



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #5  
November 1, 2016

## REZONING STUDY SUMMARY

<i>Project Name:</i>	Lowry Hill East Rezoning Study
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<i>Ward:</i>	10
<i>Neighborhoods:</i>	Lowry Hill East
<i>Existing Land Use Features:</i>	Urban Neighborhood
<i>Zoning Plate Numbers:</i>	18, 24

## BACKGROUND

On July 1, 2016, Council Member Bender introduced the subject matter of an ordinance amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, amending the zoning map as part of a rezoning study in the Lowry Hill East Neighborhood Chapter 521 Zoning Districts and Maps Generally.

The purpose of this rezoning study is to examine the residence and office residence zoning districts of the properties located in the interior of the neighborhood (not the properties fronting Hennepin or Lyndale Avenues) that are located north of West 28<sup>th</sup> Street. This rezoning study is a re-examination of CPED recommendations from a rezoning study that was conducted in 2004 and had been tabled at that time.

In November 2002, a moratorium on the establishment and expansion of multiple family residential uses within the Lowry Hill East Neighborhood was introduced at the City Council. Starting in May 2003 CPED staff held regular meetings with the Lowry Hill East Neighborhood Association (LHENA) Rezoning Sub-Committee to develop rezoning recommendations. CPED and representatives from the neighborhood were unable to agree on recommendations for the rezoning study and as a result, in August of 2004 City Planning Commission tabled the rezoning study indefinitely. Memorandums prepared by CPED staff in July and August of 2004 that outline the work done during this time period are attached (See Attachment #3).

Between late 2012 and early 2014 CPED re-opened the project by examining the building permit and use history of 325 properties in the Lowry Hill East Neighborhood in order to better understand how the use of properties had evolved since they were originally constructed.

## REZONING STUDY PROCESS AND ANALYSIS

CPED utilized the 2004 CPED rezoning recommendations as the baseline for the current rezoning study. Starting with the 2004 CPED recommendations, CPED utilized the property data from its research from 2012-2014. CPED compared this property history review with a review of past zoning and land use policy for the neighborhood. This resulted in an understanding of the evolution of the building stock, land use policy and zoning in Lowry Hill East. Additionally, CPED examined the policy and zoning regulation changes that occurred since the 2004 CPED recommendations were made. The following is a summary of this review.

## **Evolution and analysis of the building stock, policy and zoning in Lowry Hill East**

Over two thirds of the 325 properties researched in the project area were constructed between the 1880s and 1924. Between the 1880s and the early 1900s most of these properties were constructed as single family homes. Between 1900 and 1924, approximately 28 single family home properties were converted to duplexes. Between 1900 and 1910, many 4-, 6-, and 8-plexes were constructed alongside single family homes. In the 1910s and early 1920s there is an increase in the construction of larger multifamily buildings with ten or more units.

In 1924, the City adopted its first zoning code, which allowed for multiple family dwellings of up to six stories in Lowry Hill East. Between 1924 and 1929, approximately 10 multifamily buildings were constructed, ranging in size from 10 to 28 units each. There does not appear to be any new structures built in the area between 1929 and 1952. For the most part, this is due to the Great Depression and the Second World War.

During the early post World War II time period there appears to another round of conversions of existing buildings to duplexes and more intense densities. These conversions reflected a pent-up demand for housing in the immediate postwar years. Building permit history reveals that during this post World War II era to the late 1950s many properties in this area were used as rooming houses, tenement houses and other uses that may have resulted in physical changes to mostly the interiors of properties. In the late 1950s the City appears to have inspected many of the buildings in the study area. The late 1950s inspection resulted in establishing a legal number of units in each. Between 1950 and 1962, 16 new multiple family buildings were constructed, ranging in size from 2 to 24 units. The permit data reflects development trends of new construction and reuse of existing housing stock.

The City's 1954 future land use, which was published as part of the "Official City Plan" shows the Lowry Hill East neighborhood planned for residential densities of over 40 units per acre, the highest residential densities shown on the map. The other portions of the City that had this density guidance were portions of Cedar Riverside neighborhood, the area west of Lake Calhoun along Excelsior Boulevard, portions of the Cedar Isles neighborhood along current Greenway, and portions of the Elliot Park neighborhood. This 1954 future land use map was a continuance of the existing regulation and policy that called for high density housing in Lowry Hill East and appeared to continue the City's land use vision that the neighborhood was to grow at a density higher than most locations throughout the City.

In 1963 the City adopted a new zoning code. The resulting zoning in Lowry Hill East allowed for more intensive or denser multiple family dwellings than the 1924 zoning code, but a similar height of six stories. This zoning change implemented the City land use policy established in 1954. Between 1963 and 1974 over 20 multiple family buildings were constructed, ranging from 12 to 41 units in size. This further demonstrates the market demand for new multifamily dwelling units that was seen between 1950 and 1962, but at scales (number of units) that were larger than what was developed prior to 1963.

In the 1970s residents of the Lowry Hill East neighborhood began working on efforts to reduce the intensity of the zoning in the neighborhood. In 1975 a large portion of the neighborhood south of 24th Street West had its zoning changed from high intensity residential zoning (R6) to low intensity residential zoning (R2B). Since this 1975 rezoning, the zoning classifications in the project area have not significantly changed. The 1976 Land Use Plan for the City reflects the zoning change of 1975.

The 1954 and 1976 City Land Use Plans reveal the shift in the City's vision regarding portions of the neighborhood. The neighborhood no longer was envisioned as uniformly accommodating high density development. *The Minneapolis Plan for the 1980s* (adopted in 1982) provides further evidence of the shift in policy. *The Minneapolis Plan for the 1980s* states that residential land use in the 1980s should be primarily as it was in the 1970s and provided further details stating "apartments should be allowed along the major streets and around the commercial nodes." It additionally states "there are certain areas designated 'medium density' an obvious example being the 'Wedge' or Lowry Hill East Neighborhood, that are on the low end of the medium density category. These areas consist of predominately single

family homes with occasional apartment buildings. It is the intention that even though these areas are defined as medium density, they should remain the lowest zoning density category consistent with their use and with medium density land use classification...”

The zoning and land use policy demonstrates an evolution in the land use vision for the neighborhood. The development that exists represents the market reaction to these policies and regulation. Each of the plans and zoning districts are a product of their times. The plans and zoning up to 1962 reflect a desire to grow to accommodate a growing and shifting population. The 1976 land use plan and *The Minneapolis Plan for the 1980s* reflect a City that is losing population and is competing with suburban growth fueled by demand and development of single family homes.

Between 1974 to the 2010s, there had been little to no redevelopment in the project area. Over 50 of the 325 properties studied never officially changed from their original use a single family home, despite policies and regulations that supported high density development for over 60 years.

The evolution of policy and zoning and its manifestation in development have resulted in a variable development pattern in Lowry Hill East. This development pattern of both single family home and multifamily investment reveals that despite land use policy and zoning regulations there has not been a singular market force driving development in the area. This creates important background and context in considering the CPED rezoning recommendations.

### **Current Adopted Policy**

The current comprehensive plan, *The Minneapolis Plan for Sustainable Growth* (adopted in 2009) guides density and growth in a slightly different way than the 1954 and 1976 land use plans. It has more similarities in the future land use map that was established in the 1980s and 1990s.

*The Minneapolis Plan for Sustainable Growth* guides density and growth into land use features such as along corridors and in activity centers. The Lowry Hill East neighborhood is bordered to the east by Lyndale Avenue and to the west by Hennepin Avenue. These two streets are called Commercial Corridors in *The Minneapolis Plan for Sustainable Growth*. *The Minneapolis Plan for Sustainable Growth* calls for high density housing on the Commercial Corridor and medium density housing on properties adjacent to properties on Commercial Corridors. High density housing is classified in *The Minneapolis Plan for Sustainable Growth* as between 50 and 120 dwelling units per acre and medium density housing is classified as between 20 and 50 dwelling units per acre.

The project area is covered by the Urban Neighborhood land use feature of *The Minneapolis Plan for Sustainable Growth*. Urban Neighborhoods are defined as predominantly residential area with a range of densities. They are not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers.

CPEDs recommendations are based in this adopted policy of growing the supply of housing by allowing high density housing on the Commercial Corridors and medium density housing adjacent to those areas. CPEDs recommendations are further informed by other adopted policies from *The Minneapolis Plan for Sustainable Growth* which encourage rehabilitation of older and historic housing stock over demolition and states to “Utilize decision-making criteria when considering possible demolitions that recognize the value that the original housing stock typically has for surrounding properties and the community.”

### **Zoning Ordinance changes since 2004 CPED Rezoning Recommendations**

Since 2004 there have been many changes to the allowed densities within the City’s zoning districts. These changes impact all properties within the City. These changes create an opportunity to consider

zoning districts that were not originally proposed in 2004 while meeting the intent of allowing high and medium density housing as depicted in the 2004 CPED rezoning recommendations. However, the zoning changes allow CPED to consider zoning districts that may offer more compatibility in built form than previously recommended.

The list of changes in the zoning districts since 2004 are noted below. The changes are related to minimum lot area per unit, the City's tool to measure and prescribe density. For example a minimum lot area (MLA) per dwelling unit of 1500 square feet would result in allowing three dwelling units on a typical Minneapolis lot of 5000 square feet (3 x 1500 = 4500 sq ft). A density of 29 units per acre.

Changes in Zoning Districts' Allowed Density

<b>Zoning District</b>	<b>MLA per dwelling unit in 2004</b>	<b>MLA per dwelling unit in 2016</b>	<b>Height/FAR (not changed)</b>
R6- High Density Residential	400 square feet	None	85 ft, 6 stories, FAR = 3.0
R5- High Density Residential	900 square feet	None	56 ft, 4 stories, FAR = 2
R4- Medium Density Residential	1500 square feet	1250 sq ft	56 ft, 4 stories, FAR = 1.5
R3- Medium Density Residential	2500 square feet	1500 sq ft	35 ft, 2.5 stories, FAR = 1

The changes in the R3 and R4 zoning districts, the City's medium density residential zoning districts, allow for CPED to consider using the R3 District in places where it is more consistent with the built form. R3 allows for the same achievable densities that R4 did when it was recommended by CPED in 2004.

The changes in R5 and R6 zoning districts, the City's high density residential zoning districts, allow for CPED to consider using the R5 district in places where the R6 was recommended by CPED in 2004. R5 allows for the same achievable densities where high density residential was recommended in 2004, but within a smaller building footprint that may be more compatible with nearby character.

**Nonconformities**

As noted, the change in policy and zoning and its manifestation in development have resulted in a variable development pattern in Lowry Hill East. There are 655 zoning lots in the rezoning study. Under the existing zoning there are approximately 90 nonconformities- most of which are due to nonconforming lot area for the number of housing units in a building (they are too dense for their zoning). The 2004 CPED recommendation resulted in 109 nonconformities- again, due to nonconforming lot area for the number of units in the building. The 2016 CPED recommendation results in 110 nonconformities.

It is important to note that the properties that are becoming nonconforming as to the number of allowed dwelling units do not become a nonconforming use. An addition to the building would not trigger the need to file for an expansion of a nonconforming use. However, those buildings could not add dwelling units with a lot area variance or potentially a rezoning of the property,

Nonconforming properties have rights provided by both state law and the zoning code. If they are destroyed, they can be rebuilt within 180 days. However, if they are vacant for over 12 months they may lose their nonconforming rights. Nonconformity does not prohibit the sale or financing of a property.

The 2004 CPED recommendation resulted in 109 nonconformities- again, due to nonconforming lot area for the number of units in the building. The 2016 CPED recommendation results in 110 nonconformities.

## **PUBLIC INPUT**

Affected property owners were notified by mail of the 45-day public review period and the upcoming Planning Commission public hearing on November 1, 2016.

On September 7, 2016 CPED with the Lowry Hill East Neighborhood Association conducted a walking tour followed by a community meeting to review and discuss the draft recommended zoning changes. The meeting was attended by approximately 30 people.

During the review period, recommendations the Lowry Hill East Rezoning Study were made available on the project's webpage. Staff received 24 written comments and several more phone and email inquiries regarding the rezoning study. A summary document with all the written comments received is included in the attachments. Several commenters offered support or conditional support for the rezoning. Most of the concerned comments were focused on the overall downzoning of property, concerns for where growth should occur and how it should occur citing the overall walkability and accessibility of the area to transit, downtown, and other goods and services. Additionally there were concerns over the creation of nonconformities.

## **CHANGES IN RECOMMENDATION SINCE THE 45-DAY COMMENT PERIOD**

CPED has revised the rezoning recommendations from those presented during the 45-day public comment period. These changes are located in ten areas within the rezoning study. The change was based on reviewing the public comments, adopted policy and the framework for the 2004 CPED recommendations and the 2016 draft CPED recommendations. The changes are listed below and reflected in attachments 1 and 2.

Four of these ten areas reflect a change in the CPED recommendations from R2B to R3 zoning. The 2004 CPED recommendation called for R2B zoning in these areas. CPED believes that using R3 allows for more flexibility in the use of the properties while still retaining a built form of 2.5 stories. The CPED recommendation is a reduction in residential intensity from the current zoning which is R6 and R4.

These properties in these four areas are:

- 2501 Aldrich Avenue S
- 2505 Aldrich Avenue S
- 2509 Aldrich Avenue S
- 2546 Dupont Avenue S
- 2550 Dupont Avenue S
- 2556 Dupont Avenue S
- 2560 Dupont Avenue S
- 2700 Dupont Avenue S
- 2704 Dupont Avenue S
- 2708 Dupont Avenue S

- 2712 Dupont Avenue S
- 2718 Dupont Avenue S
- 2742 Dupont Avenue S
- 2748 Dupont Avenue S
- 2750 Dupont Avenue S
- 1100 28<sup>th</sup> St W
- 1108 28<sup>t</sup> St W

There are three areas where the 2004 CPED recommendation was to change the zoning from R2B to R4 zoning. The draft 2016 CPED recommendations did not propose changes to the zoning in these areas, leaving them zoned R2B. CPED now recommends changing its recommendation to R3 zoning in these areas. This change is in keeping with the belief that R3 allows for more flexibility in the use of the properties while still retaining a built form of 2.5 stories.

The properties in these areas include:

- 2344 Aldrich Avenue S
- 2401 Aldrich Avenue S
- 2405 Aldrich Avenue S
- 2409 Aldrich Avenue S
- 711 24<sup>th</sup> Street W

There is an area with six properties that is currently zoned R2B. The 2004 CPED recommendation was to retain the R2B zoning. CPEDs draft recommendation was also to maintain the R2B zoning. CPED now recommends a change to R3 zoning, which is in keeping with the belief that R3 allows for more flexibility in the use of the properties while still retaining a built form of 2.5 stories.

These properties include:

- 2204 Aldrich Avenue S
- 2205 Aldrich Avenue S
- 2209 Aldrich Avenue S
- 2213 Aldrich Avenue S
- 2217 Aldrich Avenue S

There is an area that is currently zoned R2B that contains three properties. The 2004 CPED recommendation was to change the zoning from R2B to R4. The draft 2016 CPED recommendation did not propose a change in zoning- leaving it R2B. CPED now recommends changing the zoning of these properties to R4.

These properties include:

- 2729 Aldrich Avenue S
- 2735 Aldrich Avenue S
- 2741 Aldrich Avenue S

There is an area with one property that CPED now recommends R4 zoning. The draft 2106 CPED recommendation was R2B zoning. The property is currently zoned R6 and the 2004 CPED recommendation was R4.

The property is:

- 2743 Dupont Avenue S

There is an area with two properties that CPED now recommends R5 zoning. The draft 2016 recommendation was R3 zoning. The properties are currently zoned R6 and the 2004 CPED recommendation was R6.

The properties are:

- 2119 Aldrich Avenue S
- 2123 Aldrich Avenue S

## FINDINGS AS REQUIRED BY THE MINNEAPOLIS ZONING CODE

### I. **Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

The rezoning recommendations are consistent with and implement policies from the *Uptown Small Area Plan (2008)* and the *Lyn-Lake Small Area Plan (2009)* as well as implement the policies of the City's Comprehensive Plan, *The Minneapolis Plan for Sustainable Growth*.

Designated land use features found in the study area include:

- **Urban Neighborhood:** Urban Neighborhoods are defined as predominantly residential area with a range of densities. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers. *The Minneapolis Plan for Sustainable Growth* also calls for regulation that promotes development that is compatible with nearby properties and neighborhood character.

The following general land use policies of the *Minneapolis Plan for Sustainable Growth* apply:

**Policy I.1:** Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

I.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Policy I.8:** Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

I.1.8 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

**Policy I.10:** Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic

I.10.5 Encourage the development of high-density housing on Commercial Corridors.

I.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.

Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.

3.7.4 Utilize decision-making criteria when considering possible demolitions that recognize the value that the original housing stock typically has for surrounding properties and the community.

Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

10.7.1 Rehabilitation of older and historic housing stock should be encouraged over demolition.

The following policies from the *Uptown Small Area Plan (2008)* apply:

- Adopted in 2008 and implemented through rezoning in 2009, the Plan area included properties along Hennepin Avenue to Franklin Avenue. The Plan did not offer any specific land use guidance for properties not fronting Hennepin Avenue. However, the plan generally stated to “preserve the character of existing residential low-density residential.”

The following policies from the *Lyn-Lake Small Area Plan (2009)* apply:

- Adopted in 2009 and implemented through a rezoning in 2009, the Plan area included properties along Lyndale Avenue to Franklin Avenue. The Plan did not offer any specific land use guidance properties not fronting Lyndale. However, the Plan did reiterate adopted TMP policies regarding the Urban Neighborhood land use feature for properties along Aldrich Avenue.

**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

There are 923 properties within the rezoning study area. 362 of the properties within the area are recommended for zoning changes, thus the recommended rezoning is not in the interest of a single property owner.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

The proposed changes to primary zoning designations are guided by the Comprehensive Plan. These plans and policies consider the growth and evolution of the entire area over its long history, including integration with and transition between surrounding land uses.

4. **Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

The proposed zoning identifies reasonable changes to fulfill long-term land use objectives of adopted city plans.

5. **Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

While there was a rezoning study in the area in 1975, many of the properties with recommended zoning changes have had their existing zoning classifications since 1963. The existing zoning classifications, which date from 1963, have many similarities in allowed height as they did when the first zoning districts were established in the City in 1924.

