

2020 ANNUAL REPORT

Figure 1. Application Totals, 2016-2020

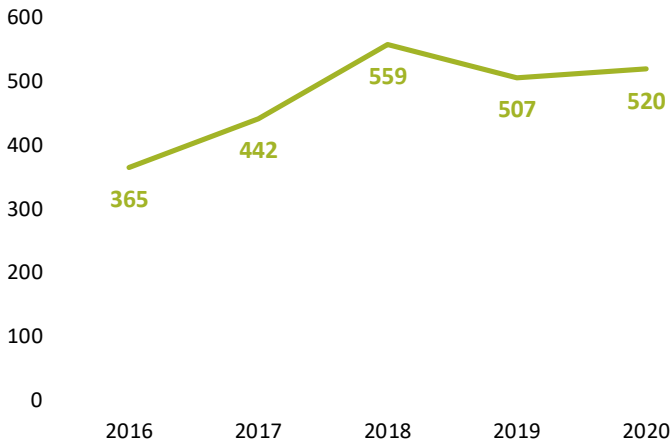
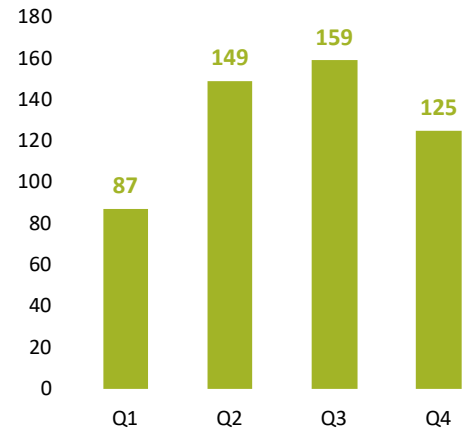


