

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Beth Elliott, Principal City Planner, (612) 673-2442
Joe Bernard, Senior City Planner
Peter Crandall, City Urban Designer

DATE: July 9, 2015

SUBJECT: Loring Park Rezoning Study

CPED Long Range Planning is conducting a rezoning study as a significant step in implementing the *Loring Park Neighborhood Master Plan*, approved by the City Council in October of 2013. A rezoning study is a key tool that allows the City to implement land use policy adopted by the City Council. Studies usually take place shortly after the completion of a planning process and result in a recommendation to change the zoning of multiple parcels so that zoning is consistent with adopted future land use plans.

The goal of this rezoning study is to encourage the type of development envisioned in the *Loring Park Neighborhood Master Plan* and prevent development that is inconsistent with the plan. The City also has a legal obligation to ensure that zoning reflects adopted land use goals. The two main tools we use are the future land use and build form maps.

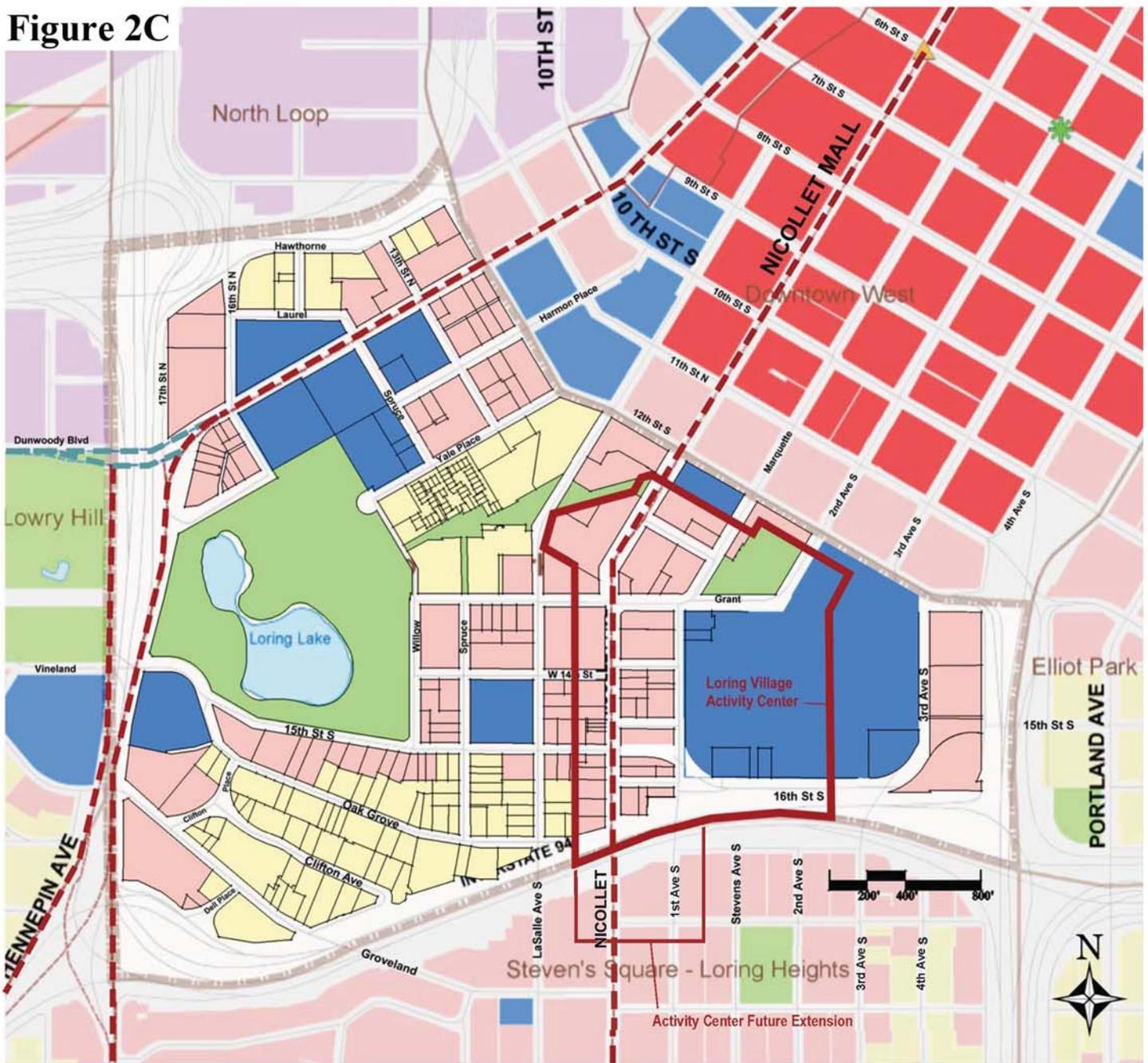
We kicked off the Loring Park Rezoning Study with a community meeting in January. Since then we have been conducting the technical analysis to arrive at draft staff recommendations. We have also done an urban design analysis on Loring Hill, a neighborhood district just south of the park, to determine if the proposed base zoning adequately achieves the Plan's form-based recommendations.