There have been many development trends since the last zoning classification changes. Most notable of these trends is the development pattern dating from the late 1950s to mid-1970s that resulted in many 2 ½ and 3 story apartment buildings. The most recent development cycle has shown that building technology and market demand can result in a six story development pattern that may be out of scale with existing development patterns in parts of the rezoning study area. The recommended rezoning allows for redevelopment and building reuse that meets that adopted policies of *The Minneapolis Plan for Sustainable Growth*.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development:**

The Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning map amendment for the rezoning of parcels in the attached exhibits.

## ATTACHMENTS

1. Proposed Zoning Ordinance with list of properties with zoning changes, 2016
2. Map of CPED Recommended Zoning Changes, 2016
3. July and August 2004 CPED Memorandum to City Planning Commission on Rezoning
4. Map of 2004 CPED Recommended Zoning Map
5. Map of Analysis of Building Changes and Zoning Recommendations
6. Public Comments on the Rezoning Study

**By Bender**

**Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.**

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning districts for the parcels of land listed below and identified on Zoning District Plates 8 and 24; pursuant to MS 462.357:

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
900 22ND ST W	3302924110076	R6	R3
904 22ND ST W	3302924110078	R6	R3
908 22ND ST W	3302924110077	R6	R3
711 24TH ST W	3302924140038	R2B	R3
911 24TH ST W	3302924140065	R2B	No Change Proposed
1011 24TH ST W	3302924140077	R2B	R4
1107 24TH ST W	3302924130109	R6	R5
807 25TH ST W	3302924140128	R2B	No Change Proposed
900 25TH ST W	3302924140094	R2B	No Change Proposed
1105 25TH ST W	3302924130015	R6	R4
1109 25TH ST W	3302924130130	R6	R4
1110 25TH ST W, 1	3302924130257	R6	R5
1110 25TH ST W, 101	3302924130259	R6	R5
1110 25TH ST W, 102	3302924130260	R6	R5
1110 25TH ST W, 201	3302924130263	R6	R5
1110 25TH ST W, 202	3302924130264	R6	R5
1110 25TH ST W, 301	3302924130267	R6	R5
1110 25TH ST W, 302	3302924130268	R6	R5
1110 25TH ST W	3302924139007	R6	R5
1112 25TH ST W, 2	3302924130258	R6	R5
1112 25TH ST W, 103	3302924130261	R6	R5
1112 25TH ST W, 104	3302924130262	R6	R5
1112 25TH ST W, 203	3302924130265	R6	R5
1112 25TH ST W, 204	3302924130266	R6	R5
1112 25TH ST W, 303	3302924130269	R6	R5
1112 25TH ST W, 304	3302924130270	R6	R5
1207 25TH ST W	3302924130008	R6	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
723 26TH ST W	3302924410002	R5	No Change Proposed
809 26TH ST W	3302924410157	R2B	No Change Proposed
813 26TH ST W	3302924410153	R2B	No Change Proposed
817 26TH ST W	3302924410156	R2B	No Change Proposed
819 26TH ST W	3302924410155	R2B	No Change Proposed
902 26TH ST W	3302924140193	R2B	No Change Proposed
906 26TH ST W	3302924140194	R2B	No Change Proposed
908 26TH ST W	3302924140195	R2B	No Change Proposed
911 26TH ST W	3302924410019	R2B	No Change Proposed
914 26TH ST W	3302924140198	R2B	No Change Proposed
916 26TH ST W	3302924140197	R2B	No Change Proposed
918 26TH ST W	3302924140196	R2B	No Change Proposed
1008 26TH ST W	3302924140018	R2B	No Change Proposed
1009 26TH ST W	3302924410022	R2B	No Change Proposed
1015 26TH ST W	3302924410035	R2B	No Change Proposed
715 27TH ST W	3302924410229	R2B	No Change Proposed
717 27TH ST W	3302924410228	R2B	No Change Proposed
809 27TH ST W	3302924410050	R2B	No Change Proposed
810 27TH ST W	3302924410190	R2B	No Change Proposed
911 27TH ST W	3302924410134	R2B	No Change Proposed
1325 27TH ST W	3302924420190	R6	No Change Proposed
712 28TH ST W	3302924410071	R2B	No Change Proposed
808 28TH ST W	3302924410086	R2B	No Change Proposed
812 28TH ST W	3302924410087	R2B	No Change Proposed
1008 28TH ST W	3302924410117	R2B	No Change Proposed
1010 28TH ST W	3302924410118	R6	R2B
1012 28TH ST W	3302924410119	R6	R2B
1100 28TH ST W	3302924420086	R4	R3
1108 28TH ST W	3302924420084	R4	R3
1200 28TH ST W	3302924420100	R2B	No Change Proposed
1204 28TH ST W	3302924420102	R2B	No Change Proposed
1208 28TH ST W	3302924420101	R2B	No Change Proposed
1210 28TH ST W	3302924420104	R2B	No Change Proposed
1310 28TH ST W	3302924420008	R2B	No Change Proposed
1314 28TH ST W	3302924420237	R6	R5
1320 28TH ST W	3302924420212	R6	R5
1402 28TH ST W	3302924420016	R6	No Change Proposed
1408 28TH ST W	3302924420018	R6	No Change Proposed
1926 ALDRICH AVE S, A001	2802924440491	R6	No Change Proposed
1926 ALDRICH AVE S, A101	2802924440492	R6	No Change Proposed
1926 ALDRICH AVE S, A102	2802924440493	R6	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
1926 ALDRICH AVE S, A201	2802924440494	R6	No Change Proposed
1926 ALDRICH AVE S, A202	2802924440495	R6	No Change Proposed
1926 ALDRICH AVE S	2802924449008		No Change Proposed
1928 ALDRICH AVE S, B001	2802924440496	R6	No Change Proposed
1928 ALDRICH AVE S, B101	2802924440497	R6	No Change Proposed
1928 ALDRICH AVE S, B102	2802924440498	R6	No Change Proposed
1928 ALDRICH AVE S, B103	2802924440499	R6	No Change Proposed
1928 ALDRICH AVE S, B104	2802924440500	R6	No Change Proposed
1928 ALDRICH AVE S, B105	2802924440501	R6	No Change Proposed
1928 ALDRICH AVE S, B106	2802924440502	R6	No Change Proposed
1928 ALDRICH AVE S, B107	2802924440503	R6	No Change Proposed
1928 ALDRICH AVE S, B108	2802924440504	R6	No Change Proposed
1928 ALDRICH AVE S, B201	2802924440505	R6	No Change Proposed
1928 ALDRICH AVE S, B202	2802924440506	R6	No Change Proposed
1928 ALDRICH AVE S, B203	2802924440507	R6	No Change Proposed
1928 ALDRICH AVE S, B204	2802924440508	R6	No Change Proposed
1928 ALDRICH AVE S, B205	2802924440509	R6	No Change Proposed
1928 ALDRICH AVE S, B206	2802924440510	R6	No Change Proposed
1928 ALDRICH AVE S, B207	2802924440511	R6	No Change Proposed
1928 ALDRICH AVE S, B208	2802924440512	R6	No Change Proposed
1930 ALDRICH AVE S, C001	2802924440513	R6	No Change Proposed
1930 ALDRICH AVE S, C101	2802924440514	R6	No Change Proposed
1930 ALDRICH AVE S, C102	2802924440515	R6	No Change Proposed
1930 ALDRICH AVE S, C201	2802924440516	R6	No Change Proposed
1930 ALDRICH AVE S, C202	2802924440517	R6	No Change Proposed
1934 ALDRICH AVE S, D001	2802924440518	R6	No Change Proposed
1934 ALDRICH AVE S, D101	2802924440519	R6	No Change Proposed
1934 ALDRICH AVE S, D102	2802924440520	R6	No Change Proposed
1934 ALDRICH AVE S, D103	2802924440521	R6	No Change Proposed
1934 ALDRICH AVE S, D104	2802924440522	R6	No Change Proposed
1934 ALDRICH AVE S, D201	2802924440523	R6	No Change Proposed
1934 ALDRICH AVE S, D202	2802924440524	R6	No Change Proposed
1934 ALDRICH AVE S, D203	2802924440525	R6	No Change Proposed
1934 ALDRICH AVE S, D204	2802924440526	R6	No Change Proposed
1934 ALDRICH AVE S, D301	2802924440527	R6	No Change Proposed
1934 ALDRICH AVE S, D302	2802924440528	R6	No Change Proposed
1934 ALDRICH AVE S, D303	2802924440529	R6	No Change Proposed
1934 ALDRICH AVE S, D304	2802924440530	R6	No Change Proposed
1936 ALDRICH AVE S, E101	2802924440531	R6	No Change Proposed
1936 ALDRICH AVE S, E102	2802924440532	R6	No Change Proposed
1936 ALDRICH AVE S, E103	2802924440533	R6	No Change Proposed

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1936 ALDRICH AVE S, E201	2802924440534	R6	No Change Proposed
1936 ALDRICH AVE S, E202	2802924440535	R6	No Change Proposed
1936 ALDRICH AVE S, E203	2802924440536	R6	No Change Proposed
1936 ALDRICH AVE S, E301	2802924440537	R6	No Change Proposed
1937 ALDRICH AVE S	2802924440007	R6	No Change Proposed
2000 ALDRICH AVE S	3302924110053	OR2	No Change Proposed
2003 ALDRICH AVE S	3302924110193	OR2	No Change Proposed
2007 ALDRICH AVE S, 1	3302924110038	OR2	No Change Proposed
2007 ALDRICH AVE S, 2	3302924110039	OR2	No Change Proposed
2007 ALDRICH AVE S, 3	3302924110040	OR2	No Change Proposed
2007 ALDRICH AVE S, 4	3302924110041	OR2	No Change Proposed
2007 ALDRICH AVE S, 5	3302924110042	OR2	No Change Proposed
2007 ALDRICH AVE S, 6	3302924110043	OR2	No Change Proposed
2007 ALDRICH AVE S, 7	3302924110044	OR2	No Change Proposed
2007 ALDRICH AVE S, 8	3302924110045	OR2	No Change Proposed
2007 ALDRICH AVE S, 9	3302924110046	OR2	No Change Proposed
2007 ALDRICH AVE S, 10	3302924110047	OR2	No Change Proposed
2007 ALDRICH AVE S, 11	3302924110048	OR2	No Change Proposed
2007 ALDRICH AVE S, 12	3302924110049	OR2	No Change Proposed
2007 ALDRICH AVE S,	3302924110050	OR2	No Change Proposed
2007 ALDRICH AVE S,	3302924110037	OR2	No Change Proposed
2007 ALDRICH AVE S	3302924119000	Or2	No Change Proposed
2011 ALDRICH AVE S	3302924110036	OR2	R3
2012 ALDRICH AVE S	3302924110054	R6	R5
2015 ALDRICH AVE S	3302924110035	OR2	R3
2016 ALDRICH AVE S	3302924110055	R6	R5
2017 ALDRICH AVE S	3302924110034	R6	R3
2019 ALDRICH AVE S	3302924110033	R6	R3
2100 ALDRICH AVE S	3302924110056	R6	R5
2105 ALDRICH AVE S	3302924110032	R6	R3
2107 ALDRICH AVE S	3302924110031	R6	R3
2110 ALDRICH AVE S	3302924110192	R6	R5
2111 ALDRICH AVE S	3302924110030	R6	R3
2115 ALDRICH AVE S	3302924110029	R6	R3
2116 ALDRICH AVE S	3302924110058	R6	R5
2119 ALDRICH AVE S	3302924110028	R6	R5
2120 ALDRICH AVE S	3302924110059	R6	R5
2123 ALDRICH AVE S	3302924110027	R6	R5
2200 ALDRICH AVE S	3302924110118	R6	R5
2201 ALDRICH AVE S	3302924110145	R6	R5
2204 ALDRICH AVE S	3302924110119	R2B	R3

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2205 ALDRICH AVE S	3302924110144	R2B	R3
2209 ALDRICH AVE S	3302924110143	R2B	R3
2212 ALDRICH AVE S, 101	3302924110148	R6	R5
2212 ALDRICH AVE S, 102	3302924110149	R6	R5
2212 ALDRICH AVE S, 103	3302924110150	R6	R5
2212 ALDRICH AVE S, 104	3302924110151	R6	R5
2212 ALDRICH AVE S, 106	3302924110152	R6	R5
2212 ALDRICH AVE S, 201	3302924110153	R6	R5
2212 ALDRICH AVE S, 202	3302924110154	R6	R5
2212 ALDRICH AVE S, 203	3302924110155	R6	R5
2212 ALDRICH AVE S, 204	3302924110156	R6	R5
2212 ALDRICH AVE S, 205	3302924110157	R6	R5
2212 ALDRICH AVE S, 206	3302924110158	R6	R5
2212 ALDRICH AVE S, 301	3302924110159	R6	R5
2212 ALDRICH AVE S, 302	3302924110160	R6	R5
2212 ALDRICH AVE S, 303	3302924110161	R6	R5
2212 ALDRICH AVE S, 304	3302924110162	R6	R5
2212 ALDRICH AVE S, 305	3302924110163	R6	R5
2212 ALDRICH AVE S, 306	3302924110164	R6	R5
2212 ALDRICH AVE S	3302924119001	R6	R5
2213 ALDRICH AVE S	3302924110142	R2B	R3
2217 ALDRICH AVE S	3302924110141	R2B	R3
2300 ALDRICH AVE S	3302924110121	R6	R5
2301 ALDRICH AVE S	3302924110140	R2B	No Change Proposed
2305 ALDRICH AVE S	3302924110139	R6	R5
2310 ALDRICH AVE S	3302924110011	R6	R5
2316 ALDRICH AVE S	3302924110012	R6	R3
2321 ALDRICH AVE S	3302924110138	R6	R5
2344 ALDRICH AVE S	3302924110013	R2B	R3
2400 ALDRICH AVE S	3302924140040	R5	R4
2401 ALDRICH AVE S	3302924140039	R2B	R3
2405 ALDRICH AVE S	3302924140037	R2B	R3
2406 ALDRICH AVE S	3302924140041	R5	R4
2409 ALDRICH AVE S	3302924140036	R2B	R3
2412 ALDRICH AVE S	3302924140042	R2B	No Change Proposed
2413 ALDRICH AVE S	3302924140035	R2B	R3
2416 ALDRICH AVE S	3302924140043	R2B	No Change Proposed
2417 ALDRICH AVE S	3302924140034	R2B	No Change Proposed
2420 ALDRICH AVE S	3302924140044	R2B	No Change Proposed
2421 ALDRICH AVE S	3302924140033	R2B	No Change Proposed
2424 ALDRICH AVE S	3302924140045	R2B	No Change Proposed

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2425 ALDRICH AVE S	3302924140032	R2B	No Change Proposed
2428 ALDRICH AVE S	3302924140101	R2B	No Change Proposed
2429 ALDRICH AVE S	3302924140119	R2B	No Change Proposed
2432 ALDRICH AVE S	3302924140102	R2B	No Change Proposed
2433 ALDRICH AVE S	3302924140118	R2B	No Change Proposed
2437 ALDRICH AVE S	3302924140117	R2B	No Change Proposed
2441 ALDRICH AVE S	3302924140116	R2B	No Change Proposed
2445 ALDRICH AVE S	3302924140115	R2B	R4
2446 ALDRICH AVE S, 101	3302924140202	R6	R4
2446 ALDRICH AVE S, 102	3302924140203	R6	R4
2446 ALDRICH AVE S, 103	3302924140204	R6	R4
2446 ALDRICH AVE S, 104	3302924140205	R6	R4
2446 ALDRICH AVE S, 105	3302924140206	R6	R4
2446 ALDRICH AVE S, 106	3302924140207	R6	R4
2446 ALDRICH AVE S, 107	3302924140208	R6	R4
2446 ALDRICH AVE S, 108	3302924140209	R6	R4
2446 ALDRICH AVE S, 109	3302924140210	R6	R4
2446 ALDRICH AVE S, 110	3302924140211	R6	R4
2446 ALDRICH AVE S, 111	3302924140212	R6	R4
2446 ALDRICH AVE S, 112	3302924140213	R6	R4
2446 ALDRICH AVE S, 201	3302924140214	R6	R4
2446 ALDRICH AVE S, 202	3302924140215	R6	R4
2446 ALDRICH AVE S, 203	3302924140216	R6	R4
2446 ALDRICH AVE S, 204	3302924140217	R6	R4
2446 ALDRICH AVE S, 205	3302924140218	R6	R4
2446 ALDRICH AVE S, 206	3302924140219	R6	R4
2446 ALDRICH AVE S, 207	3302924140220	R6	R4
2446 ALDRICH AVE S, 208	3302924140221	R6	R4
2446 ALDRICH AVE S, 209	3302924140222	R6	R4
2446 ALDRICH AVE S, 210	3302924140223	R6	R4
2446 ALDRICH AVE S, 211	3302924140224	R6	R4
2446 ALDRICH AVE S, 212	3302924140225	R6	R4
2446 ALDRICH AVE S, 301	3302924140226	R6	R4
2446 ALDRICH AVE S, 302	3302924140227	R6	R4
2446 ALDRICH AVE S, 303	3302924140228	R6	R4
2446 ALDRICH AVE S, 304	3302924140229	R6	R4
2446 ALDRICH AVE S, 305	3302924140230	R6	R4
2446 ALDRICH AVE S, 306	3302924140231	R6	R4
2446 ALDRICH AVE S, 307	3302924140232	R6	R4
2446 ALDRICH AVE S, 308	3302924140233	R6	R4
2446 ALDRICH AVE S, 309	3302924140234	R6	R4