Figure 2. Application Totals By Quarter

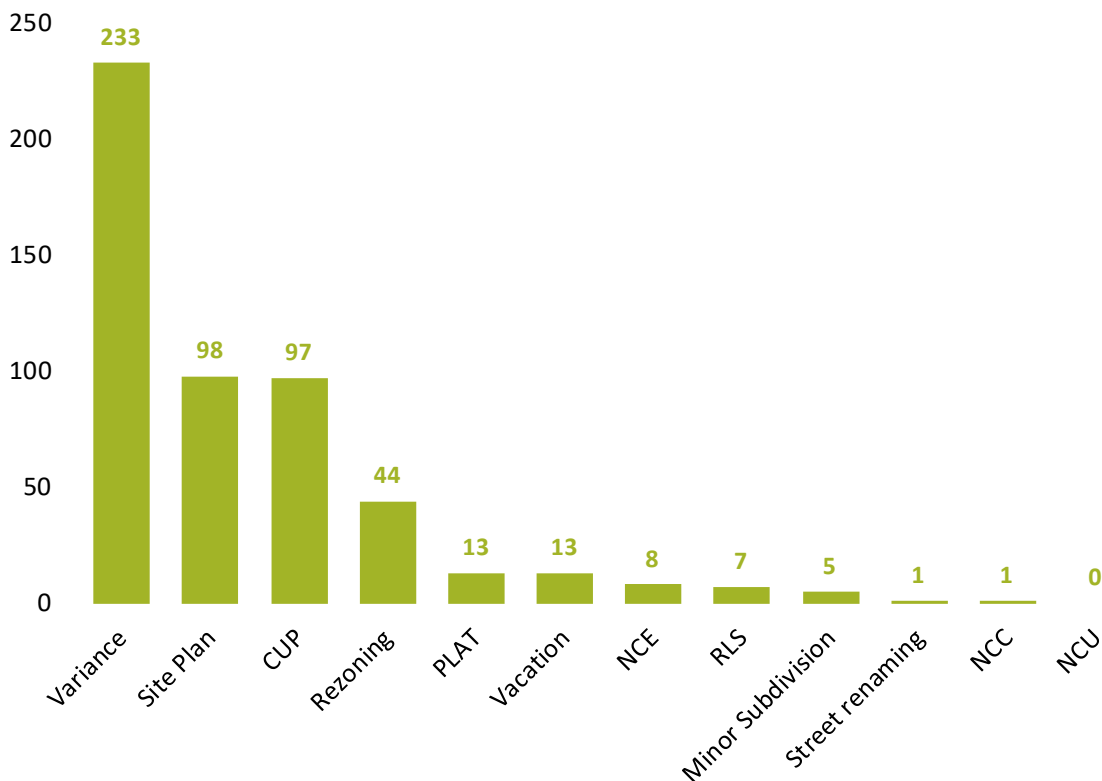


2020 TOTALS

In 2020, the Minneapolis City Planning Commission (CPC) reviewed a total of 153 projects, compared to 156 projects in 2019. The overall land use application volume of 520 was an increase relative to 2019, when there were 507 applications reviewed (**Figure 1**). The largest volume of applications were reviewed during quarters 2 and 3 (**Figure 2**). Of the 520 applications reviewed, nearly half (233, or 45%) were variances, followed by 98 site plans (19%) and 97 conditional use permits (19%) (**Figure 3**).

Click [here](#) for the interactive land use map.

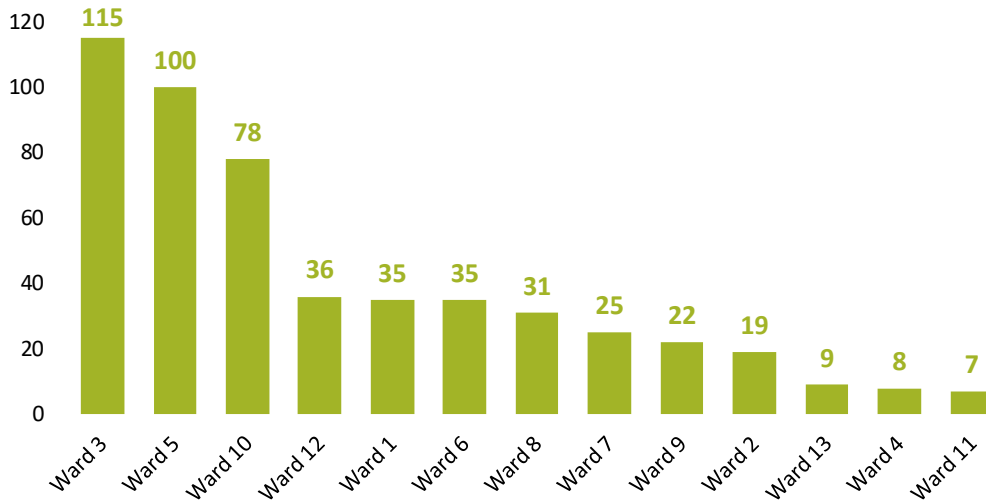
Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

Twenty-two (22) percent, or 115 applications, of all 520 land use applications were in Ward 3 (**Figure 4**).