We are currently rolling out the recommendations for feedback from the neighborhood association, business groups, property owners, and residents. A schedule for the remainder of the process is attached.

Also attached you'll find the Future Land Use Plan, Built Form Plan, and a map of the draft staff recommendations. We will provide additional information during the meeting, including a brief presentation on Loring Hill's urban design analysis.

A robust webpage has been created for the Loring Park Rezoning Study that includes information on next steps, an interactive map of the recommended zoning changes, and feedback material. The webpage can be viewed at: <http://www.minneapolismn.gov/cped/loringparkrezoning>.

Figure 2C



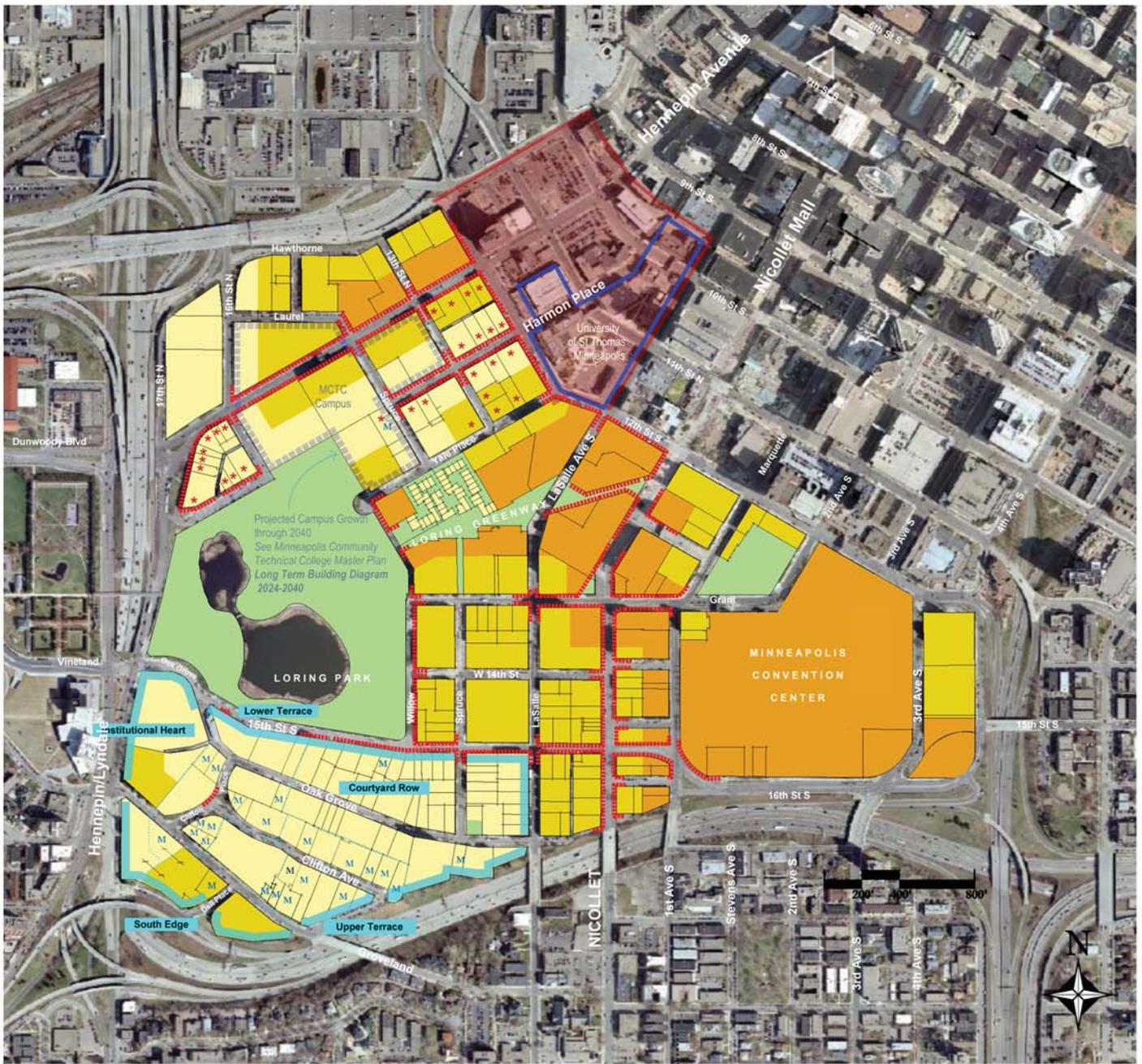
Loring Park Neighborhood Land Use Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by PETER MUSTY LLC