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2446 ALDRICH AVE S, 310	3302924140235	R6	R4
2446 ALDRICH AVE S, 311	3302924140236	R6	R4
2446 ALDRICH AVE S, 312	3302924140237	R6	R4
2446 ALDRICH AVE S	3302924149000		R4
2451 ALDRICH AVE S	3302924140114	R2B	R4
2500 ALDRICH AVE S, 1	3302924140261	R2B	No Change Proposed
2500 ALDRICH AVE S, 2	3302924140262	R2B	No Change Proposed
2500 ALDRICH AVE S, 3	3302924140263	R2B	No Change Proposed
2500 ALDRICH AVE S, 4	3302924140264	R2B	No Change Proposed
2500 ALDRICH AVE S, 5	3302924140265	R2B	No Change Proposed
2500 ALDRICH AVE S, 6	3302924140266	R2B	No Change Proposed
2500 ALDRICH AVE S	3302924149002		No Change Proposed
2501 ALDRICH AVE S	3302924140126	R4	R3
2505 ALDRICH AVE S	3302924140125	R4	R3
2508 ALDRICH AVE S	3302924140129	R2B	No Change Proposed
2509 ALDRICH AVE S	3302924140124	R4	R3
2511 ALDRICH AVE S	3302924140123	R2B	No Change Proposed
2512 ALDRICH AVE S	3302924140130	R2B	No Change Proposed
2517 ALDRICH AVE S	3302924140122	R2B	No Change Proposed
2518 ALDRICH AVE S	3302924140131	R2B	No Change Proposed
2520 ALDRICH AVE S	3302924140156	R2B	No Change Proposed
2521 ALDRICH AVE S	3302924140172	R2B	No Change Proposed
2524 ALDRICH AVE S	3302924140157	R2B	No Change Proposed
2525 ALDRICH AVE S	3302924140171	R2B	No Change Proposed
2528 ALDRICH AVE S	3302924140158	R2B	No Change Proposed
2529 ALDRICH AVE S	3302924140170	R2B	No Change Proposed
2532 ALDRICH AVE S	3302924140159	R2B	No Change Proposed
2533 ALDRICH AVE S	3302924140169	R2B	No Change Proposed
2535 ALDRICH AVE S	3302924140168	R2B	No Change Proposed
2536 ALDRICH AVE S	3302924140160	R2B	No Change Proposed
2540 ALDRICH AVE S	3302924140183	R2B	No Change Proposed
2541 ALDRICH AVE S	3302924140182	R2B	No Change Proposed
2544 ALDRICH AVE S	3302924140184	R2B	No Change Proposed
2545 ALDRICH AVE S	3302924140181	R2B	No Change Proposed
2549 ALDRICH AVE S	3302924140180	R2B	No Change Proposed
2552 ALDRICH AVE S	3302924140185	R2B	No Change Proposed
2553 ALDRICH AVE S	3302924140179	R3	No Change Proposed
2556 ALDRICH AVE S	3302924140186	R2B	No Change Proposed
2559 ALDRICH AVE S	3302924140178	R3	No Change Proposed
2600 ALDRICH AVE S	3302924410158	R2B	No Change Proposed
2604 ALDRICH AVE S	3302924410160	R2B	No Change Proposed

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2606 ALDRICH AVE S	3302924410163	R2B	No Change Proposed
2609 ALDRICH AVE S	3302924410003	OR1	No Change Proposed
2610 ALDRICH AVE S	3302924410159	R2B	No Change Proposed
2616 ALDRICH AVE S	3302924410162	R2B	No Change Proposed
2617 ALDRICH AVE S	3302924410004	R5	R3
2620 ALDRICH AVE S	3302924410164	R2B	No Change Proposed
2621 ALDRICH AVE S	3302924410005	R5	R3
2623 ALDRICH AVE S	3302924410001	R5	R3
2624 ALDRICH AVE S	3302924410161	R2B	No Change Proposed
2625 ALDRICH AVE S	3302924410269	R5	R3
2628 ALDRICH AVE S	3302924410165	R2B	No Change Proposed
2631 ALDRICH AVE S	3302924410007	R5	R3
2632 ALDRICH AVE S	3302924410185	R2B	No Change Proposed
2635 ALDRICH AVE S	3302924410176	R5	R3
2636 ALDRICH AVE S	3302924410186	R2B	No Change Proposed
2639 ALDRICH AVE S	3302924419000	R5	R3
2639 ALDRICH AVE S, 101	3302924410223	R5	R3
2639 ALDRICH AVE S, 102	3302924410224	R5	R3
2639 ALDRICH AVE S, 103	3302924410225	R5	R3
2639 ALDRICH AVE S, 104	3302924410226	R5	R3
2640 ALDRICH AVE S	3302924410187	R2B	No Change Proposed
2644 ALDRICH AVE S	3302924410188	R2B	No Change Proposed
2645 ALDRICH AVE S	3302924410184	R5	R3
2648 ALDRICH AVE S	3302924410189	R2B	No Change Proposed
2649 ALDRICH AVE S	3302924410183	R5	R3
2655 ALDRICH AVE S	3302924410182	R5	R3
2657 ALDRICH AVE S	3302924410181	R5	R3
2658 ALDRICH AVE S	3302924410191	R2B	No Change Proposed
2702 ALDRICH AVE S	3302924410051	R2B	No Change Proposed
2703 ALDRICH AVE S	3302924410048	R2B	No Change Proposed
2708 ALDRICH AVE S	3302924410052	R2B	No Change Proposed
2709 ALDRICH AVE S	3302924410047	R2B	No Change Proposed
2710 ALDRICH AVE S	3302924410053	R2B	No Change Proposed
2715 ALDRICH AVE S	3302924410046	R2B	No Change Proposed
2716 ALDRICH AVE S	3302924410054	R2B	No Change Proposed
2717 ALDRICH AVE S	3302924410045	R2B	No Change Proposed
2720 ALDRICH AVE S	3302924410055	R2B	No Change Proposed
2721 ALDRICH AVE S	3302924410044	R2B	No Change Proposed
2724 ALDRICH AVE S	3302924410056	R2B	No Change Proposed
2725 ALDRICH AVE S	3302924410043	R6	R2B
2729 ALDRICH AVE S	3302924410077	R6	R4

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2730 ALDRICH AVE S	3302924410222	R2B	No Change Proposed
2735 ALDRICH AVE S	3302924410076	R2B	R4
2736 ALDRICH AVE S	3302924410080	R2B	No Change Proposed
2740 ALDRICH AVE S	3302924410081	R2B	No Change Proposed
2741 ALDRICH AVE S	3302924410075	R2B	R4
2744 ALDRICH AVE S	3302924410082	R2B	No Change Proposed
2745 ALDRICH AVE S	3302924410074	R2B	No Change Proposed
2747 ALDRICH AVE S	3302924410073	R2B	No Change Proposed
2748 ALDRICH AVE S	3302924410083	R2B	No Change Proposed
2752 ALDRICH AVE S	3302924410084	R2B	No Change Proposed
2753 ALDRICH AVE S	3302924410072	R2B	No Change Proposed
2756 ALDRICH AVE S	3302924410085	R2B	No Change Proposed
1935 BRYANT AVE S	2802924440011	R6	No Change Proposed
2001 BRYANT AVE S	3302924110068	R6	R5
2008 BRYANT AVE S	3302924110070	R6	R5
2009 BRYANT AVE S	3302924110067	R6	R5
2012 BRYANT AVE S	3302924110071	R6	R5
2100 BRYANT AVE S	3302924110072	R6	R5
2101 BRYANT AVE S	3302924110066	R6	R5
2105 BRYANT AVE S	3302924110065	R6	R3
2106 BRYANT AVE S	3302924110073	R6	R3
2109 BRYANT AVE S	3302924110064	R6	R3
2110 BRYANT AVE S	3302924110074	R6	R3
2113 BRYANT AVE S	3302924110063	R6	R3
2116 BRYANT AVE S	3302924110075	R6	R3
2117 BRYANT AVE S	3302924110062	R6	R3
2121 BRYANT AVE S	3302924110190	R6	R3
2123 BRYANT AVE S	3302924110060	R6	R3
2200 BRYANT AVE S	3302924110107	R6	R5
2201 BRYANT AVE S	3302924110132	R6	R5
2205 BRYANT AVE S	3302924110131	R6	R5
2209 BRYANT AVE S	3302924110130	R6	R5
2212 BRYANT AVE S	3302924110108	R6	R5
2215 BRYANT AVE S	3302924110129	R4	R3
2216 BRYANT AVE S	3302924110109	R6	R4
2218 BRYANT AVE S	3302924110110	R6	R4
2219 BRYANT AVE S	3302924110128	R4	R3
2300 BRYANT AVE S	3302924110006	R6	R4
2301 BRYANT AVE S	3302924110127	R2B	No Change Proposed
2303 BRYANT AVE S	3302924110126	R2B	No Change Proposed
2308 BRYANT AVE S	3302924110007	R6	R4

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2309 BRYANT AVE S	3302924110125	R2B	No Change Proposed
2311 BRYANT AVE S	3302924110124	R2B	No Change Proposed
2312 BRYANT AVE S	3302924110008	R6	R4
2314 BRYANT AVE S	3302924110009	R6	R4
2317 BRYANT AVE S, 1	3302924110183	R2B	No Change Proposed
2317 BRYANT AVE S, 2	3302924110184	R2B	No Change Proposed
2317 BRYANT AVE S, 3	3302924110185	R2B	No Change Proposed
2317 BRYANT AVE S, 4	3302924110186	R2B	No Change Proposed
2317 BRYANT AVE S, 5	3302924110187	R2B	No Change Proposed
2317 BRYANT AVE S, 6	3302924110188	R2B	No Change Proposed
2317 BRYANT AVE S	3302924119003	R2B	No Change Proposed
2323 BRYANT AVE S	3302924110122	R2B	No Change Proposed
2324 BRYANT AVE S	3302924110010	R6	R4
2400 BRYANT AVE S	3302924140053	R2B	No Change Proposed
2401 BRYANT AVE S	3302924140052	R2B	No Change Proposed
2405 BRYANT AVE S	3302924140051	R2B	No Change Proposed
2408 BRYANT AVE S	3302924140054	R2B	No Change Proposed
2409 BRYANT AVE S	3302924140050	R2B	No Change Proposed
2412 BRYANT AVE S	3302924140055	R2B	No Change Proposed
2415 BRYANT AVE S	3302924140049	R2B	No Change Proposed
2416 BRYANT AVE S	3302924140056	R2B	No Change Proposed
2417 BRYANT AVE S	3302924140048	R2B	No Change Proposed
2420 BRYANT AVE S	3302924140057	R2B	No Change Proposed
2421 BRYANT AVE S	3302924140047	R2B	No Change Proposed
2424 BRYANT AVE S	3302924140058	R2B	No Change Proposed
2425 BRYANT AVE S	3302924140046	R2B	No Change Proposed
2428 BRYANT AVE S	3302924140089	R2B	No Change Proposed
2429 BRYANT AVE S	3302924140107	R2B	No Change Proposed
2432 BRYANT AVE S	3302924140090	R2B	No Change Proposed
2433 BRYANT AVE S	3302924140106	R2B	No Change Proposed
2436 BRYANT AVE S	3302924140091	R2B	No Change Proposed
2439 BRYANT AVE S	3302924140105	R2B	No Change Proposed
2442 BRYANT AVE S	3302924140092	R2B	No Change Proposed
2444 BRYANT AVE S	3302924140093	R2B	No Change Proposed
2447 BRYANT AVE S	3302924140104	R2B	No Change Proposed
2500 BRYANT AVE S	3302924140259	R2B	No Change Proposed
2501 BRYANT AVE S	3302924140134	R6	R4
2507 BRYANT AVE S, 1	3302924140286	R6	R4
2507 BRYANT AVE S, 2	3302924140287	R6	R4
2507 BRYANT AVE S, 3	3302924140288	R6	R4
2507 BRYANT AVE S, 4	3302924140289	R6	R4