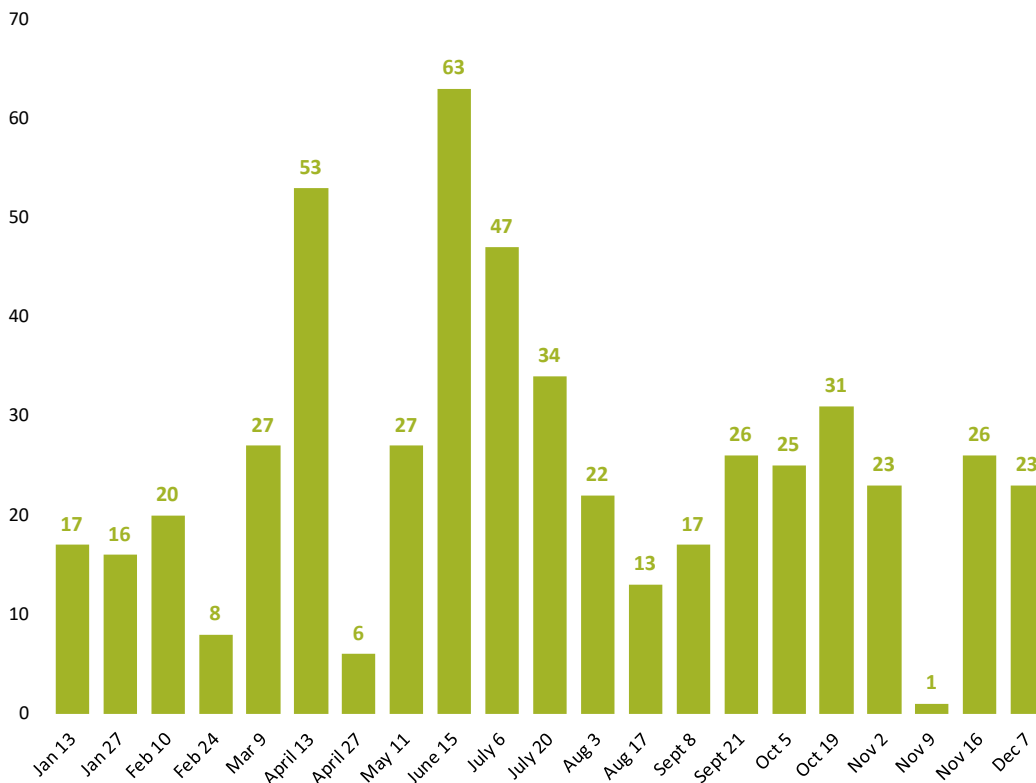
Figure 4. Application Totals By Ward



CPC PUBLIC HEARING DATES

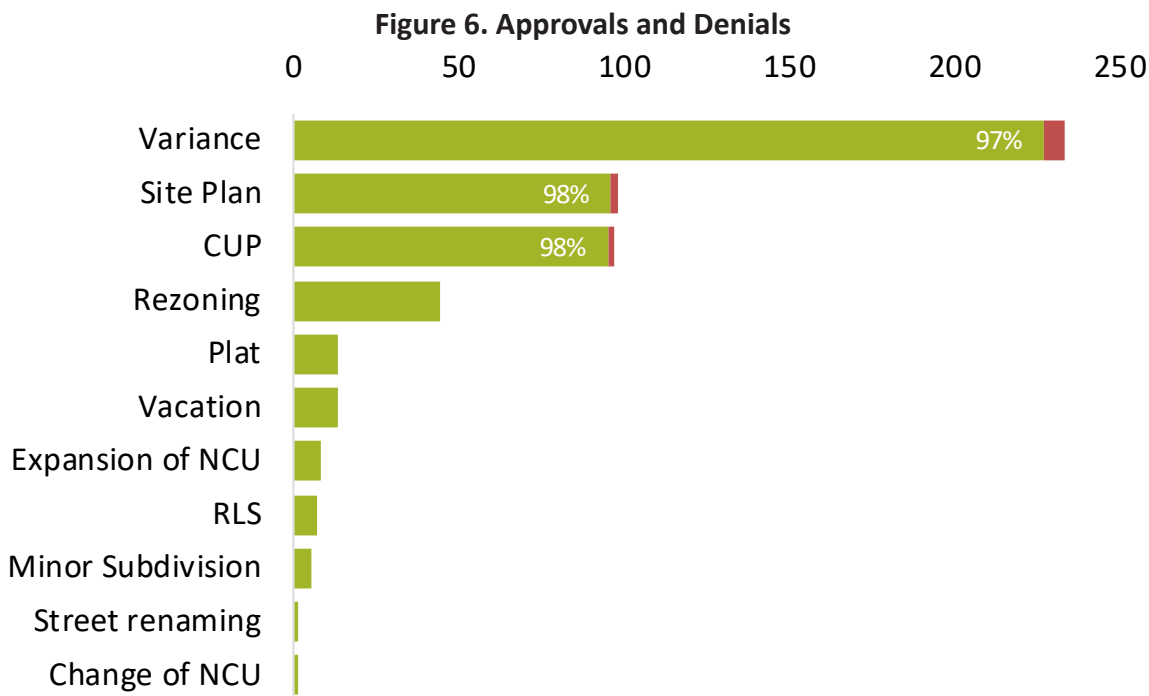
Figure 5 shows the volume of applications at each CPC meeting in 2020, including six text amendments. Past meeting agendas and actions can be found on [the City's Boards and Commissions web page](#).

