO BE EXPLORED IN THE SMALL AREA PLANNING PROCESS

The community survey and workshop revealed that an overwhelming majority of respondents wanted to retain the existing character and scale of the commercial areas of Linden Hills and that new development should proliferate the scale of the existing buildings. There is a concern over large-scale development and its impact on the area. Density does not necessarily mean large-scale development and be in many different building designs that reflect the scale of the community. Density and building design will need to be considered in conjunction with each other to further refine the City policies in the context of Linden Hills.

The City's policies support up to medium density housing (20-50 units per acre) along 44th Street West and France Avenue. City policies also support medium density housing immediately adjacent to the neighborhood commercial nodes at 43rd and Upton and 44th & France. City policies also support medium to high density housing within the two neighborhood commercial nodes. The policies that support these densities also encourage transitions to surrounding low density residential areas. Through the planning process the community will refine what medium density looks like in the context of Linden Hills. It will also need to consider what high density housing might look like in the context of the two neighborhood commercial nodes of 43rd & Upton and 44th & France.

The community survey and workshop revealed an interest in better connecting the commercial areas along 44th Street West. Community input included ideas of increasing the number of commercial establishments along the corridor by the possible conversion of housing into commercial uses. City policy discourages this process to protect the adjacent residential uses. Is the expansion of commercial uses along 44th Street something the community desires and if so how should that proceed and what should it look like.

The community survey and workshop revealed a strong desire to retain the small-scale neighborhood serving businesses within the commercial areas. City policy is consistent with retaining this character and city regulations keep the size of commercial uses in these areas to 4,000 square feet. The 44th & France node has several businesses that are larger than 4,000 square feet. Should the 44th & France node be considered differently than the nodes of 44th & Beard and 43rd & Upton for the size of businesses? If so, what does that look like? Is that reflective of the context across France in Edina?