

**Department of Community Planning and Economic Development – Planning Division**  
Comprehensive Plan Amendment #6  
Southeast Minneapolis Industrial (SEMI)

**Date:** December 20, 2005

**Project Name:** Text and map amendments to incorporate the SEMI Refined Master Plan into *The Minneapolis Plan*

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

**Ward:** 2

**Neighborhood Organizations:** Como, Marcy-Holmes, Prospect Park East River Road, University of Minnesota, St. Anthony Park (St. Paul)

**Existing Minneapolis Plan Designations:**

- **Existing Growth Center:** *University of Minnesota/SEMI area*
- **Industrial Business Park Opportunity Area:** *SEMI*
- **Community Corridor:** *University Avenue SE*

**Zoning Plate Numbers:** 15, 16, 22

**Background:**

The Minneapolis Plan 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 land use and development and evaluate City policies, programs and ordinances (including capital improvements, redevelopment, and regulatory tools like the zoning code).

The Metropolitan Council relies upon detailed land use information and forecasts to identify impacts on regional systems, including wastewater treatment, regional highways, and transit systems. The Minneapolis Plan is based upon general policy language around designated land use features. Some land use features such as Existing and Potential Growth Centers are more complex and require more detailed planning and policy direction. The comprehensive plan directs staff to undertake studies for those areas in order to provide greater detail and allow for later incorporation.

The Southeast Minneapolis Industrial (SEMI) area was designated as an Existing Growth Center in conjunction with the University of Minnesota as well as an Industrial Business Park Opportunity Area in the City's comprehensive plan in 2000. However, planning for the SEMI area had been occurring for quite some time prior to that. In 1994, the Southeast Economic Development (SEED) Committee was formed to facilitate redevelopment in the area. A plan for the SEMI area was completed in 1996 that provided some general land use guidance and identified many areas of potential environmental impacts. This plan called for further evaluation using the Minnesota Environmental Quality Board Alternative Urban Areawide Review (AUAR) process. From June 1997 –July 2001, the City undertook an exhaustive AUAR process that

produced two products: 1) AUAR including Mitigation Plan and 2) Refined SEMI Master Plan. The Refined SEMI Master Plan gave clearer guidance for where future land use change should occur and at what scale and gave input on potential redevelopment sites in conjunction to future infrastructure and public realm improvements. This amendment will append detailed policy direction for the SEMI area to the city's comprehensive plan via the Refined SEMI Master Plan document and amend the city's future land use map to include detailed information for the SEMI area. While the AUAR boundary for the SEMI area contains a portion of St. Paul, this comprehensive plan amendment affects only land use guidance for property within Minneapolis.

This amendment adds text changes to Chapter 2 - The Market in the City, Chapter 3 - Marketplaces: Growth Centers, Chapter 9 - City Form and adds a Chapter 12 that will include summaries of all plans that have been amended into the comprehensive plan. This amendment also adds SEMI guidance to Map 9.7 Land Use Policy Northeast and Southeast Sector and Map 9.10 Land Use Policy.

### **Public Input**

The SEED committee meets monthly and consists of 14 voting members: two from each of the four adjacent neighborhoods; four from the business associations, and one each from the Minneapolis City Council and the University of Minnesota. The SEED committee devoted their August, September and October 2005 meetings for discussion and input on this amendment. Participation at these meetings included SEED committee members as well as interested property owners, developers and other interested parties. Staff also met with the Prospect Park East River Road Improvement Association in November 2005 at their request to go over the details of the amendment as it pertained to keeping all land use guidance for the SEMI area within the boundaries of the AUAR.

### **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 this amendment to the Zoning and Planning Committee for review and action.

#### *Metropolitan Council review and approval*

Adoption of an amendment to a municipality's comprehensive plan also requires review and action by the Metropolitan Council. Staff will recommend that the Minneapolis City Council adopt this amendment contingent upon review and approval by the Metropolitan Council, at which time the amendment 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. CPED Planning Division staff is analyzing existing land uses and current zoning against proposed long-term land uses in the SEMI area to see where changes may need to occur. The Refined SEMI Master Plan allowed for a great deal

of flexibility in the southern portion of the area allowing for a mix of residential, commercial and industrial so inconsistency is not anticipated. Nevertheless, staff will identify where base zoning designations are inconsistent with policies identified in the SEMI Refined Master Plan and will recommend appropriate changes.

#### *Redevelopment planning*

The SEMI area is already an established Redevelopment area with multiple tax increment financing districts. Redevelopment of the area will occur over a long-range time frame. Specific development approvals, whether privately or publicly sponsored, will require review by the Planning Commission as projects are brought forward.

### **RECOMMENDATIONS**

#### **Recommendation of the Department of Community Planning and Economic Development – Planning Division for comprehensive plan amendment:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the comprehensive plan amendment for the Southeast Minneapolis Industrial (SEMI) area.

#### **Attachments:**

- SEMI AUAR Executive Summary
- Proposed land use maps
- Comprehensive Plan forms
- Comprehensive Plan text changes
- Comprehensive Plan map changes
- Prospect Park East River Road Improvement Association Resolution