Figure 5. Application Totals By CPC Hearing Date



APPROVALS AND DENIALS

The CPC approved or recommended approval for all but ten land use applications (510 out of 520), or 98 percent. The approval percentage within each land use application category is shown in **Figure 6**.

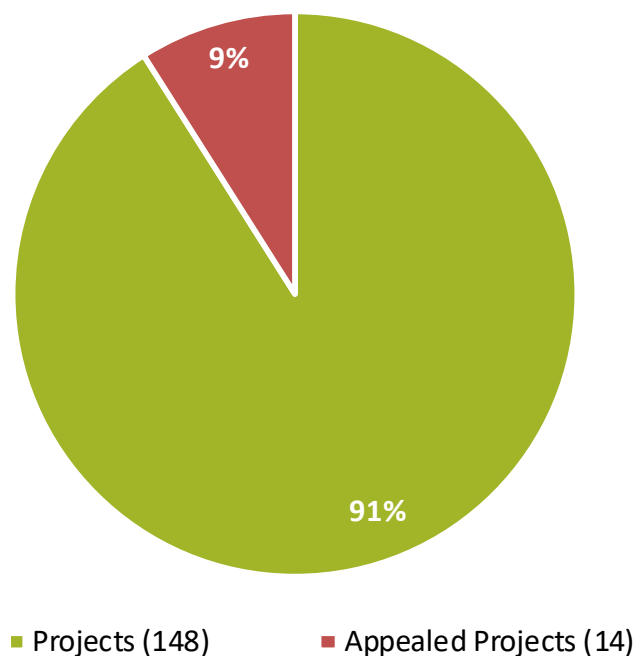


APPEALS

Of the 153 projects reviewed by the CPC in 2020, 148 could have been appealed; standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. Fourteen projects (9 percent) include one or more appeal, while the City Planning Commission made the final decision for 134 projects (91 percent) (**Figure 7**). This represents an increase in the number (8) and proportion (5 percent) of appealed projects relative to the 2019 totals. The projects that were appealed are as follows:

- PLAN10096: [407 15th Ave SE, et. al.](#)
- PLAN10414: [3326, 3338, 3350 University Ave SE](#)
- PLAN10513: [240 Portland Ave](#)
- PLAN10545: [510 W Lake St](#)
- PLAN10543: [514 W Lake St](#)
- PLAN10800: [3501 Hennepin Ave](#)
- PLAN11311: [3908 Abbott Ave S](#)
- PLAN11163: [5200 34th Ave S](#)
- PLAN11507: [2911 Grand St NE](#)
- PLAN11277: [2025 W River Rd N](#)
- PLAN11394: [1219 W 31st St](#)
- PLAN11552: [2301 California St NE](#)
- PLAN11579: [164 Cedar Lake Rd N](#)
- PLAN11532: [4207 Nicollet Ave](#)

Figure 7. Appealed Projects



MAJOR PROJECTS

A major project is any development resulting in ten or more dwelling units and/or at least 10,000 square feet of new or additional non-residential floor area. The City Planning Commission reviewed 63 major projects in 2020. There were 5,993 new dwelling units, 579,339 square feet of office space, 417,850 square feet of commercial space, and 33,600 square feet of production or light industrial space approved as part of the major projects reviewed by the CPC. One notable fact is that zero new hotel rooms were approved as part of a major project, compared to 4 hotels (494 hotel rooms) in 2019. Please note that not all projects were approved by the City, and not all approved project have received building permits. Therefore, this data does not indicate which projects will be constructed, nor does it represent the overall numbers reviewed by the City of Minneapolis or City Planning Commission.