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2507 BRYANT AVE S, 101	3302924140290	R6	R4
2507 BRYANT AVE S, 102	3302924140291	R6	R4
2507 BRYANT AVE S, 103	3302924140292	R6	R4
2507 BRYANT AVE S, 104	3302924140293	R6	R4
2507 BRYANT AVE S, 201	3302924140294	R6	R4
2507 BRYANT AVE S, 202	3302924140295	R6	R4
2507 BRYANT AVE S, 203	3302924140296	R6	R4
2507 BRYANT AVE S, 204	3302924140297	R6	R4
2507 BRYANT AVE S	3302924149005		R4
2517 BRYANT AVE S	3302924140132	R6	R4
2521 BRYANT AVE S	3302924140165	R2B	No Change Proposed
2525 BRYANT AVE S	3302924140164	R2B	No Change Proposed
2529 BRYANT AVE S	3302924140163	R2B	No Change Proposed
2532 BRYANT AVE S	3302924140149	R2B	No Change Proposed
2533 BRYANT AVE S	3302924140162	R2B	No Change Proposed
2536 BRYANT AVE S	3302924140150	R2B	No Change Proposed
2537 BRYANT AVE S	3302924140161	R2B	No Change Proposed
2540 BRYANT AVE S	3302924140191	R2B	No Change Proposed
2541 BRYANT AVE S	3302924140190	R2B	No Change Proposed
2545 BRYANT AVE S, 1	3302924140282	R2B	No Change Proposed
2545 BRYANT AVE S, 2	3302924140283	R2B	No Change Proposed
2545 BRYANT AVE S, 3	3302924140284	R2B	No Change Proposed
2545 BRYANT AVE S, 4	3302924140285	R2B	No Change Proposed
2545 BRYANT AVE S	3302924149004		No Change Proposed
2549 BRYANT AVE S	3302924140188	R2B	No Change Proposed
2550 BRYANT AVE S	3302924140192	R2B	No Change Proposed
2555 BRYANT AVE S	3302924140187	R2B	No Change Proposed
2600 BRYANT AVE S	3302924410008	R6	R4
2613 BRYANT AVE S	3302924410150	R2B	No Change Proposed
2618 BRYANT AVE S	3302924410009	R6	No Change Proposed
2621 BRYANT AVE S	3302924410152	R2B	No Change Proposed
2624 BRYANT AVE S	3302924410010	R2B	No Change Proposed
2625 BRYANT AVE S	3302924410151	R2B	No Change Proposed
2628 BRYANT AVE S	3302924410011	R2B	No Change Proposed
2631 BRYANT AVE S	3302924410154	R2B	No Change Proposed
2633 BRYANT AVE S	3302924410198	R2B	No Change Proposed
2634 BRYANT AVE S	3302924410199	R2B	No Change Proposed
2637 BRYANT AVE S	3302924410197	R2B	No Change Proposed
2638 BRYANT AVE S	3302924410200	R2B	No Change Proposed
2639 BRYANT AVE S	3302924410196	R2B	No Change Proposed
2642 BRYANT AVE S	3302924410201	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2644 BRYANT AVE S	3302924410202	R2B	No Change Proposed
2645 BRYANT AVE S	3302924410195	R2B	No Change Proposed
2649 BRYANT AVE S	3302924410194	R2B	No Change Proposed
2650 BRYANT AVE S	3302924410203	R2B	No Change Proposed
2652 BRYANT AVE S	3302924410204	R2B	No Change Proposed
2653 BRYANT AVE S	3302924410193	R2B	No Change Proposed
2656 BRYANT AVE S	3302924410205	R2B	No Change Proposed
2659 BRYANT AVE S	3302924410192	R2B	No Change Proposed
2700 BRYANT AVE S	3302924410127	R2B	No Change Proposed
2701 BRYANT AVE S	3302924410063	R2B	No Change Proposed
2704 BRYANT AVE S	3302924410128	R2B	No Change Proposed
2705 BRYANT AVE S	3302924410062	R2B	No Change Proposed
2708 BRYANT AVE S	3302924410129	R2B	No Change Proposed
2709 BRYANT AVE S	3302924410061	R2B	No Change Proposed
2712 BRYANT AVE S	3302924410130	R2B	No Change Proposed
2715 BRYANT AVE S	3302924410060	R2B	No Change Proposed
2716 BRYANT AVE S	3302924410131	R2B	No Change Proposed
2717 BRYANT AVE S	3302924410059	R2B	No Change Proposed
2720 BRYANT AVE S	3302924410132	R2B	No Change Proposed
2721 BRYANT AVE S	3302924410058	R2B	No Change Proposed
2724 BRYANT AVE S	3302924410095	R2B	No Change Proposed
2725 BRYANT AVE S	3302924410057	R2B	No Change Proposed
2728 BRYANT AVE S	3302924410096	R2B	No Change Proposed
2729 BRYANT AVE S	3302924410094	R2B	No Change Proposed
2730 BRYANT AVE S	3302924410097	R2B	No Change Proposed
2733 BRYANT AVE S, 1	3302924410251	R2B	No Change Proposed
2733 BRYANT AVE S, 2	3302924410252	R2B	No Change Proposed
2733 BRYANT AVE S, 3	3302924410253	R2B	No Change Proposed
2733 BRYANT AVE S, 4	3302924410254	R2B	No Change Proposed
2733 BRYANT AVE S	3302924419003	R2B	No Change Proposed
2734 BRYANT AVE S	3302924410098	R2B	No Change Proposed
2738 BRYANT AVE S	3302924410099	R2B	No Change Proposed
2741 BRYANT AVE S	3302924410092	R2B	No Change Proposed
2742 BRYANT AVE S	3302924410100	R2B	No Change Proposed
2745 BRYANT AVE S	3302924410091	R2B	No Change Proposed
2746 BRYANT AVE S	3302924410101	R2B	No Change Proposed
2749 BRYANT AVE S	3302924410090	R2B	No Change Proposed
2752 BRYANT AVE S	3302924410102	R2B	No Change Proposed
2753 BRYANT AVE S	3302924410089	R2B	No Change Proposed
2757 BRYANT AVE S	3302924410088	R2B	No Change Proposed
2111 COLFAX AVE S	3302924110081	R6	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2117 COLFAX AVE S	3302924110080	R6	No Change Proposed
2121 COLFAX AVE S	3302924110079	R6	No Change Proposed
2204 COLFAX AVE S	3302924110090	R6	R5
2210 COLFAX AVE S	3302924110092	R6	R5
2211 COLFAX AVE S	3302924110117	R6	R5
2212 COLFAX AVE S	3302924110093	R6	R5
2217 COLFAX AVE S	3302924110116	R6	R4
2301 COLFAX AVE S	3302924110115	R6	R4
2306 COLFAX AVE S	3302924110096	R6	R5
2307 COLFAX AVE S	3302924110114	R6	R4
2310 COLFAX AVE S	3302924110097	R6	R5
2313 COLFAX AVE S	3302924110113	R6	R4
2315 COLFAX AVE S	3302924110112	R6	R4
2316 COLFAX AVE S	3302924110098	R6	R5
2320 COLFAX AVE S	3302924110099	R6	R5
2321 COLFAX AVE S	3302924110111	R6	R4
2400 COLFAX AVE S	3302924140066	R2B	No Change Proposed
2404 COLFAX AVE S	3302924140067	R2B	No Change Proposed
2405 COLFAX AVE S	3302924140064	R2B	No Change Proposed
2408 COLFAX AVE S	3302924140068	R2B	No Change Proposed
2409 COLFAX AVE S	3302924140063	R2B	No Change Proposed
2410 COLFAX AVE S	3302924140069	R2B	No Change Proposed
2415 COLFAX AVE S	3302924140062	R2B	No Change Proposed
2416 COLFAX AVE S	3302924140070	R2B	No Change Proposed
2417 COLFAX AVE S	3302924140061	R2B	No Change Proposed
2419 COLFAX AVE S	3302924140060	R2B	No Change Proposed
2420 COLFAX AVE S	3302924140071	R2B	No Change Proposed
2424 COLFAX AVE S	3302924140072	R2B	No Change Proposed
2425 COLFAX AVE S	3302924140059	R2B	No Change Proposed
2428 COLFAX AVE S	3302924140079	R2B	No Change Proposed
2429 COLFAX AVE S	3302924140100	R2B	No Change Proposed
2432 COLFAX AVE S	3302924140080	R2B	No Change Proposed
2433 COLFAX AVE S	3302924140099	R2B	No Change Proposed
2437 COLFAX AVE S	3302924140098	R2B	No Change Proposed
2440 COLFAX AVE S	3302924140081	R2B	No Change Proposed
2441 COLFAX AVE S	3302924140097	R2B	No Change Proposed
2446 COLFAX AVE S	3302924140082	R2B	R4
2447 COLFAX AVE S	3302924140096	R2B	No Change Proposed
2449 COLFAX AVE S	3302924140095	R2B	No Change Proposed
2500 COLFAX AVE S	3302924140001	R2B	R4
2508 COLFAX AVE S	3302924140002	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2512 COLFAX AVE S	3302924140003	R2B	No Change Proposed
2516 COLFAX AVE S	3302924140004	R2B	No Change Proposed
2520 COLFAX AVE S	3302924140006	R2B	No Change Proposed
2524 COLFAX AVE S	3302924140278	R2B	No Change Proposed
2532 COLFAX AVE S	3302924140009	R2B	No Change Proposed
2533 COLFAX AVE S	3302924140152	R2B	No Change Proposed
2536 COLFAX AVE S	3302924140010	R2B	No Change Proposed
2537 COLFAX AVE S	3302924140151	R2B	No Change Proposed
2541 COLFAX AVE S	3302924140201	R2B	No Change Proposed
2542 COLFAX AVE S	3302924140016	R2B	No Change Proposed
2545 COLFAX AVE S	3302924140200	R2B	No Change Proposed
2549 COLFAX AVE S	3302924140199	R2B	No Change Proposed
2552 COLFAX AVE S	3302924140017	R2B	No Change Proposed
2554 COLFAX AVE S	3302924140019	R2B	No Change Proposed
2600 COLFAX AVE S	3302924410021	R2B	No Change Proposed
2601 COLFAX AVE S	3302924410020	R2B	No Change Proposed
2607 COLFAX AVE S	3302924410018	R2B	No Change Proposed
2608 COLFAX AVE S	3302924410023	R2B	No Change Proposed
2609 COLFAX AVE S	3302924410017	R2B	No Change Proposed
2612 COLFAX AVE S	3302924410024	R2B	No Change Proposed
2613 COLFAX AVE S	3302924410016	R2B	No Change Proposed
2616 COLFAX AVE S	3302924410025	R2B	No Change Proposed
2617 COLFAX AVE S	3302924410015	R2B	No Change Proposed
2620 COLFAX AVE S	3302924410026	R2B	No Change Proposed
2621 COLFAX AVE S	3302924410014	R2B	No Change Proposed
2624 COLFAX AVE S	3302924410027	R2B	No Change Proposed
2625 COLFAX AVE S	3302924410013	R2B	No Change Proposed
2628 COLFAX AVE S	3302924410028	R2B	No Change Proposed
2629 COLFAX AVE S	3302924410012	R2B	No Change Proposed
2632 COLFAX AVE S	3302924410211	R2B	No Change Proposed
2633 COLFAX AVE S	3302924410210	R2B	No Change Proposed
2639 COLFAX AVE S, 1	3302924410255	R2B	No Change Proposed
2639 COLFAX AVE S, 2	3302924410256	R2B	No Change Proposed
2639 COLFAX AVE S, 3	3302924410257	R2B	No Change Proposed
2639 COLFAX AVE S, 4	3302924410258	R2B	No Change Proposed
2639 COLFAX AVE S, 101	3302924410259	R2B	No Change Proposed
2639 COLFAX AVE S, 102	3302924410260	R2B	No Change Proposed
2639 COLFAX AVE S, 103	3302924410261	R2B	No Change Proposed
2639 COLFAX AVE S, 104	3302924410262	R2B	No Change Proposed
2639 COLFAX AVE S, 105	3302924410263	R2B	No Change Proposed
2639 COLFAX AVE S, 201	3302924410264	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2639 COLFAX AVE S, 202	3302924410265	R2B	No Change Proposed
2639 COLFAX AVE S, 203	3302924410266	R2B	No Change Proposed
2639 COLFAX AVE S, 204	3302924410267	R2B	No Change Proposed
2639 COLFAX AVE S, 205	3302924410268	R2B	No Change Proposed
2639 COLFAX AVE S	3302924419004	R2B	No Change Proposed
2640 COLFAX AVE S	3302924410212	R6	R4
2645 COLFAX AVE S	3302924410208	R2B	No Change Proposed
2649 COLFAX AVE S	3302924410207	R2B	No Change Proposed
2650 COLFAX AVE S	3302924410213	R6	R4
2654 COLFAX AVE S	3302924410214	R2B	No Change Proposed
2655 COLFAX AVE S	3302924410206	R2B	No Change Proposed
2700 COLFAX AVE S	3302924410136	R2B	No Change Proposed
2701 COLFAX AVE S	3302924410135	R2B	No Change Proposed
2704 COLFAX AVE S	3302924410137	R2B	No Change Proposed
2707 COLFAX AVE S	3302924410133	R2B	No Change Proposed
2708 COLFAX AVE S	3302924410138	R2B	No Change Proposed
2709 COLFAX AVE S	3302924410166	R2B	No Change Proposed
2712 COLFAX AVE S	3302924410139	R2B	No Change Proposed
2713 COLFAX AVE S	3302924410167	R2B	No Change Proposed
2716 COLFAX AVE S	3302924410140	R2B	No Change Proposed
2717 COLFAX AVE S	3302924410168	R2B	No Change Proposed
2720 COLFAX AVE S	3302924410141	R2B	No Change Proposed
2721 COLFAX AVE S	3302924410169	R2B	No Change Proposed
2725 COLFAX AVE S	3302924410110	R2B	No Change Proposed
2726 COLFAX AVE S	3302924410111	R2B	No Change Proposed
2729 COLFAX AVE S	3302924410109	R2B	No Change Proposed
2731 COLFAX AVE S	3302924410108	R2B	No Change Proposed
2735 COLFAX AVE S	3302924410107	R2B	No Change Proposed
2736 COLFAX AVE S	3302924410112	R2B	No Change Proposed
2738 COLFAX AVE S	3302924410113	R2B	No Change Proposed
2741 COLFAX AVE S	3302924410106	R2B	No Change Proposed
2742 COLFAX AVE S	3302924410114	R2B	No Change Proposed
2745 COLFAX AVE S	3302924410105	R2B	No Change Proposed
2746 COLFAX AVE S	3302924410115	R2B	No Change Proposed
2749 COLFAX AVE S	3302924410104	R2B	No Change Proposed
2750 COLFAX AVE S	3302924410116	R2B	No Change Proposed
2753 COLFAX AVE S	3302924410103	R2B	No Change Proposed
2315 DUPONT AVE S	3302924110100	R6	No Change Proposed
2400 DUPONT AVE S	3302924130108	R6	R5
2401 DUPONT AVE S	3302924140078	R2B	R4
2404 DUPONT AVE S	3302924130111	R6	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2408 DUPONT AVE S	3302924130113	R6	R5
2412 DUPONT AVE S	3302924130114	R6	R5
2413 DUPONT AVE S	3302924140076	R2B	No Change Proposed
2416 DUPONT AVE S	3302924130115	R6	R5
2417 DUPONT AVE S	3302924140075	R2B	No Change Proposed
2420 DUPONT AVE S	3302924130156	R6	R5
2421 DUPONT AVE S	3302924140074	R2B	No Change Proposed
2425 DUPONT AVE S	3302924140073	R2B	No Change Proposed
2428 DUPONT AVE S	3302924130122	R6	R4
2429 DUPONT AVE S	3302924140088	R2B	No Change Proposed
2433 DUPONT AVE S	3302924140087	R2B	No Change Proposed
2434 DUPONT AVE S	3302924130123	R6	R4
2437 DUPONT AVE S	3302924140086	R2B	No Change Proposed
2440 DUPONT AVE S	3302924130124	R6	R4
2441 DUPONT AVE S	3302924140085	R2B	No Change Proposed
2445 DUPONT AVE S	3302924140084	R2B	No Change Proposed
2449 DUPONT AVE S	3302924140083	R2B	No Change Proposed
2500 DUPONT AVE S	3302924130129	R6	R4
2508 DUPONT AVE S	3302924130014	R6	R4
2509 DUPONT AVE S	3302924140005	R6	R4
2512 DUPONT AVE S	3302924130016	R6	R4
2516 DUPONT AVE S	3302924130017	R6	R4
2521 DUPONT AVE S	3302924140015	R2B	No Change Proposed
2524 DUPONT AVE S	3302924130018	R6	R4
2525 DUPONT AVE S	3302924140014	R2B	No Change Proposed
2529 DUPONT AVE S	3302924140013	R2B	No Change Proposed
2530 DUPONT AVE S	3302924130019	R6	R4
2535 DUPONT AVE S	3302924140012	R2B	No Change Proposed
2536 DUPONT AVE S, 101	3302924130157	R6	R4
2536 DUPONT AVE S, 102	3302924130158	R6	R4
2536 DUPONT AVE S, 103	3302924130159	R6	R4
2536 DUPONT AVE S, 104	3302924130160	R6	R4
2536 DUPONT AVE S, 105	3302924130161	R6	R4
2536 DUPONT AVE S, 201	3302924130162	R6	R4
2536 DUPONT AVE S, 202	3302924130163	R6	R4
2536 DUPONT AVE S, 203	3302924130164	R6	R4
2536 DUPONT AVE S, 204	3302924130165	R6	R4
2536 DUPONT AVE S, 205	3302924130166	R6	R4
2536 DUPONT AVE S, 206	3302924130167	R6	R4
2536 DUPONT AVE S, 301	3302924130168	R6	R4
2536 DUPONT AVE S, 302	3302924130169	R6	R4

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2536 DUPONT AVE S, 303	3302924130170	R6	R4
2536 DUPONT AVE S, 304	3302924130171	R6	R4
2536 DUPONT AVE S, 305	3302924130172	R6	R4
2536 DUPONT AVE S, 306	3302924130173	R6	R4
2536 DUPONT AVE S	3302924139000		R4
2537 DUPONT AVE S	3302924140011	R2B	No Change Proposed
2541 DUPONT AVE S	3302924140024	R2B	No Change Proposed
2545 DUPONT AVE S	3302924140023	R2B	No Change Proposed
2546 DUPONT AVE S	3302924130021	R6	R3
2549 DUPONT AVE S	3302924140022	R2B	No Change Proposed
2550 DUPONT AVE S	3302924130022	R6	R3
2553 DUPONT AVE S	3302924140021	R2B	No Change Proposed
2556 DUPONT AVE S	3302924130023	R6	R3
2557 DUPONT AVE S	3302924140020	R2B	No Change Proposed
2560 DUPONT AVE S	3302924130024	R6	R3
2600 DUPONT AVE S	3302924420131	R2B	No Change Proposed
2606 DUPONT AVE S	3302924420130	R2B	No Change Proposed
2609 DUPONT AVE S	3302924410034	R2B	No Change Proposed
2610 DUPONT AVE S	3302924420129	R2B	No Change Proposed
2612 DUPONT AVE S	3302924420128	R2B	No Change Proposed
2615 DUPONT AVE S	3302924410033	R2B	No Change Proposed
2616 DUPONT AVE S	3302924420127	R2B	No Change Proposed
2617 DUPONT AVE S	3302924410032	R2B	No Change Proposed
2620 DUPONT AVE S	3302924420126	R2B	No Change Proposed
2621 DUPONT AVE S	3302924410031	R2B	No Change Proposed
2624 DUPONT AVE S	3302924420026	R2B	No Change Proposed
2625 DUPONT AVE S	3302924410030	R2B	No Change Proposed
2628 DUPONT AVE S	3302924420027	R2B	No Change Proposed
2629 DUPONT AVE S	3302924410029	R2B	No Change Proposed
2632 DUPONT AVE S	3302924420028	R2B	No Change Proposed
2633 DUPONT AVE S	3302924410221	R2B	No Change Proposed
2636 DUPONT AVE S	3302924420029	R2B	No Change Proposed
2637 DUPONT AVE S	3302924410220	R2B	No Change Proposed
2640 DUPONT AVE S	3302924420030	R2B	No Change Proposed
2641 DUPONT AVE S	3302924410219	R2B	No Change Proposed
2644 DUPONT AVE S	3302924420031	R2B	No Change Proposed
2645 DUPONT AVE S	3302924410218	R2B	No Change Proposed
2648 DUPONT AVE S	3302924420032	R2B	No Change Proposed
2649 DUPONT AVE S	3302924410217	R2B	No Change Proposed
2650 DUPONT AVE S	3302924420033	R2B	No Change Proposed
2653 DUPONT AVE S	3302924410216	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2657 DUPONT AVE S	3302924410215	R2B	No Change Proposed
2700 DUPONT AVE S	3302924420067	R4	R3
2701 DUPONT AVE S	3302924410148	R2B	No Change Proposed
2704 DUPONT AVE S	3302924420068	R4	R3
2705 DUPONT AVE S	3302924410147	R2B	No Change Proposed
2708 DUPONT AVE S	3302924420069	R4	R3
2711 DUPONT AVE S	3302924410146	R2B	No Change Proposed
2712 DUPONT AVE S	3302924420070	R4	R3
2715 DUPONT AVE S	3302924410227	R2B	No Change Proposed
2718 DUPONT AVE S	3302924420071	R4	R3
2719 DUPONT AVE S	3302924410232	R2B	No Change Proposed
2720 DUPONT AVE S	3302924420072	R4	No Change Proposed
2725 DUPONT AVE S	3302924410126	R2B	No Change Proposed
2726 DUPONT AVE S	3302924420073	R4	No Change Proposed
2727 DUPONT AVE S	3302924410125	R2B	No Change Proposed
2730 DUPONT AVE S	3302924420081	R4	No Change Proposed
2731 DUPONT AVE S	3302924410124	R2B	No Change Proposed
2735 DUPONT AVE S	3302924410123	R2B	No Change Proposed
2737 DUPONT AVE S	3302924410122	R2B	No Change Proposed
2742 DUPONT AVE S	3302924420082	R4	R3
2743 DUPONT AVE S	3302924410121	R6	R4
2747 DUPONT AVE S, 101	3302924410236	R6	R4
2747 DUPONT AVE S, 102	3302924410237	R6	R4
2747 DUPONT AVE S, 103	3302924410238	R6	R4
2747 DUPONT AVE S, 201	3302924410239	R6	R4
2747 DUPONT AVE S, 202	3302924410240	R6	R4
2747 DUPONT AVE S, 203	3302924410241	R6	R4
2747 DUPONT AVE S, 204	3302924410242	R6	R4
2747 DUPONT AVE S, 301	3302924410243	R6	R4
2747 DUPONT AVE S, 302	3302924410244	R6	R4
2747 DUPONT AVE S, 303	3302924410245	R6	R4
2747 DUPONT AVE S, 304	3302924410246	R6	R4
2747 DUPONT AVE S	3302924419001	R6	R4
2748 DUPONT AVE S	3302924420083	R4	R3
2750 DUPONT AVE S	3302924420085	R4	R3
2417 EMERSON AVE S, 101	3302924130181	R6	R5
2417 EMERSON AVE S, 102	3302924130182	R6	R5
2417 EMERSON AVE S, 103	3302924130183	R6	R5
2417 EMERSON AVE S, 104	3302924130184	R6	R5
2417 EMERSON AVE S, 105	3302924130185	R6	R5
2417 EMERSON AVE S, 106	3302924130186	R6	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2417 EMERSON AVE S, 107	3302924130187	R6	R5
2417 EMERSON AVE S, 108	3302924130188	R6	R5
2417 EMERSON AVE S, 109	3302924130189	R6	R5
2417 EMERSON AVE S	3302924139002		R5
2421 EMERSON AVE S, 100	3302924130190	R6	R5
2421 EMERSON AVE S, 101	3302924130191	R6	R5
2421 EMERSON AVE S, 102	3302924130192	R6	R5
2421 EMERSON AVE S, 103	3302924130193	R6	R5
2421 EMERSON AVE S, 104	3302924130194	R6	R5
2421 EMERSON AVE S, 105	3302924130195	R6	R5
2421 EMERSON AVE S, 106	3302924130196	R6	R5
2421 EMERSON AVE S, 107	3302924130197	R6	R5
2421 EMERSON AVE S, 108	3302924130198	R6	R5
2421 EMERSON AVE S, 109	3302924130199	R6	R5
2429 EMERSON AVE S	3302924130128	R6	R5
2433 EMERSON AVE S	3302924130127	R6	R5
2437 EMERSON AVE S	3302924130126	R6	R5
2500 EMERSON AVE S	3302924130007	R6	R5
2501 EMERSON AVE S	3302924130038	R6	R5
2507 EMERSON AVE S	3302924130037	R6	R5
2513 EMERSON AVE S	3302924130035	R6	R5
2514 EMERSON AVE S	3302924130009	R6	R5
2517 EMERSON AVE S	3302924130034	R6	R5
2519 EMERSON AVE S	3302924130033	R6	R5
2525 EMERSON AVE S	3302924130032	R6	R5
2526 EMERSON AVE S	3302924130204	R6	No Change Proposed
2531 EMERSON AVE S	3302924130205	R6	R5
2537 EMERSON AVE S	3302924130029	R6	R5
2543 EMERSON AVE S	3302924130028	R6	R3
2547 EMERSON AVE S	3302924130027	R6	R3
2553 EMERSON AVE S	3302924130026	R6	R3
2555 EMERSON AVE S	3302924130025	R6	R3
2600 EMERSON AVE S	3302924420145	R2B	No Change Proposed
2601 EMERSON AVE S	3302924420132	R2B	No Change Proposed
2604 EMERSON AVE S	3302924420144	R2B	No Change Proposed
2605 EMERSON AVE S	3302924420133	R2B	No Change Proposed
2606 EMERSON AVE S	3302924420143	R2B	No Change Proposed
2609 EMERSON AVE S	3302924420134	R2B	No Change Proposed
2610 EMERSON AVE S	3302924420236	R2B	No Change Proposed
2612 EMERSON AVE S	3302924420140	R2B	No Change Proposed
2615 EMERSON AVE S	3302924420135	R2B	No Change Proposed