The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)

-  Activity Center
-  Commercial Corridor
-  Community Corridor
-  Centerline
-  Urban Neighborhood
-  Mixed Use
-  Commercial
-  Public and Institutional
-  Transitional Industrial
-  Industrial
-  Parks and Open Space
-  Water

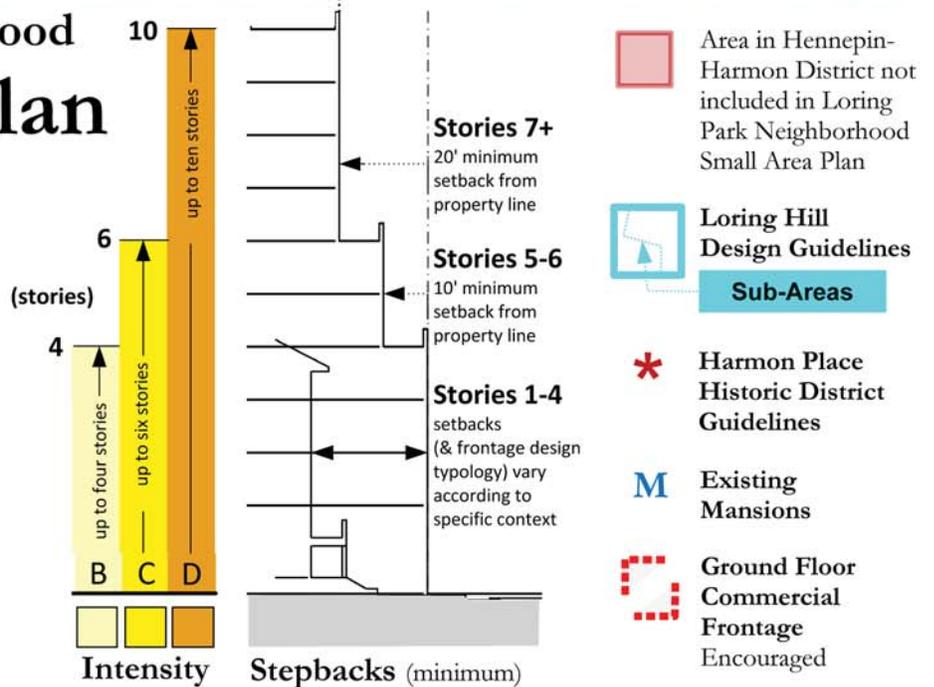
Note:
 "Urban Neighborhood
 contains a range of
 residential densities,
 with a limited amount
 of other uses
 appropriate in a
 residential setting."
 - Minneapolis Plan