The following project types included new buildings, building conversions, and additions:

- 26 standalone multi-family residential buildings (does not include buildings within cluster developments)
- 28 mixed-use buildings
- 1 standalone commercial building addition
- 3 standalone office buildings or additions
- 8 planned unit developments or amendments
- 2 cluster developments
- 2 hospital projects and 2 clinics
- 1 self-storage, 1 principal parking facility, 1 fire station
- 1 childcare center, 1 assisted living facility, 2 community centers

Figure 9. Major Projects

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
1/13/20	Strutwear Building	PLAN10252	6	1010 S 7th St	Converting an existing 11-story building to a mixed-use building with 179 dwelling units and 13,500 square feet of commercial space.
1/13/20	700 Central Phase II Apartments	PLAN10239	3	708 Central Ave NE	New six-story residential building addition with 71 dwelling units.
1/13/20	Self Storage	PLAN10168	5	1718 Washington Ave N	New four-story self storage building with 132,000 square feet of gross floor area.
1/27/20	The Gardens of Bryn Mawr	PLAN10190	7	2800 N Wayzata Blvd	New planned unit development consisting of two, new six-story residential buildings and one existing office building resulting in a total of 199 dwelling units and 101,000 square feet of office space.
2/10/20	Art & Architecture	PLAN10414	2	3326 University Ave SE	To amend a planned unit development for a 14-story mixed-use tower to add an additional 48 dwelling units.
2/10/20	3801 Hiawatha Apartments	PLAN10238	12	3801 Hiawatha Ave	New mixed-use building with 102 dwelling units and 2,200 square feet of commercial space.
2/10/20	Duffey Lofts	PLAN10215	3	500 Washington Ave N	Converting existing buildings into a mixed-use development with 188 dwelling units and 24,000 square feet of commercial space.
2/10/20	4200 32nd Avenue S	PLAN10284	12	3115 E 42nd St	New residential building with 30 dwelling units.
2/24/20	Vision Loss Resources Redevelopment	PLAN10195	10	1936 Lyndale Ave S	New mixed-use building with 242 dwelling units and 6,500 square feet of commercial space.
4/13/20	Family Tree Clinic	PLAN10511	6	1925 Nicollet Ave	New clinic with 17,000 square feet of commercial space.
4/13/20	H Alden Smith House & Apartments	PLAN10591	7	1400 Yale Place	Amendment to previously approved site plan review to add an additional 38 dwelling units.

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
4/13/20	LEEF South	PLAN10147	5	187 Irving Ave N	New six-story mixed-use building with 101,345 square feet of office and 2,800 square feet of commercial space.
4/13/20	Peris Hill	PLAN10498	7	1930 Hennepin Ave	New mixed-use building with 45 dwelling units and 1,900 square feet of office space.
4/13/20	Portland and Washington Mixed-Use	PLAN10513	3	240 Portland Ave	New planned unit development including a 23-story tower with 238 dwelling units and 5,400 square feet of commercial space, and a 7-story residential building with 90 dwelling units, a fire station, and a principal parking facility.
4/13/20	HCMC Addition	PLAN10695	7	716 7th Street S	An 11,300 square foot addition to an existing hospital.
4/13/20	Dakar Building	PLAN10696	9	1626 E Lake St	New five-story, mixed-use building with 36 dwelling units and 4,755 square feet of commercial space
5/11/20	North Loop Green Phase III	PLAN10576	3	405 4th Ave N	Third phase of a planned unit development including 452 dwelling units, 339,000 square feet of office space, and 20,900 square feet of commercial space.
5/11/20	514 W Lake Street	PLAN10543	10	514 W Lake St	New seven-story, mixed-use building with 95 dwelling units and 1,500 square feet of commercial space.
5/11/20	Tierra Encantada Expansion	PLAN10756	8	411 E 38th Street	Three-story, 10,300 square foot addition to an existing child-care facility.
5/11/20	200 12th Avenue S	PLAN10773	3	200 12th Ave S	New 12-story building with 225 dwelling units.
5/11/20	Lake Street Dwelling Phase II	PLAN10545	10	510 W Lake St	New seven-story, mixed use building with 132 dwelling units and 1,700 square feet of commercial space.
6/15/20	Park Ave Flats	PLAN10862	6	2806 Park Ave	New residential building with 40 dwelling units.
6/15/20	501 Portland Avenue	PLAN10959	7	501 Portland Ave	New 10-story, mixed-use building with 240 dwelling units and 24,000 square feet of commercial and hospitality space
6/15/20	HC2	PLAN10800	10	3501 Hennepin Ave	New five-story building addition with 74 dwelling units and 1,408 square feet of commercial space.
6/15/20	Satori Lofts	PLAN10944	5	909 West Broadway	New mixed-use building with 26 dwelling units and 900 square feet of office space.
6/15/20	3136 Minnehaha Ave	PLAN10958	9	3136 Minnehaha Ave	New three-story residential building with 18 dwelling units.
6/15/20	Olson Housing	PLAN10689	5	461 Girard Terrace	New residential building with 92 dwelling units.
6/15/20	1127 4th Street SE	PLAN10764	3	1127 4th Street SE	New six-story, mixed-use building with 60 dwelling units and 500 square feet of commercial space.