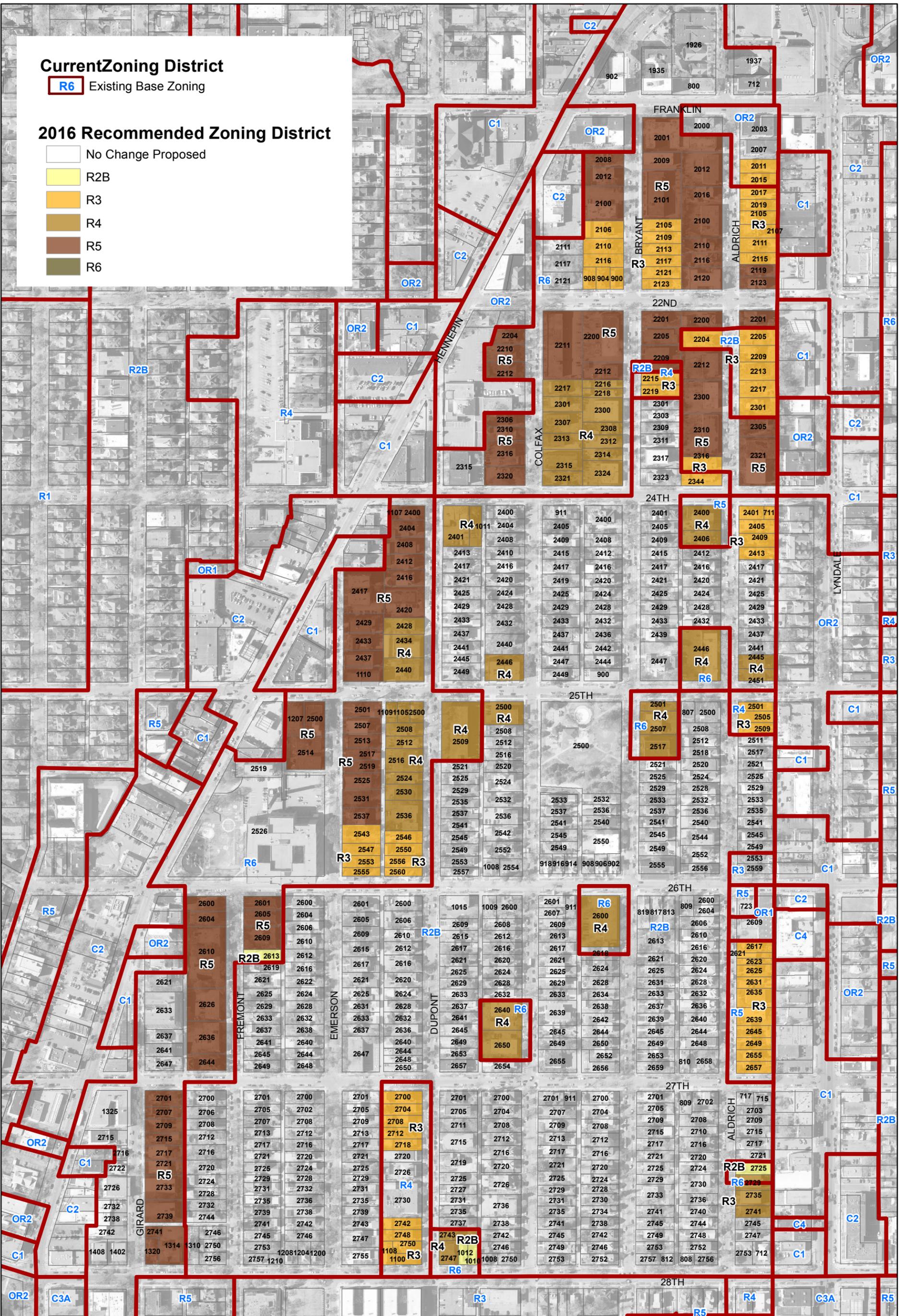
<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2616 EMERSON AVE S	3302924420139	R2B	No Change Proposed
2617 EMERSON AVE S	3302924420136	R2B	No Change Proposed
2621 EMERSON AVE S	3302924420137	R2B	No Change Proposed
2622 EMERSON AVE S	3302924420138	R2B	No Change Proposed
2624 EMERSON AVE S	3302924420039	R2B	No Change Proposed
2625 EMERSON AVE S	3302924420038	R2B	No Change Proposed
2628 EMERSON AVE S	3302924420040	R2B	No Change Proposed
2631 EMERSON AVE S	3302924420037	R2B	No Change Proposed
2632 EMERSON AVE S	3302924420041	R2B	No Change Proposed
2633 EMERSON AVE S	3302924420036	R2B	No Change Proposed
2637 EMERSON AVE S	3302924420035	R2B	No Change Proposed
2638 EMERSON AVE S	3302924420042	R2B	No Change Proposed
2640 EMERSON AVE S	3302924420043	R2B	No Change Proposed
2644 EMERSON AVE S	3302924420044	R2B	No Change Proposed
2647 EMERSON AVE S	3302924420034	R2B	No Change Proposed
2648 EMERSON AVE S	3302924420045	R2B	No Change Proposed
2700 EMERSON AVE S	3302924420053	R2B	No Change Proposed
2701 EMERSON AVE S	3302924420080	R2B	No Change Proposed
2702 EMERSON AVE S	3302924420054	R2B	No Change Proposed
2705 EMERSON AVE S	3302924420079	R2B	No Change Proposed
2708 EMERSON AVE S	3302924420055	R2B	No Change Proposed
2709 EMERSON AVE S	3302924420078	R2B	No Change Proposed
2712 EMERSON AVE S	3302924420056	R2B	No Change Proposed
2713 EMERSON AVE S	3302924420077	R2B	No Change Proposed
2716 EMERSON AVE S	3302924420057	R2B	No Change Proposed
2717 EMERSON AVE S	3302924420076	R2B	No Change Proposed
2720 EMERSON AVE S	3302924420058	R2B	No Change Proposed
2721 EMERSON AVE S	3302924420075	R2B	No Change Proposed
2724 EMERSON AVE S	3302924420059	R2B	No Change Proposed
2725 EMERSON AVE S	3302924420074	R2B	No Change Proposed
2728 EMERSON AVE S	3302924420094	R2B	No Change Proposed
2729 EMERSON AVE S	3302924420093	R2B	No Change Proposed
2731 EMERSON AVE S	3302924420092	R2B	No Change Proposed
2732 EMERSON AVE S	3302924420095	R2B	No Change Proposed
2735 EMERSON AVE S	3302924420091	R2B	No Change Proposed
2736 EMERSON AVE S	3302924420096	R2B	No Change Proposed
2738 EMERSON AVE S	3302924420097	R2B	No Change Proposed
2739 EMERSON AVE S	3302924420090	R2B	No Change Proposed
2742 EMERSON AVE S	3302924420098	R2B	No Change Proposed
2743 EMERSON AVE S	3302924420089	R2B	No Change Proposed
2746 EMERSON AVE S	3302924420099	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2747 EMERSON AVE S	3302924420088	R2B	No Change Proposed
2755 EMERSON AVE S	3302924420087	R2B	No Change Proposed
712 FRANKLIN AVE W	2802924440006	R6	No Change Proposed
800 FRANKLIN AVE W	2802924440014	R6	No Change Proposed
902 FRANKLIN AVE W	2802924440015	R6	No Change Proposed
2600 FREMONT AVE S	3302924420154	R6	R5
2601 FREMONT AVE S	3302924420146	R6	R5
2604 FREMONT AVE S	3302924420153	R6	R5
2605 FREMONT AVE S	3302924420147	R6	R5
2609 FREMONT AVE S	3302924420148	R6	R5
2610 FREMONT AVE S	3302924420152	R6	R5
2613 FREMONT AVE S	3302924420149	R6	R2B
2619 FREMONT AVE S	3302924420150	R2B	No Change Proposed
2621 FREMONT AVE S	3302924420151	R2B	No Change Proposed
2625 FREMONT AVE S	3302924420052	R2B	No Change Proposed
2626 FREMONT AVE S	3302924420164	R6	R5
2629 FREMONT AVE S	3302924420051	R2B	No Change Proposed
2633 FREMONT AVE S	3302924420050	R2B	No Change Proposed
2636 FREMONT AVE S	3302924420209	R6	R5
2637 FREMONT AVE S	3302924420049	R2B	No Change Proposed
2641 FREMONT AVE S	3302924420048	R2B	No Change Proposed
2644 FREMONT AVE S	3302924420161	R6	R5
2645 FREMONT AVE S	3302924420047	R2B	No Change Proposed
2649 FREMONT AVE S	3302924420046	R2B	No Change Proposed
2700 FREMONT AVE S	3302924420188	R2B	No Change Proposed
2701 FREMONT AVE S	3302924420066	R2B	No Change Proposed
2705 FREMONT AVE S	3302924420065	R2B	No Change Proposed
2706 FREMONT AVE S	3302924420112	R2B	No Change Proposed
2707 FREMONT AVE S	3302924420064	R2B	No Change Proposed
2708 FREMONT AVE S	3302924420113	R2B	No Change Proposed
2712 FREMONT AVE S	3302924420116	R2B	No Change Proposed
2713 FREMONT AVE S	3302924420063	R2B	No Change Proposed
2716 FREMONT AVE S	3302924420117	R2B	No Change Proposed
2717 FREMONT AVE S	3302924420062	R2B	No Change Proposed
2720 FREMONT AVE S	3302924420118	R2B	No Change Proposed
2721 FREMONT AVE S	3302924420061	R2B	No Change Proposed
2724 FREMONT AVE S	3302924420001	R2B	No Change Proposed
2725 FREMONT AVE S	3302924420060	R2B	No Change Proposed
2728 FREMONT AVE S	3302924420002	R2B	No Change Proposed
2729 FREMONT AVE S	3302924420111	R2B	No Change Proposed
2731 FREMONT AVE S	3302924420110	R2B	No Change Proposed

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2732 FREMONT AVE S	3302924420003	R2B	No Change Proposed
2735 FREMONT AVE S	3302924420109	R2B	No Change Proposed
2739 FREMONT AVE S	3302924420108	R2B	No Change Proposed
2741 FREMONT AVE S	3302924420107	R2B	No Change Proposed
2744 FREMONT AVE S	3302924420004	R2B	No Change Proposed
2745 FREMONT AVE S	3302924420106	R2B	No Change Proposed
2746 FREMONT AVE S	3302924420005	R2B	No Change Proposed
2750 FREMONT AVE S	3302924420006	R2B	No Change Proposed
2753 FREMONT AVE S	3302924420105	R2B	No Change Proposed
2756 FREMONT AVE S	3302924420007	R2B	No Change Proposed
2757 FREMONT AVE S	3302924420103	R2B	No Change Proposed
2621 GIRARD AVE S	3302924420210	R6	No Change Proposed
2633 GIRARD AVE S	3302924420166	R6	No Change Proposed
2637 GIRARD AVE S	3302924420167	R6	No Change Proposed
2641 GIRARD AVE S	3302924420168	R6	No Change Proposed
2647 GIRARD AVE S	3302924420169	R6	No Change Proposed
2701 GIRARD AVE S	3302924420189	R6	R5
2707 GIRARD AVE S	3302924420115	R6	R5
2709 GIRARD AVE S	3302924420114	R6	R5
2715 GIRARD AVE S	3302924420121	R6	R5
2716 GIRARD AVE S	3302924420122	R6	No Change Proposed
2717 GIRARD AVE S, 101	3302924420238	R6	R5
2717 GIRARD AVE S, 102	3302924420239	R6	R5
2717 GIRARD AVE S, 201	3302924420240	R6	R5
2717 GIRARD AVE S, 202	3302924420241	R6	R5
2717 GIRARD AVE S	3302924429002	R6	R5
2721 GIRARD AVE S	3302924420119	R6	R5
2722 GIRARD AVE S	3302924420123	R6	No Change Proposed
2726 GIRARD AVE S	3302924420013	R6	No Change Proposed
2732 GIRARD AVE S	3302924420014	R6	No Change Proposed
2733 GIRARD AVE S, 101	3302924420191	R6	R5
2733 GIRARD AVE S, 102	3302924420192	R6	R5
2733 GIRARD AVE S, 103	3302924420193	R6	R5
2733 GIRARD AVE S, 104	3302924420194	R6	R5
2733 GIRARD AVE S, 105	3302924420195	R6	R5
2733 GIRARD AVE S, 106	3302924420196	R6	R5
2733 GIRARD AVE S, 201	3302924420197	R6	R5
2733 GIRARD AVE S, 202	3302924420198	R6	R5
2733 GIRARD AVE S, 203	3302924420199	R6	R5
2733 GIRARD AVE S, 204	3302924420200	R6	R5
2733 GIRARD AVE S, 205	3302924420201	R6	R5

<b>Address</b>	<b>PID</b>	<b>Existing Primary Zoning District</b>	<b>Proposed Primary Zoning District</b>
2733 GIRARD AVE S, 206	3302924420202	R6	R5
2733 GIRARD AVE S, 301	3302924420203	R6	R5
2733 GIRARD AVE S, 302	3302924420204	R6	R5
2733 GIRARD AVE S, 303	3302924420205	R6	R5
2733 GIRARD AVE S, 304	3302924420206	R6	R5
2733 GIRARD AVE S, 305	3302924420207	R6	R5
2733 GIRARD AVE S, 306	3302924420208	R6	R5
2733 GIRARD AVE S	3302924429000	R6	R5
2738 GIRARD AVE S	3302924420015	R6	No Change Proposed
2739 GIRARD AVE S, 101	3302924420213	R6	R5
2739 GIRARD AVE S, 102	3302924420214	R6	R5
2739 GIRARD AVE S, 103	3302924420215	R6	R5
2739 GIRARD AVE S, 104	3302924420216	R6	R5
2739 GIRARD AVE S, 105	3302924420217	R6	R5
2739 GIRARD AVE S, 106	3302924420218	R6	R5
2739 GIRARD AVE S, 201	3302924420219	R6	R5
2739 GIRARD AVE S, 202	3302924420220	R6	R5
2739 GIRARD AVE S, 203	3302924420221	R6	R5
2739 GIRARD AVE S, 204	3302924420222	R6	R5
2739 GIRARD AVE S, 205	3302924420223	R6	R5
2739 GIRARD AVE S, 206	3302924420224	R6	R5
2739 GIRARD AVE S, 301	3302924420225	R6	R5
2739 GIRARD AVE S, 302	3302924420226	R6	R5
2739 GIRARD AVE S, 303	3302924420227	R6	R5
2739 GIRARD AVE S, 304	3302924420228	R6	R5
2739 GIRARD AVE S, 305	3302924420229	R6	R5
2739 GIRARD AVE S, 306	3302924420230	R6	R5
2739 GIRARD AVE S	3302924429001	R6	R5
2741 GIRARD AVE S	3302924420211	R6	R5
2742 1/2 GIRARD AVE S	3302924420017	R6	No Change Proposed
2519 HENNEPIN AVE	3302924130011	R6	No Change Proposed
2715 HENNEPIN AVE	3302924420187	R6	No Change Proposed

Section 2. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district boundaries so that they follow the centerline of public rights-of-way in a manner identified on maps accompanying the Lowry Hill East Rezoning Study.



**Lowry Hill East Rezoning Study**  
**CPED Recommendations**  
**November 1, 2016**

**Community Planning & Economic Development  
Planning Division**  
350 South 5<sup>th</sup> Street, Room 210  
Minneapolis, MN 55415-1385  
612-673-2597 Fax: 612-673-2728



## **MEMORANDUM**

**TO: CPC Committee of the Whole**

**FROM: Beth Elliott, Senior Planner  
CPED Planning Division**

**SUBJECT: Lowry Hill East Rezoning Study**

**DATE: July 15, 2004**

### **Supporting Documents**

Residential Zoning Districts (reference table)  
Recommended Zoning map  
Alternative Map #1  
Alternative Map #2  
Alternative Map #3  
LHENA Map  
LHENA-identified Critical Properties map  
Critical Properties Table

### **Background**

This rezoning study was required following City Council adoption of an interim ordinance introduced by Council Member Niziolek on November 22, 2002. It was referred by the Zoning and Planning Committee to the Planning Department on November 26, 2002.

The interim ordinance, Title 21, Chapter 577 of the Minneapolis Code of Ordinances, provided for a one-year moratorium on the establishment or expansion of any multiple family residential use within the recognized boundaries of the Lowry Hill East neighborhood (bounded by Lyndale Avenue, Hennepin Avenue, and Lake Street), except where property has frontage on Hennepin Avenue, Franklin Avenue, Lagoon Avenue, Lyndale Avenue or Lake Street.

The original ordinance was in effect through November of 2003. Planning staff requested an eight-month extension of the interim ordinance until July 23, 2004. The request was made in large part to heavy demands on Planning staff, and also due to a desire of the community to participate in extensive field verification of City data on residential properties. The interim ordinance extension prevented any adverse development prior to the establishment of changes to official controls.

## **Community Involvement**

The Lowry Hill East Neighborhood Association (LHENA) created a sub-committee consisting of interested members of its Zoning & Planning Committee. Planning staff and rezoning sub-committee members met monthly to determine expectations and define goals for the rezoning study. The meetings began in May 2003 and ended in April 2004.

In March 2004, after Planning staff had prepared two draft rezoning maps, property owners identified as having potential to be rezoned were invited to a meeting held by the City. The meeting provided zoning information and answered any questions about potential impacts to property. Participants also had the opportunity to view a different proposed zoning map prepared by members of the LHENA rezoning sub-committee.

On April 29, 2004, LHENA held its own neighborhood open house to discuss the rezoning study. Within the set agenda, Planning staff presented the City's proposed recommendations and answered any questions of the participants.

## **Description of the Study Process**

### Summer/Fall 2003

Parts of the neighborhood were assigned to neighborhood volunteers for field data collection to identify unit counts. The LHENA rezoning sub-committee felt that many structures had illegal units, so the purpose of the field survey was to identify inconsistencies between City data and field observations. The City records were compared to the number of observed units in a map used as a planning tool. Even though this information ultimately was not used to produce the final rezoning recommendations, it did highlight the neighborhood's concern of illegal units. After meeting with City inspections staff, Planning staff met with the LHENA rezoning sub-committee to review the steps the City and individual residents can make to identify and alleviate illegal units.