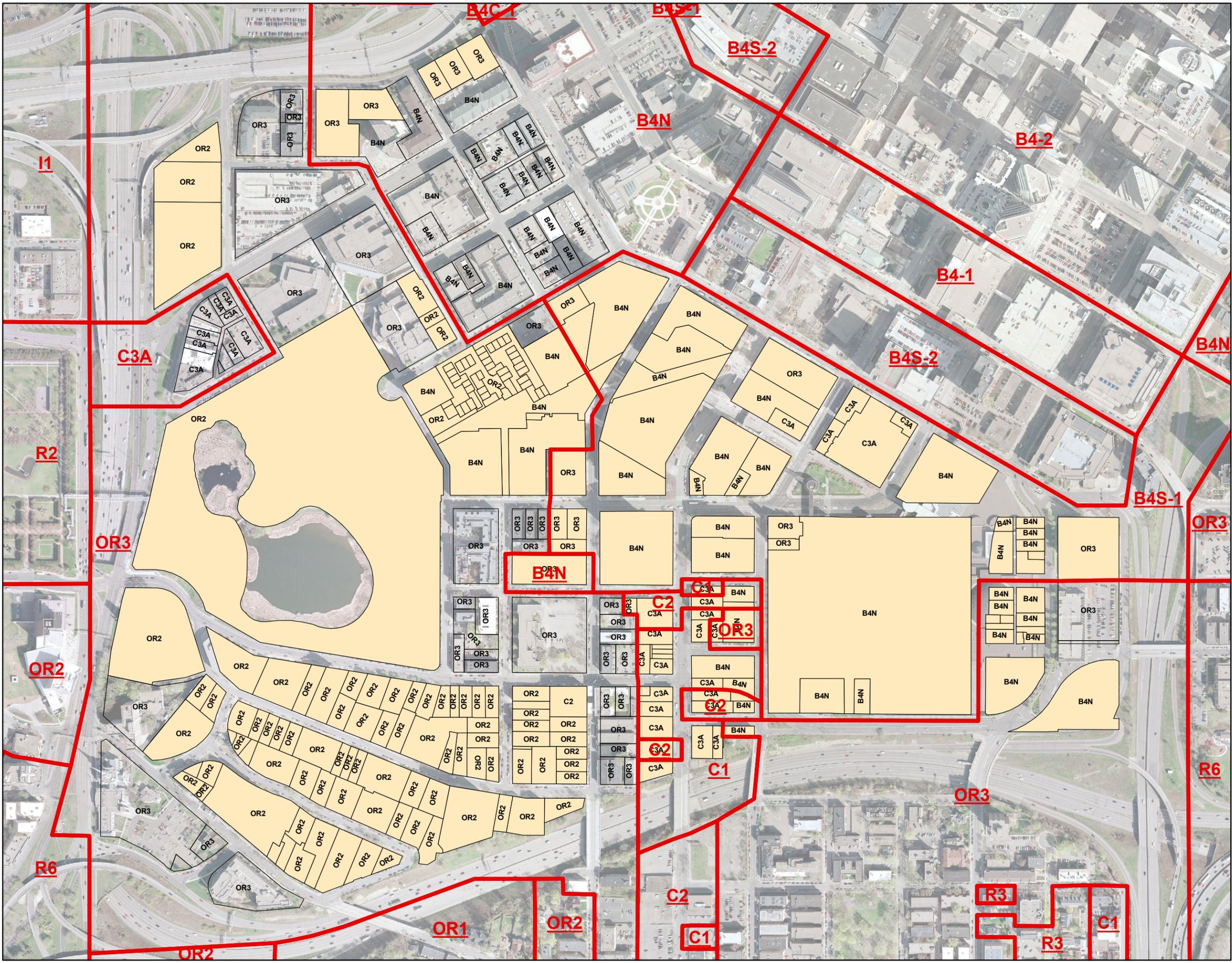
Loring Park Neighborhood Built Form Plan

Created by:
 Citizens for a Loring Park Community (CLPC)
 Loring Park Neighborhood Master Plan Steering Committee with assistance from City of Minneapolis Planning & Economic Development and Consultant team led by PETER MUSTY LLC

The Loring Park Neighborhood Master Plan is a community based planning process (www.loringpark.org), and is funded by: Neighborhood Revitalization Program (NRP)



Loring Park Rezoning Study DRAFT Recommendations



Legend

- xxx Existing Zoning
- No
- xxx Yes

Loring Park Rezoning Study
Approval Process and Timeline

	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
CLPC meeting	22-Jun						
LBA meeting	24-Jun						
Focused discussions							
CPC COW		9-Jul					
Community meeting			12-Aug				
45-day review			17-Aug	30-Sep			
CPC COW					8-Oct		
CPC					19-Oct		
Z&P						12-Nov	
City Council						20-Nov	