In that same time period, Planning staff analyzed parcel data for all residential properties in the neighborhood. By comparing the number of units allowed under current zoning to the zoning classification that would be required for the parcel to be conforming (see LHE Affected Properties table), a pattern of existing development and density emerged.

The existing development and density patterns are not unlike what City land use policies dictate (see Zoning Required to Make Conforming map). Most of the higher density development is within a few blocks of the commercial corridors, and the core of the neighborhood is predominantly single- or two-family development. There appears to be a desirable variety of housing options throughout the neighborhood, and the existing development pattern is mostly consistent with the current zoning. On the other hand, the neighborhood displays a number of high density developments in the interior, as well as several instances where high density and low density development are intermixed.

### January 2004

In conjunction with the LHENA rezoning sub-committee, Planning staff reviewed the map of minimum conforming zoning and identified locations where it might be appropriate to consider lowering current zoning; for instance, from R6 to R4. Of particular concern to the sub-committee were parcels with low-density developments currently zoned at medium- or high-density; they viewed these properties as being most at-risk for redevelopment pressure under current conditions. An issue with the potential rezoning of these properties, however, is that most of them are spread out among apartment buildings.

The data analysis also illustrated four distinct development patterns in the neighborhood, therefore planning analysis focused on these sections identified as:

- Hennepin Avenue Corridor (properties within 1 to 1 ½ blocks east of Hennepin)
  - Current zoning is R6, with the majority of properties developed at high-density.
- Lyndale Avenue Corridor (properties within ½ block west of Lyndale and between 24<sup>th</sup> Street and 28<sup>th</sup> Street)
  - Current zoning is mainly R2B, with the majority of properties developed at a low density.
- Neighborhood Point (properties north of 24<sup>th</sup> Street)
  - Current zoning is mainly R6, with the majority of properties developed at medium- to high-density.
- Neighborhood Core (properties between 24<sup>th</sup> Street, 28<sup>th</sup> Street, and the two corridors)
  - Current zoning is mainly R2B, with the majority of properties developed at low densities.

The study centered on interior residential properties - those not fronting Hennepin, Lyndale, Franklin, Lagoon, or Lake. Planning staff also did not consider the portion of the neighborhood between Lake Street and 28<sup>th</sup> Street for any possible changes due to the presence of commercial and industrial uses/zoning as well as a proposed study of the Midtown Greenway later in 2004.

After much of the initial analysis was complete, Planning staff compiled eight rezoning principles that guided the direction of rezoning in the neighborhood. They are that the proposed City map:

- Attempts to be consistent with the goals and policies of *The Minneapolis Plan*, the adopted comprehensive plan for the City of Minneapolis.
- Takes into account the existing mixed-scale character of the neighborhood.
- Takes into account current zoning as identified in the *Minneapolis Zoning Code*.
- Was developed with consideration of input from all stakeholders.
- Attempts to create more consistency in zoning patterns.
- Is careful to avoid the creation of large numbers of non-conforming uses.
- Places the highest density zoning closest to the commercial corridors.
- Preserves the low-density core of the neighborhood with predominantly low-density zoning classifications.

Every parcel within the Lowry Hill East neighborhood was individually analyzed based on these principles and a set of steps for each of the four parts of the neighborhood. Each principle was balanced against the others with rezoning decisions based on all the relevant factors.

#### February 2004

Planning staff brought a first draft rezoning map to the LHENA rezoning sub-committee (see Draft Map #1 – February 2004). This map included:

- 123 rezoned properties
- 64 downzoned properties
- 58 upzoned properties
- 18 potential new nonconformities

A mark-up session followed where the sub-committee identified areas that they wanted Planning staff to further analyze. They were most concerned with the lack of zoning changes proposed for north of 24<sup>th</sup> Street. This area has many elegant structures originally developed as single family homes; however,

some of them have been remodeled into apartments or rooming houses. The neighborhood subcommittee wanted to see these properties downzoned to a low-density zoning district.

### March 2004

After further analysis, Planning staff created a second draft map that reconsidered the zoning of parcels north of 24<sup>th</sup> Street and was still consistent with the City's rezoning principles for the Lowry Hill East neighborhood (see Recommended Zoning map). This map included:

- 131 rezoned properties
- 115 downzoned properties
- 15 upzoned properties
- 1 property rezoned by use
- 38 potential new nonconformities

On March 23, 2004, 131 property owners were invited to an informational meeting to respond to the second draft map. They asked general questions about the rezoning study, and many had specific concerns about a potential rezoning of their property. A number of concerns came from owners of apartment buildings that are conforming under a current R6 zoning, but a change to R5 or R4 would create a non-conforming use. Most of these instances are in the area north of 24<sup>th</sup> Street.

The LHENA rezoning sub-committee utilized the meeting to highlight an alternative rezoning map that they had developed. The LHENA rezoning sub-committee alternative map includes:

- 338 rezoned properties
- 308 downzoned properties
- 19 upzoned properties
- 11 properties rezoned by use
- 118 potential new nonconformities

Planning staff recommendations did not change from the second draft map to the final Recommended Zoning map for the Lowry Hill East neighborhood. Therefore, any reference to Draft Map #2 is also a reference to the final recommended map.

### **Areas of Concern**

Five issues merit further discussion. The first relates to the rationale for downzoning significant numbers of properties at a time when growth in housing stock is a primary city goal. The other four are issues where the neighborhood subcommittee felt that the City's proposed rezoning map did not further their goals. The areas of concern center on the issues of:

1. Targeting large numbers of properties for downzoning
2. R1A zoning within the core of the neighborhood
3. Appropriate zoning for properties north of 24<sup>th</sup> Street
4. How far low- or medium-density zoning should be west of Lyndale Avenue
5. How far medium- or high-density zoning should be east of Hennepin Avenue

#### 1. Targeted downzoning

The Lowry Hill East neighborhood has an existing dense character with a variety of residential uses. Neighborhood residents appreciate the housing options that are available; however, some feel strongly that the current zoning allows for a significant amount of additional density.

The R2B and R6 zoning districts dominate the neighborhood, and in general density patterns have followed suit. However, the whole spectrum of development density levels is found throughout the neighborhood. To accommodate the development patterns as well as current zoning, decreasing the level of zoning was an appropriate option in areas of the neighborhood.

Downzoning was used as a tool mainly in areas zoned R6 with a low- to medium-density development pattern. Decreasing current zoning by one or two levels still allows for growth, adheres to City policies, and takes into account the concerns of involved stakeholders.

## 2. R1A zoning

One of the most vocalized issues from the LHENA rezoning sub-committee was their commitment to preserving single-family homes. Since much of the neighborhood core is currently zoned R2B, many of the original single-family structures have been preserved as duplex conversions. There are currently roughly equal numbers of single family homes and duplexes. The neighborhood sub-committee would like there to be “a single family core, totaling six blocks, in the center of the neighborhood, where existing single-family homes are zoned R1A to assure the preservation of single family homes for those property owners that would prefer to live and invest in that housing type” (see Rezoning Guidelines for Lowry Hill East document).

Planning staff do not support the neighborhood’s preference for single family development over duplexes, and have not identified a City policy that would support individually rezoning single-family homes. Under current regulations, the blocks with the largest numbers of single family homes are at the least risk of further duplex conversion. Conversion of single family homes to duplexes on typical neighborhood lots can only occur through a lot area variance, and this can only be supported “provided the surrounding properties are primarily two-family dwellings.”

Additionally, the presence of duplexes in this neighborhood provides for a more affordable mix of housing. It offers more rental opportunities beyond the typical apartment complex, as well as chances for affordable ownership.

## 3. North of 24<sup>th</sup> Street

The character of this portion of the neighborhood is extremely varied. The largest single-family structures with arguably the most historical character are found here; however, they are sporadically located amongst 3-story walk-ups. Furthermore, many of these homes are already being used as rooming houses or apartment buildings. Existing zoning is almost entirely R6, and much of the structures are at a level of density that requires this zoning.

The LHENA rezoning sub-committee views this area as the “heart” of the neighborhood. One of the goals of the sub-committee has been to preserve the homes even though they are surrounded by apartment buildings.

In the first draft rezoning map, the City made very few zoning changes north of 24<sup>th</sup> Street. Properties that faced existing low-density zoning were rezoned down to R4 in order to create some transition between high- and low-density zoning and development (see Draft Map #1 – February 2004). When this map was presented to the sub-committee, the group voiced their concerns about the lack of downzoning for that portion of the neighborhood.

After further analysis, Planning staff found that additional zoning changes could be made and still adhere to the City’s rezoning principles. Where contiguous parcels of single-family structures existed,

the proposed zoning was changed to R4. This preserves the right to multifamily development for the property owner. But it reduces development pressure because it is less likely that the number of units possible on the site is enough to offset the site acquisition and demolition costs related to clearing the site. The R4 zoning district also would allow a property owner to convert a housing structure back to a single-family use.

Other properties are proposed to be rezoned to R5; properties within 1 to ½ blocks east of Hennepin Avenue are proposed to remain at the existing R6 designation. All of these changes are a balance point between the City's rezoning principles and the goals of the LHENA rezoning sub-committee.

#### 4. Density levels west of Lyndale Avenue

Properties west of Lyndale (within ½ block) posed a difficulty to the analysis process. Both Hennepin and Lyndale are designated commercial corridors and adhere to the same land use policies. However, their surrounding development patterns are drastically different. Interior properties east of Hennepin have a high-density character and are zoned R6 with pockets of single-family structures; properties west of Lyndale are overwhelming low-density and mainly zoned R2B.

In the first draft map, Planning staff identified all the properties on the east side of Aldrich and between 24<sup>th</sup> and 28<sup>th</sup> (within ½ block of Lyndale) for an R4 designation. That decision followed commercial corridor policies pertaining to housing growth, but it also acknowledged existing development patterns and zoning.

Based on concerns raised from the rezoning sub-committee, Planning staff revisited the analysis of those identified properties. The sub-committee felt that an increase in density opportunities would negatively impact that portion of the neighborhood. While still keeping with the City's rezoning principles, the second draft map reflected the sub-committee's concerns by offering an R4 designation for contiguous parcels already at a medium or high density.

#### 5. Density levels east of Hennepin Avenue

The boundary between high-density zoning and low-density zoning in the neighborhood is approximately 1-2 blocks east of Hennepin. To the west of this line, the development pattern is generally consistent with the high-density zoning designation. The majority of parcels are larger than the average lot size in Lowry Hill East, and similar to north of 24<sup>th</sup> Street, some single-family structures stand amid the large apartment buildings. In order to stay consistent with the City rezoning principles, Planning staff is recommending very few changes to this portion of the neighborhood.

In the alternate zoning scheme proposed by the LHENA rezoning sub-committee, the low-density residential core of the neighborhood is enlarged toward Hennepin Avenue. The map rezones many single-family structures currently zoned R6 to R2B. Their concern is density creeping further into the interior, and they wish to keep a residential feel to the core as close as possible to Hennepin Avenue. Their map shows no zoning designation higher than R4 for this part of the neighborhood.

## Findings

The following findings are required by the Minneapolis Zoning Code. They are principally oriented toward the review of the proposed rezoning of a limited number of parcels associated with a specific development proposal. Their use in this report facilitates consideration of the validity of the above-discussed principles and themes in a more structured manner.

**1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

The Lowry Hill East neighborhood has six designated features in *The Minneapolis Plan (TMP)*. The intersection of Hennepin Avenue and Lake Street is designated an Activity Center, which means that it is pedestrian-oriented and supports a wide-range of commercial, office-residential, and residential uses with activity throughout the day and into the evening.

The southern portion of the neighborhood surrounding the Midtown Greenway is designated a Major Housing Site. This means that it stands out as an appropriate candidate for new medium- to high-density housing construction in terms of the surrounding environment, connections to transit, and proximity to employment and goods and services.

Franklin Avenue is designated a Community Corridor because its development pattern is primarily residential with nodes of commercial uses. Lyndale Avenue, Hennepin Avenue, and Lake Street are designated as Commercial Corridors. TMP policies related to commercial and community corridors support additional development in general and housing growth specifically – while also emphasizing the importance of development that is compatible with surrounding residential areas.

The following policies are excerpted because they are particularly relevant to the rezoning study. The proposed zoning plan is compatible with these objectives.

4.1 Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods.

4.3 Minneapolis will support development in Commercial Corridors where it enhances the street's character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.

4.7 Minneapolis will identify and support Activity Centers by preserving the mix and intensity of land uses and enhancing the design features of each area that give it a unique and urban character.

4.9 Minneapolis will grow by increasing its supply of housing.

4.10 Minneapolis will increase its housing that is affordable to low and moderate income households.

4.10 Minneapolis will improve the availability of housing options for its residents.

4.14 Minneapolis will maintain the quality and unique character of the city's housing stock, thus maintaining the character of the vast majority of residential blocks in the city.

8.1 Minneapolis will maintain and enhance the elements of a responsive transportation system through balancing the interests of economic development and neighborhood livability.

8.7 Minneapolis will direct its share of regional growth to areas well served by transit, to existing and potential growth centers and along transit corridors.

9.5 Minneapolis will support the development of residential dwellings of appropriate form and density.

9.8 Minneapolis will maintain and strengthen the character of the city's various residential areas.

9.14 Minneapolis will increase citizen awareness of preservation and the important role it plays in fostering community revitalization and civic pride.

9.15 Minneapolis will protect residential areas from the negative impact of non-residential uses by providing appropriate transitions between different land uses.

9.18 Minneapolis will establish land use regulations, in order to achieve the highest possible development standards, enhance the environment, promote flexibility in approaches and otherwise carry out the comprehensive plan.

9.21 Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a

variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space.

9.22 Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

The proposed zoning amendments are designed to support community and City objectives identified over the course of the rezoning study.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

Where property is proposed to be rezoned down from a high-density residential zoning classification, it reflects a sensitivity to the parcel's relationship to adjacent properties.

**4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

The amendments would change the zoning of multiple parcels. In general, properties can be utilized under their existing zoning district.

**5. Where they has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

In 1975, large parts of the neighborhood interior were rezoned from R6 to R2B due to the work of neighborhood activists and the City of Minneapolis (see Rezoning Guidelines for Lowry Hill East document). No significant changes in the development pattern within the study area have occurred over the last thirty years.

**Staff Recommendation**

That the City Planning Commission adopts the above findings and recommends approval of the proposed modifications to the official zoning maps in the City's Zoning Code as detailed in the attached maps and table.

## RESIDENTIAL ZONING DISTRICTS

Zoning Classes	Zoning District	District Description	Max. Height	Allowed	Not Allowed
<i>Low density residence districts</i>					
	R1/RIA	Single Family District	35 feet	Single family structure	Two family structure Multi-unit structure
	R2/R2B	Two Family District	35 feet	Single family structure Two family structure	Multi-unit structure
<i>Medium density residence districts</i>					
	R3	Multiple Family District	35 feet	Single family structure Two family structure Multi-unit structure	
	R4	Multiple Family District	56 feet	Single family structure Two family structure Multi-unit structure	
<i>High density residence districts</i>					
	R5	Multiple Family District	56 feet	Multi-unit structure	Single family structure Two family structure
	R6	Multiple Family District	84 feet	Multi-unit structure	Single family structure Two family structure

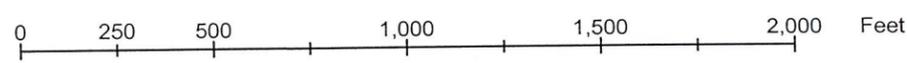
\*\* Institutional/public, social, congregate living, and commercial (i.e. bed and breakfast, childcare center) uses are allowed in residence districts in varying intensities.

# 2004 CPED Recommended Zoning Changes

## Lowry Hill East

### Recommended Zoning

-  R2B
-  R4
-  R5
-  R6
-  LHENA-identified Critical Properties



**Original and Current Building Use**  
**Building Originally Building as 1 or 2 Units**

- ▲ Currently 1-2 Units, & Zoned Above R2B
- ▲ Currently 3-4 Units
- ▲ Currently 5 or more units

**Building Originally Built as 4 or more units**

- Built before 1950
- Built after 1950
- # Number of units in building

**Current Zoning District**

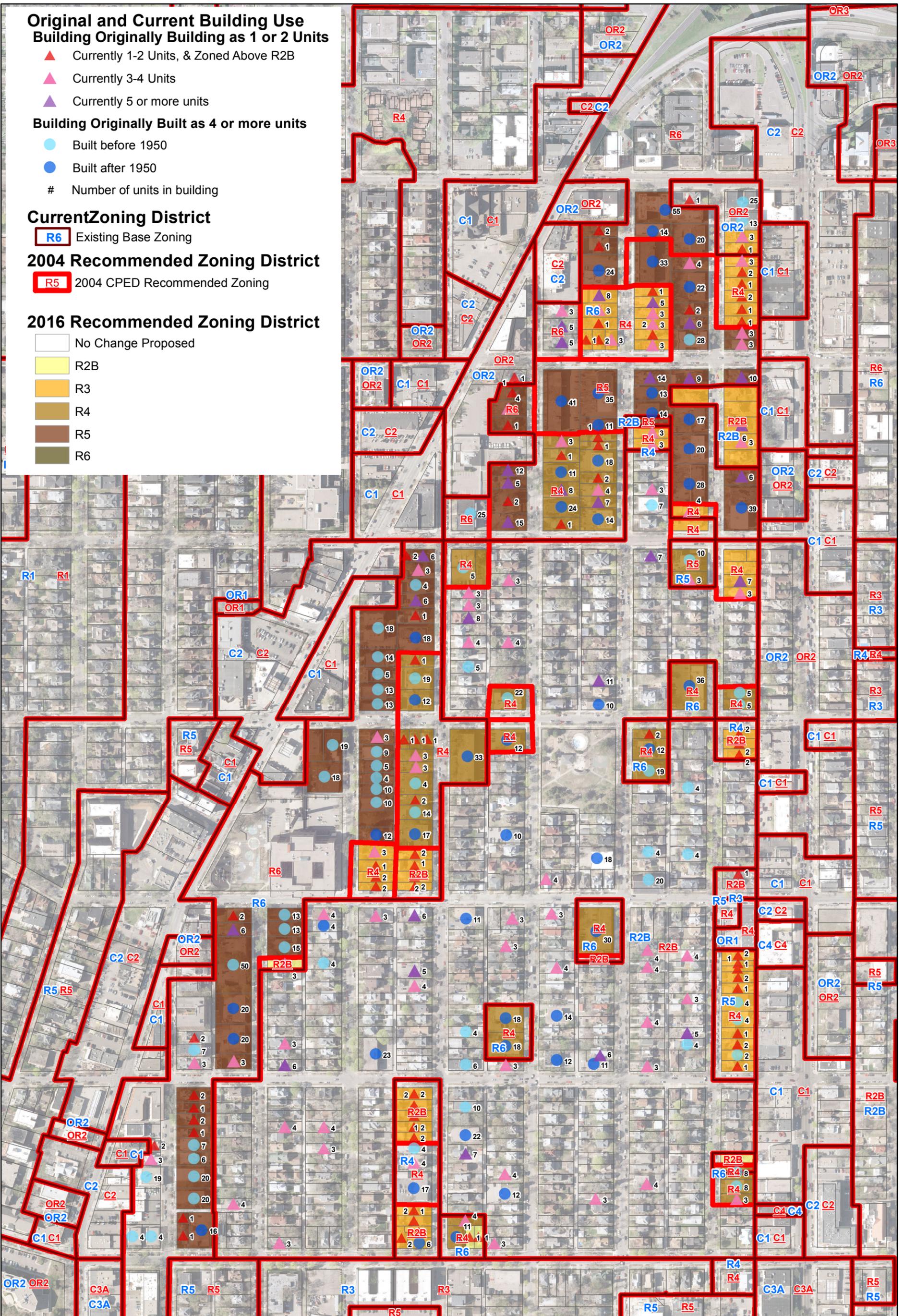
**R6** Existing Base Zoning

**2004 Recommended Zoning District**

**R5** 2004 CPED Recommended Zoning

**2016 Recommended Zoning District**

- No Change Proposed
- R2B
- R3
- R4
- R5
- R6



**Lowry Hill East Rezoning Study:  
 Comparing Recommendations  
 November 1, 2016**

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
8/3/2016	John Edwards	<p data-bbox="365 164 583 186">Council Member Bender,</p> <p data-bbox="365 212 2003 277">I saw the downzoning map proposed for the Wedge and I wanted to send you my initial thoughts. First my credentials: I am a noted expert on 50 years of Wedge downzoning history. I also live in one of the last apartment buildings constructed before the 1975 Wedge downzoning; in other words, the roof over my head inspired a group of very passionate homeowner-activists to say "that is enough of that!"</p> <p data-bbox="365 303 2003 368">The Wedge is a neighborhood of exceptional amenities, especially the northern tip. The small five-block triangle from 24th St to Franklin Ave, is bounded by transit on all sides: the 2, 4, 6, and 17 buses. We're split down the center by a bike boulevard. We have the Midtown Greenway to our south, and more bike lanes on the way. I can walk to 3 grocery stores and a Walgreens. My neighbors and I are all lucky to live here.</p> <p data-bbox="365 394 2003 433">For those reasons, I am concerned about the degree to which this map downzones the north Wedge. Around 20 properties on Bryant and Aldrich Aves, between 22nd St and Franklin Ave, are being downzoned from R6 to R3. Anyone who lives in that tiny triangle is a few minutes walk from four different bus routes. I feel strongly that these properties should remain high-density.</p> <p data-bbox="365 459 2003 524">Here's one example to illustrate why I think this is a problem. The 10-unit apartment building (with one parking spot) that was recently approved at 2008 Bryant was made possible by our neighborhood's transportation amenities, as well as the recent reforms to the city's parking requirements. But it also requires high-density zoning. I want to see more "missing middle" projects like that in our neighborhood. Such a significant downzoning makes that less likely.</p> <p data-bbox="365 550 2003 589">There's also a lack of balance in this proposal. This map is nearly all downzoning--and that makes sense because it's based on a 2004 plan initiated to please our neighborhood's downzoning activist homeowners (luckily they were impossible to please and rejected this plan). But it's 12 years later in 2016; let's move on from the conservative zoning proposals of the past.</p> <p data-bbox="365 615 2003 680">We could create a more balanced plan, and justify quite a bit of upzoning using the Minneapolis Plan for Sustainable Growth. For example, the current proposal takes the east side of 26xx Aldrich from R5 to R3. I would be more amenable to this if it was paired with upzoning some low-density (R2) blocks of Aldrich Ave--adjacent to the Lyndale commercial corridor--to medium density (TMP 1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors).</p> <p data-bbox="365 706 2003 771">I'd also like to express my support for the concept of apartment living in the interior of neighborhoods. It's a radical idea for some, but I believe higher density housing is not inherently disruptive. I see rows of old apartment buildings on quiet interior streets in the Wedge, in East Isles, in CARAG and elsewhere. The land underneath many of our area's 100-year-old apartment buildings has, over the decades, been downzoned to low-density. But these buildings fit our neighborhoods just fine and--if we acknowledge the history--they always have.</p> <p data-bbox="365 797 2003 862">As I said, my apartment building was constructed just before the 1975 Wedge downzoning. That's fortunate for me and my neighbors, because it's affordable, and it has the kind of racial diversity you don't see in the extremely low-density historic district just one block over. I worry about the impact downzoning has, not just on our city's current housing supply, but on the way my neighborhood looks, and who gets to live here, decades into the future.</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
8/3/2016	Alex Cecchini	<p>Hello,</p> <p>I'm writing today to regarding the CPED proposal for the Lowry Hill East Rezoning. I know this is only going before the Planning Commission's Committee of the Whole for initial feedback tomorrow, and not full public feedback yet. But I feel that some of the core assumptions and strategies need to be addressed before public review, and I hope both of you can share this feedback with both the Planning Commission and CPED staff. I'll also try to keep it short :)</p> <p>This proposal is, first an foremost, in conflict with multiple stated city goals and policies. This isn't surprising - the type of conflict between broad goals and specific recommendations has manifested itself many times during development review. For example, the hotel project at Lake and Emerson met broad goals of the Uptown Small Area Plan and Minneapolis Comp Plan while (to its opponents' credit) going against specific wording regarding height and land use locations.</p> <p>Re-zoning the Wedge, in this case largely down-zoning many remaining R6 parcels in the neighborhood interior, does technically meet many goals in the Comp Plan about development intensity and location - all cited in the staff report. But I don't think it's fair to stop there. The city has affordability, walkability, sustainability, equity, diversity, and public health goals outlined in the Comp Plan and other city documents. Taking what few sites allow for multi-family redevelopment and downzoning to mostly R2B to R4 runs counter to those general goals:</p> <ul style="list-style-type: none"> <li>- Concentrating development along busy, statistically dangerous streets with poor air quality is worse for the health of those new residents than if they could live on side streets with low traffic</li> <li>- Limiting the total number of potential sites for redevelopment reduces development potential, generally reducing affordability by making the market less able to respond to demand</li> <li>- Limiting development sites to corridors with existing high-intensity or mixed-used makes development more complicated and costly, particularly if multiple sites must be acquired</li> </ul> <p>I know that Council Member Bender is committed to allowing affordable market-rate development, which is how in a short time ADUs are now legal, as is converting to a duplex in most of our R2B district. And, importantly, parking no longer represents a cost floor for multi-family development. But on that point, we find another inconsistency. What good was allowing 0 parking spaces for development of 3-50 units within a quarter mile of transit if we're not going to zone for it in those areas? The entirety of the Wedge requires no parking for "small" developments and only 1 parking space for every 2 units for anything 50 units and up. And for good reason - the Wedge is surrounded by quality transit: Routes 4, 6, 21, 12, 21, 53, 113, and 114, with the 17 even cutting through the middle of the neighborhood. It has the Bryant Ave bike boulevard running through the interior, and the best bicycle highway in the state along its southern edge. The city plans to extend the 26th and 28th St protected bikeways west to Hennepin. In short, the Wedge is not some far-flung neighborhood of the city where guiding development to nodes/corridors of transit helps maximize walking, biking, and bus ridership. There is not an inch of the Wedge more than a 5 minute walk from quality non-auto transportation options.</p> <p>I'm not here to say exactly what height or FAR limit is appropriate parcel-by-parcel in the Wedge, but I do think it's fair to point out that less than a quarter mile north, across I-94, there are actual high-rise towers that are often within a stones throw from detached homes or low-rise townhomes. I think it's fair to say that development greater than 4 stories may actually be appropriate by-right in parts of the Wedge. And I also think it's accurate to say that, despite the minimum lot area per unit changes in R5, it still represents far less development capacity than R6 (and many small scale developments require at least R5 by right, with this proposal bringing many parcels down to R3). At the very least, the Wedge has a long history - detailed in the staff report itself - of mixing multi-family developments alongside single family homes, converting single family homes to more intense uses beyond what's allowed by the very common R2B found in the neighborhood, and even re-developing property to higher intensities.</p> <p>I encourage the Planning Commission, City Council, and CPED to re-evaluate the recommendations in the staff report. While the re-zoning doesn't move the needle on what's allowed by much, it's moving it in the wrong direction based on what we know in 2016 about the effects of the widespread downzoning from the 1970s. We know filtering, while it won't solve all affordability issues, is a major part in making housing stock affordable to lower-income families. We know low-income individuals and families do actually live in those widely-hated 1960s apartment buildings. We know the 1970s downzoning was a major reason almost no apartments have been built in the Wedge interior in the decades since. And, we also know we have a Comprehensive Plan update where many of the broader goals I outlined earlier should challenge the ones that benefit a select group of (mostly wealthy, white) homeowners across the city. Let's hold off on this downzoning.</p> <p>Thank you both very much for your consideration,</p>
8/8/2016	Travis Hochsprung	<p>Dear Mr. Schaffer,</p> <p>I am a Minneapolis resident, and I recently read on a streets.mn article about a proposal to further downzone much of the Lowry Hill East neighborhood in Minneapolis. Given the City's explicit goal to increase density in Minneapolis I urge you to firmly reject the proposal, and even consider upzoning the area. I can think of no better neighborhood in the city to add density to than one that sits on the edge of downtown, has the best transit outside of downtown, and is in very high demand. Bending to the will of selfish longtime home owners will only hurt Minneapolis's growth and help increase income inequality in our city by raising home owners home values while allowing rents to increase for those who struggle to afford housing. Thank you for hearing and considering my concerns.</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
8/10/2016	Matt Steele	<p>CM Bender,</p> <p>While I am generally supportive of a few of the items associated with the Wedge rezoning proposal, I am deeply troubled by the plan to downzone some properties in the neighborhood.</p> <p>John Edwards did the best job of laying out a comprehensive reason not to downzone.  <a href="http://streets.mn/2016/08/08/time-to-hold-the-line-on-downzoning/">http://streets.mn/2016/08/08/time-to-hold-the-line-on-downzoning/</a></p> <p>A few of my particular concerns:</p> <ul style="list-style-type: none"> <li>- While it makes sense for different areas to see different land uses, we need to be careful in prescribing "transect caps" in the neighborhood. Even thinking of the neighborhood in terms of "interior" vs "exterior" is troublesome, as it seems to suggest that the majority of the Wedge population should live along the highest traffic routes with higher air quality concerns and noise concerns, while the homeowners (who largely are significantly wealthier than the neighborhood average, or won the geography lottery decades ago) are insulated from noise and pollution.</li> <li>- It's troublesome to see even more existing properties become non-compliant with current zoning. If neighbors are truly concerned about preserving the character of a neighborhood, doesn't it reason that the zoning on a parcel should match what actually exists on that parcel? There are numerous examples in our city where past downzoning encroaches on maintaining or re-establishing existing land uses, or on modifying an existing form or structure to match contemporary needs and preferences. <a href="http://streets.mn/2016/05/17/minneapolis-zoning-code-continues-to-make-housing-unaffordable/">http://streets.mn/2016/05/17/minneapolis-zoning-code-continues-to-make-housing-unaffordable/</a> <a href="http://streets.mn/2015/11/18/sensible-infill-development-blocked-by-zoning-in-minneapolis/">http://streets.mn/2015/11/18/sensible-infill-development-blocked-by-zoning-in-minneapolis/</a></li> </ul> <p>We need to upzone all of Minneapolis. Don't downzone the Wedge.</p>
8/24/2016	Perry Thorvig	<p>First, let me introduce myself. I was a city planner for the city of Minneapolis for 30 years from 1968 to 1997. I was in charge of the rezoning effort that was done in 1975 that reduced the zoning density for all the residential parcels except the apartment buildings that are now being considered for further downzoning. We didn't want to create a lot of non-conforming uses that might have jeopardized the whole rezoning effort. So, we left the existing apartment buildings alone. This downzoning was done from I-94 to 36th St. between Hennepin Avenue and Hiawatha Avenue. Those neighborhood were zoned mostly R5 and R6 or its equivalent since 1924. Our goal was to prevent the construction of any more cheaply built 2 and a half story walk-up apartment buildings that were popping up like mushrooms in the 1960s and early 70s to house the wave of baby boomers moving into the housing market. At that time, there was no site plan review or conditional use process that regulated the appearance of these buildings. There were instances where nearly a half a block of older houses disappeared between 8 and 4:30 when the apartment developers moved in.</p> <p>The zoning scheme adopted in 1975 must have worked. It was gratifying to me and I'm sure many neighborhood residents, including former council member Meg Tuthill, that the recent study by city planner Brian Schaffer found that very little new development has occurred in the neighborhood since that rezoning was done forty years ago. Meg was one of the key residents pushing to downzone the Wedge which had been R6 or its equivalent since 1924. As you can see, the R6 zoning designation for the Wedge was not a mid-century creation by the city as you reported. While covering this issue, you and the residents need to be aware of non-conforming rights issues when a property is designated for less density than it currently has (downzoning). What do the banks have to say about loans on properties that are non-conforming? How do the property insurance companies feel about insuring buildings that may not be able to be rebuilt? How likely is the city to get sued by an angry property owner?</p> <p>I hesitate to give legal or financial advice on what to do with zoning in the Wedge. I haven't been around for 20 years. However, the 40 year old zoning designation for the Wedge, Whittier, Phillips, and the other neighborhoods seems to have worked pretty well according to current city planner Schaffer. Development has occurred in high amenity areas (Uptown) and along transportation corridors, not in the core of the neighborhoods. We have to keep in mind that those R6 buildings still have a lot of value and developers can only afford to pay so much for the land and demolition costs before they can convince the bankers to loan them money for a new building. I think that unless those R6 buildings are virtually worthless, it is probably not feasible to redevelop them. So is all this much adieu about nothing?</p> <p>In any case, if there are still any of my old friends around in the neighborhood, I wish them well in their livability efforts.</p>
9/6/2016	Anton Schieffer	<p>Hi Lisa, I was hoping to attend the meeting about downzoning in the Wedge neighborhood tomorrow, but I've had a family emergency come up and won't be able to attend (my mom, who lives in your ward, will also not be there).</p> <p>Anyway, I think the Wedge is one of the most desirable neighborhoods to live in Minneapolis. It's got some of the best access to transit in the city, and is safe, walkable, etc. These are some of the reasons that uptown is a popular destination for people first moving to the city. But by downzoning the Wedge, it only makes things more difficult for people who already live in uptown and others who want to move there. Rents will continue to increase without more units being built, and downzoning clearly discourages this type of growth.</p> <p>While I would not like to see any of the Wedge downzoned, if the neighborhood is intent on downzoning certain properties, upzoning others would be a good compromise. Thanks,</p>
9/6/2016	Aron Khoury	<p>Hello Council Member Bender,</p> <p>I am writing in support of zoning changes that allow R2 single family homes to be rezoned duplex. This will facilitated affordability, density and preservation of housing stock that will make the neighborhood sustainable for a broader population forward.</p>
9/8/2016	Saralyn Romanishan	<p>Hi Brian,</p> <p>I was looking at the maps and noticed that 2200 olfax is not being rezoned. This is a long term single family home in good condition (and as far as I know always single family) and is next door to another single family home. Should this not be with the homes vs the businesses on hennepin</p>

**Lowry Hill East Rezoning: Comments Received during the Public Comment Period**

Date	Name	Comment
9/8/2016	Peter Kim	<p>Mr. Schaffer,</p> <p>Thank you for your and staff's time putting together this improved rezoning study. After walk-through and questions/answers, I generally agree with staff recommendations.</p> <p>You did excellent job answering many difficult questions with gentle and realistic manner. We appreciate it.</p> <p>As I mentioned during walk-through, we cannot afford to loose historic housing stock built before 1945/1950. Labor and craftsmanship in historic buildings are unmeasurable and city needs to keep it to be a competitive international city.</p> <p>I have 3(three) comments.</p> <p>1. Conditional Use Permit:</p> <p>Based on recommendation, suggested R5 has FAR 2.8(max) and 56 feet heights. With unreasonable and compromised variances, developer will see economic opportunities to tear down historic houses. Please be thorough throughout review process and have a ownership when staff recommend a conditional use permit.</p> <p>If it is abused, it can work as a spot zoning since it can be same use permanently.</p> <p>Residents will ask more technical and legal questions when city give out unreasonable conditional use permits and process(question and answer) shall be transparent and logical based on public data and law/ordinance.</p> <p>2. Minimize staff's mistake:</p> <p>As I mentioned, CPED came to LHENA many times confessing staff's mistake which damaged quality of neighborhood. Please do your (CPED) best to minimize permit mistake especially related to historic buildings (built before 1945).</p> <p>Also, if mistakes are extraordinary, staff shall face consequences and city needs to think about getting a professional liability insurance. Currently, there are no other way to resolve some of city's mistake except legal action and we all know that it cost more than we wish.</p> <p>I recommend that city keep qualified staff happy and provide continuing education opportunities so that mistakes are under control and somewhat reasonable.</p> <p>3. 2200 colfax ave.s: OR2 to R5.</p> <p>2200 colfax ave.s was built by respected architect Harry Wild Jones and has unique features. Currently it is OR2 and I suggest that city change it to R5 since original house can be damaged to accommodate OR2 function.</p>
9/8/2016	Jim Reilly	<p>re Lowry Hill East Rezoning: I received a card today about Lowry Hill rezoning--my impression (from going on line and trying to figure out the map, list, and checking what the classifications are) is that a lot of this rezoning is from higher density to lower. For example, the property behind my condo (2501 Aldrich and next door) would have a zoning change from higher density down to two family. If I'm correct that sounds good. I've long been worried about not only those properties but density in the entire neighborhood. Jim Reilly</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
9/8/2016	Linda Huhn	<p>Dear Mr. Schaffer:</p> <p>I am a 29-year duplex owner in Lowry Hill East at 2553 Dupont Avenue South.</p> <p>I am not in favor of any rezoning in my neighborhood because:</p> <p>.It is already very noisy and very commercialized here.</p> <p>.My conscientious neighbors worked very hard several years ago to come up with the best balanced plan for our neighborhood.</p> <p>.If elected city officials are not compelled to honor our wishes, as stated above, it will be open season on the quality of life we are trying to hold on to.</p> <p>.I believe the pressure to change zoning is coming from developers who have little history here and don't care about the quality of life or about families, and I do not believe profit for developers is a good context for zoning changes in a residential neighborhood, especially one with the history and the beautiful homes we have.</p> <p>.Lastly, I am not in favor of increasing the population of our city, as elected officials seem to want to do, to the point that it is explosively crowded and noisy and there is no where to park for people who come to visit residents, or in the wintertime when plowing dictates parking on one side only.</p>
9/8/2016	Ryan Hampton	<p>Hi Brian,</p> <p>I'd just like my opposition to downzoning in Ward 10 to go on the public record. I am very disappointed in Councilmember Bender for championing this issue and being so inflexible in her position on the matter.</p>
9/11/2016	Christina Langsdorf	<p>Hi Brian,</p> <p>I wanted to write in support of the proposed down zoning of lowry hill east. I have been a resident of the neighborhood for the last five years and appreciate the thought that has gone into the proposal.</p> <p>The proposed changes make sense for the existing structures will still promoting growth. I also appreciate that the proposed changes will support preservation of the historic homes in the neighborhood.</p>
9/12/2016	Mark Brose	<p>Brian,</p> <p>I have a question about the rezoning study. In general I like the direction it's taking. It seems primarily designed to cleanup some oddities we have with the current zoning without changing the overall city vision to develop density along the corridors or being overly disruptive with what's already there. I did notice what looks like a miss with the property right behind my house (2743 Dupont Avenue South) which is currently zoned R6. It does appear the study recognizes it as a 4 dwelling unit but not that it was built since 1950 (it was just rebuilt in 2015). It doesn't seem appropriate to downzone it to R2B at this point. Why not also target R4?</p>
9/21/2016	LHENA	<p>Re: Lowry Hill East Neighborhood Rezoning Study</p> <p>The following is the official statement by the Lowry Hill East Neighborhood Association (LHENA) regarding the proposed rezoning of the interior of the Lowry Hill East/ Wedge neighborhood.</p> <p>We would like to express our appreciation for your engagement with our neighborhood, most notably the September 7th walking tour and public meeting. The opportunity to hear an explanation of the rationale behind the proposed rezoning and answers to our questions, greatly benefited our members.</p> <p>LHENA wishes to express our general support for the rezoning efforts, and the draft presented on September 7th, 2016. We recognize (as you do) that there may still be need to consider revisions for some individual parcels. Our general support should therefore not be seen as oppositional to individual requests for revisions that any of our neighbors might encourage.</p> <p>Furthermore, we wish to emphasize that our support is conditional upon a shared understanding with CPED that the efforts undertaken to rezone are, in part, intended to greatly reduce the need for, or granting of, variances and conditional use permits. LHENA appreciates your description of the plan's rationale as well as its overall internal consistency. Such goals will be undermined if CPED, or the Planning Commission, continues to routinely grant exceptions to stated policies.</p> <p>While it is not expected to occur, we reserve the right to modify or withdraw our support at a later stage if changes to the draft so compel.</p> <p>In part, the reason this rezoning process has been so well received is due to the City's transparency about the goals of and the decisions for the rezoning. We thank you for such an approach, which remains our expectation as the plan moves forward.</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
9/23/2016	Janne Flisrand	<p>I'm writing to offer official comment on the Lowry Hill East rezoning proposal.</p> <p>I have concerns about the downzoning, and I find many of the arguments in this <a href="#">streets.mn</a> post (Time to Hold the Line on Downzoning) compelling.</p> <p>Given the stated purpose is to align zoning with the current neighborhood scale, I have no concerns about changing properties not on blocks contiguous with Franklin, Hennepin, Lyndale, and Lake to R5. However, if what we want to preserve is the built form and scale, then we should allow the most permissive zoning that achieves that goal.</p> <p>For that reason, I see no purpose in choosing an R4 classification when the built form of R5 and R4 are limited to the same scale in the zoning code, with the main difference being that R4 limits the number of units in the building. That only serves to reduce housing units, not to better fit with the scale of the surrounding neighborhood, and I do not see how that furthers the stated goal. Similarly, I see no reason to rezoning anything from R3 to R2, as the difference between those classifications is similar to the difference between R5 and R4. Instead, I would suggest that we upzone properties currently classified as R4 and R2 to R5 and R3.</p> <p>I also would like to see zoning changes that reflect the interesting mix of buildings throughout the neighborhood. One of my favorite things about Lowry Hill East (and East Isles, and Lowry Hill) is how moderate scale multifamily buildings (8, 12, and even 30-unit buildings) are scattered throughout the neighborhoods. They provide a significant percentage of the housing units in the neighborhoods, and make the streetscape more interesting. I would like to see these sorts of additions allowed again.</p> <p>Lowry Hill East is a neighborhood with exceptional transit and amenities that make it a place many people want to live. A majority of the housing units in the neighborhood are in multifamily buildings, and I continue to hear my neighbors and friends frustrated at how difficult it is to find an affordable apartment nearby. While I recognize that no one building or change to zoning code parcel classifications can address the pent-up demand for housing in this part of the city, I am sure that if we do not allow wealthy people who want to live here places to live, that they will bid up the cost of the apartments that exist here today so that people who have rented in the area for decades will be forced to leave. This is not an individual neighborhood challenge, or even one limited to Uptown, or southwest Minneapolis. I look forward to city-wide policy changes that offer more options to accommodating all the people who want and need to live in our city.</p>
9/25/2016	Michael Friedman & Susan Hasti	<p>Brian, We support the proposal presented on 9/7 to rezone the Wedge, which includes a new classification for our home. Thank you for your efforts to find a consistent rationale which balances many goals. We think you ended with a very good neighborhood map. Michael Friedman Susan Hasti</p>
9/29/2016	Tina Johnson	<p>Dear Brian, Thank you for talking to me the other day about preserving the Lowry Hill East District. I looked at the map and I believe that it needs to include a larger area including 2400 Block on Aldrich. which includes my beautiful 1893 Victorian house. Minneapolis is a grand city because of its history. The greatest cities in the world have been clever enough to not destroy their history. As you know Minneapolis is far behind the other cities regarding historic preservation. It's time to get serious. Large plain particle board box shaped buildings could be built further out; not in place of historical Victorian gems. They're also more expensive for renters compared to my Victorian duplex. You may want to encourage your associates to visit other historic districts in other cities and countries in order to get a better perspective. See you on November 1 and thank you for passing this on to all that are involved.</p>
9/29/2016	Scott Snelling	<p>Mr. Schaffer,</p> <p>I don't agree with the proposed down zoning of the wedge neighborhood.</p> <p>I support the existing zoning and development in general, including multi-family.</p>
9/30/2016	Philip Schwartz	<p>For the reasons expressed in the following links, I oppose the idea of downzoning the Wedge.</p> <p><a href="http://streets.mn/2016/09/07/downzoning-cant-save-us-from-the-future/">http://streets.mn/2016/09/07/downzoning-cant-save-us-from-the-future/</a> <a href="http://streets.mn/2016/08/08/time-to-hold-the-line-on-downzoning/">http://streets.mn/2016/08/08/time-to-hold-the-line-on-downzoning/</a></p> <p>Thanks,</p>
9/30/2016	Anton Schieffer	<p>Hi Brian, my name is Anton Schieffer and I'd like to express my opposition to the downzoning that is being proposed for the Lowry Hill East neighborhood. I hope you've read John Edwards' multiple pieces on this topic, such as this one: <a href="http://www.wedgelive.com/2016/09/downzoning-cant-save-us.html">http://www.wedgelive.com/2016/09/downzoning-cant-save-us.html</a></p> <p>It makes no sense to me how we can continue to grow as a city if we restrict the number of people who can live in desirable neighborhoods like The Wedge. This downzoning will only serve to push rents higher in an area of the city that is rich in amenities (near to downtown, many high-frequency bus lines, lakes, commercial corridors, etc.). This downzoning proposal makes it more difficult for the city to grow by limiting the development that can take place here. Many existing buildings will exceed the capacity limits of the proposed new zoning code.</p> <p>If certain vocal residents continue to wish to have The Wedge downzoned (something their n'hood org was founded on), my suggested compromise would be to upzone some properties as well, so that this neighborhood does not have a net population loss due to zoning changes. Personally, I think much of the Wedge should be upzoned to accommodate growing numbers of residents. That would certainly help renters who are stressed by low vacancy rates and high rents. Thanks,</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
9/30/2016	John Edwards	<p>Hey Brian,</p> <p>I just wanted to supplement my previous comments with some thoughts on non-conforming properties. I've also attached a pdf.</p> <p>Lowry Hill East already has too many non-conforming residential structures--buildings with more units than would be legal if built under our current zoning (a result of the 1975 downzoning). The proposal you're considering would add 20 additional properties to this problem: of the 330 units in those buildings, this proposal says 162 of them don't belong (please see attached table and map). The result would be a zoning code that is ever more at odds with the current built reality. As a neighborhood renter who lives in a building that would be made non-conforming under this proposal, I take this personally.</p> <p>These non-conforming properties send the message that our existing housing stock is a historical mistake; that the people living in these apartments today, ideally, should instead be living somewhere else. Almost all of our neighborhood's non-conforming properties are what is referred to as "naturally occurring affordable housing." How much naturally occurring affordable housing (of the future) doesn't get built because our city is underzoned? When making this decision, we should remember we will be living with the consequences of this downzoning for decades.</p>
9/30/2016	Chandra Lalla	<p>I disagree with the proposal to downzone parts of Lowry Hill East. The "character of the neighborhood" has always been high-renter, high-density, with apartment buildings and multi-family housing. Nobody currently complaining about apartment buildings and high density zoning lived here when the neighborhood was otherwise.</p> <p>Despite the existing high-density character, most of the neighborhood is already protected by low-density zoning. Fears of development are overblown. Personally, I'd argue for a neighborhood (and city-wide) upzoning. Lowry Hill East has the transit amenities that make it suited for growth both on the exterior, and on the interior. I don't want to put our neighborhood on a path towards being underzoned and unaffordable like our Ward 7 neighbors to the west of Hennepin.</p> <p>The two developments north of 24th street, the area where downzoning would be most severe, are 2320 Colfax and 2008 Bryant. Both buildings are designed to appeal to car-free residents. I think that's a direction that's good for the environment, it's good for housing affordability in Minneapolis, and good for the tax base. I don't think we should run away from that good result because a small segment of the neighborhood is scared of change. I know there are precious few places able to accommodate a transit/walk/bike-dependent lifestyle (my lifestyle) and I hate the idea of shutting new people out.</p> <p>I hear from my homeowner friends that they sought out safer, less busy, interior streets when they decided to buy a home in Minneapolis. I don't think we should be reserving our city's most desirable, safer, less polluted areas only for people who can afford to purchase single family homes. It's an equity issue and a public health issue. I personally enjoy living in my high-density building in the neighborhood interior (a building which the city's plan would make non-conforming).</p> <p>It's difficult enough to build new housing. The market is already skewed towards large-scale luxury development on major corridors. My hope is that we don't do things that make that problem worse. I want to see more small-scale 10-unit apartment buildings. I worry that limiting the pool of land available to be developed makes development more complicated and expensive. Most of all I'm concerned that cutting off new housing means that luxury renovation of existing buildings (like mine) will become a more economically attractive option for landlords.</p> <p>Lastly, I'm disappointed that the current rezoning is using the city's 2004 plan as a starting point. From what I've read in the 2004 documents and from what I know of LHENA, the city's public process was tilted towards pleasing the same white homeowners who've been fighting multi-family and rental housing in this neighborhood for generations. As a non-white renter, I couldn't afford to live in the kind of neighborhood these downzoning activists aspire to. I hope the current public process allows room for significant changes to the 2004 plan to bring it more in line with our city's future priorities.</p>

## Lowry Hill East Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
9/30/2016	Julia Curran	<p>I am writing to STRONGLY OPPOSE the staff recommendations for rezoning within Lowry Hill East. This recommendation actively works against city goals around racial and economic equity, sustainability, accessibility, affordability, Complete Streets, One Minneapolis. I am very disheartened to see such a backwards policy being proposed in Minneapolis in 2016, particularly absent any clear argument in support of it.</p> <p>I grew up in Lowry Hill, living there almost exclusively from 1986 to 2006; while in Lowry Hill, I witnessed and experienced first hand the detrimental impacts to a neighborhood of reckless downzoning and the spiraling impacts of city policies driven by that empty a neighborhood of residents. It was because of the suburbanization of Lowry Hill--the loss of and homogenization of people on its streets, the closure of neighborhood stores, and the almost total loss of public transit in its core, that I chose to move to Lowry Hill East, where I lived from 2006 til being priced out in 2010. I currently live in East Isles, where I see everyday the negative impacts of low-density zoning on the diversity and vitality of not just my own neighborhood, but adjacent ones. My family has lived in these neighborhoods since 1928; through oral histories and personal research, it is clear exclusionary zoning, including downzoning is one of the most destructive policies that we have put in place in our city. I urge our city council to vote again further downzoning our neighborhoods.</p> <p>I am totally at a loss to understand why the city or its planners would actively seek or recommend this downzoning, particularly given its geographic context--a relatively walkable neighborhood well-served by transit and proximate to downtown--and our city's urgent challenges, including addressing decades of severe systemic racism and segregation, climate change, and a reurbanizing and aging population. It sets a disturbing precedent both in terms of restricting access to and vitality of the most vibrant parts of Minneapolis, as well as ceding planning influence to dangerously short-sighted and insular neighborhood organizations dominated by a small subset of the most privileged voices set on replicating and exacerbating city-wide inequality.</p> <p>Downzoning Lowry Hill East works against virtually every city goal (equity, sustainability, accessibility, waste reduction, Complete Streets, One Minneapolis, population goals, etc.) and city interests.</p> <ol style="list-style-type: none"> <li>1. It hurts the city's tax base. Per acre, it subsidizes (less affordable) single family homes compared to apartments/condos on similarly sized and situated lots.</li> <li>2. It hurts affordability. It artificially restricts the number of residential units potentially available in a neighborhood, regardless of market forces and demand. It legally maintains a pool of residential units (SFHs) primarily accessible to those with access to significant wealth/assets, at the expense of the creation of more residential units.</li> <li>3. It perpetuates and exacerbates racial segregation, particularly in a city where racial wealth disparities are high, where systemic racism impacts individuals' ability to access housing and credit/loans, and for communities where there is little intergenerational transfer of wealth. It arbitrarily functionally restricts lower-income residents to more-polluted and noisier residences in high-demand neighborhoods.</li> <li>4. It perpetuates car-dependency by setting a low and arbitrary cap on the number of residential units available in one of the most centrally located, walkable, transit-accessible parts of Minneapolis. It forces potential residents, particularly those with limited income, further out of the walkable city core to find housing.</li> <li>5. It is not a tool for historical preservation or to reduce building waste. It does not prevent tear-down/rebuilds. It does not prevent wholesale gutting and renovations. If anything, artificially restricting the number of residential units in a desirable neighborhood drives up the cost-of-entrance; with wealthier buyers comes more frequent and more substantial renovation/expansion.</li> <li>6. It hurts walkability and community. It reduces the density of residents and therefore the availability and density of people-dependent amenities, from grocery stores to specialty stores to frequency and density of transit to restaurants and coffee shops to cultural amenities. It forces individuals to travel greater distances to meet their needs, encouraging car-dependency. It arbitrarily prioritizes SFH, which, particularly when clustered, create much less walkable streets than most apartment/condo buildings. Streets are more likely to have unpleasantly large set-backs, little street-life, few eyes on the street, few awnings or overhangs, etc.</li> <li>7. It hurts accessibility. Few of the de facto protected SFHs are accessible; in LHE, many/most of the ADA accessible residential units are post WW2 apartment buildings. As more and more people return to the city, including our aging population, this creates more demand for a limited number of (affordable) units. Most of our wheelchair-accessible units are the product of newer (and often taller) construction.</li> </ol> <p>I'm extremely disappointed to see higher density (not necessarily even larger) and mixed use buildings relegated to the same corridors that we put high pollution land uses on and divert noisy, dirty traffic and truck routes to. Zoning that potentially allows more people, especially renters (who are already more likely to face health disparities) to live in the quieter, less polluted interiors of neighborhoods seems like a really obvious boon for public health, especially as we learn more and more about the kinds of adverse health impacts of being adjacent to noise and air pollution. To restrict quieter neighborhood interiors to fewer and wealthier people, while also sacrificing the tax benefits to the city of multi-unit/mixed use buildings feels a lot like protectionism of those who are already doing well, at the expense of sustainability, affordability, walkability, and equity.</p> <p>I'm very disheartened to see this downzoning being pushed, in 2016, in Lowry Hill East. Historically, many of the now-single-family-homes that dot the neighborhood (and Lowry Hill/East Isles to the west) housed higher densities than they're now being restricted to. From wealthy households with live-in help to upper/middle-class homeowners with extended family and boarders, even these homes functioned as far more urban than the insidiously destructive dream of sprawling suburbia that has infected our city's core in the past few decades.</p> <p>For example, my father grew up in one of the houses included in the proposed downzoning and declared a "critical property" by LHENA. It's one of those that used to be a single family home (with extra rooms above the garage), but is now subdivided into 3-4 units with a paved lot replacing the functional ADU. Despite this shift from R1 (if zoning had been a thing) to OR2, the density is almost certainly lower now than when he lived there with his eleven siblings and two parents. While they were technically a "single family," when they bought the house in the early 1930s, they functioned more like the future-residents of the 10-unit building going in on Bryant; of the 14 people, five were adults when they moved in, and 9-10 were wage-earners (the younger ones working before or after school). Regardless of the economic situation that necessitated this, functionally the number of people and their daily activities meant that they were making use of and contributing to the economic and social fabric of the city in a way more akin to today's "high density" development than the few residents of most historically-designated homes/streets nearby.</p> <p>By having density like this (and without zoning that prohibited it in cases where the 14 people weren't one nuclear family), neighborhoods supported not just commercial corridors, but corner stores and businesses dotting the interior blocks as well. These in turn provided convenient staples to the car-free residents, as well as the kind of variety and scale of activity and structures that make for a walkable city.</p> <p>Every fear embodied by the term "gentrification" has been and is exacerbated by downzoning: the rising rents &amp; fancified commercial options, the slow sapping of our neighborhoods of tiny walkable stores and businesses, the erasure of all but a kind of homogenous-privileged resident, the ever-more faceless and distant landlords who're willing to raise rent by double-digit</p>