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CPC Date	Major Project Name	PLAN#	Ward	Address	Description
6/15/20	Anishinabe III	PLAN11003	6	1600 E Franklin Ave	New four-story, 40-bed assisted living facility
7/6/20	1200 Central	PLAN10767	1	1200 Central Ave NE	New six-story mixed use building with 111 dwelling units, approximately 3,600 square feet of light industrial space, and approximately 1,700 square feet of retail space
7/6/20	336 2nd Street NE	PLAN10979	3	336 2nd St NE	New residential building with 49 dwelling units
7/6/20	400 2nd Street NE	PLAN11041	3	400 2nd St NE	New residential building with 49 dwelling units
7/6/20	Nic 42	PLAN10938	8	4220 Nicollet Ave	New residential building with 47 dwelling units
7/6/20	2316 4th Ave S	PLAN11018	10	2316 4th Ave S	New residential building with 72 dwelling units.
7/6/20	South Lyndale Liquors	PLAN11022	13	5504 Lyndale Ave S	Construct a 14,000 square foot addition to an existing commercial building
7/6/20	Snelling Yards	PLAN10774	12	3601 E 44th St	New two-building planned-unit development with 210 dwelling units.
7/6/20	Sabathani Community Center	PLAN10916	8	310 38th St E	New residential building with 48 dwelling units.
7/20/20	Amber Apartments	PLAN11112	12	4527 Hiawatha Ave	New mixed-use building with 81 dwelling units and 2,500 square feet of office space.
7/20/20	Abbott Northwestern Central Utility Plant	PLAN11127	9	801 E 26th St	New heating and cooling facility to serve hospital facilities on the Abbott Northwestern medical campus.
7/20/20	801 15th Ave SE	PLAN11110	3	800 14th Ave SE	New mixed-use building with 274 dwelling units and approximately 2,200 square feet of commercial space.
7/20/20	13th & Tyler Apartments	PLAN11118	1	950 13th Ave NE	New mixed-use building with 118 dwelling units and 5,000 square feet of production space.
8/3/20	West Broadway Curve-Townhomes	PLAN11180	5	1706 West Broadway	New four building cluster development with 20 dwelling units.



Dakar Building



North Loop Green Phase III

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
8/3/20	West Broadway Curve- Apartments	PLAN11100	5	1808 West Broadway	New residential building with 72 dwelling units.
8/17/20	Community Health/First Care Clinics	PLAN11220	6	2011 Chicago Ave	New clinic of approximately 12,752 square feet.
9/8/20	Dinkytown Mixed Use	PLAN11255	3	405 15th Ave SE	New seven-story, planned unit development with 308 dwelling units and 27,296 square feet of commercial space
9/8/20	PPL Bloom Lake Flats	PLAN11390	9	3010 16th Ave S	New residential building with 42 dwelling units
9/8/20	5200 34th Avenue S	PLAN11163	12	5200 34th Ave S	New mixed-use building with 19 dwelling units and 1,800 square feet of office space
9/21/20	2025 West River Road	PLAN11277	5	2025 West River Rd N	New seven-story mixed-use building with 163 dwelling units and 2,000 square feet of commercial space
9/21/20	Currie Commons	PLAN11430	5	187 Humboldt Ave N	New six-story residential building with 187 dwelling units.
10/5/20	Uptown Lofts	PLAN11394	10	1219 W 31st St	Addition of 34 dwelling units to an existing structure.
10/5/20	Malcolm Yards	PLAN11497	2	445 Malcolm Ave SE	Changes to a previously approved planned unit development resulting in 62 additional dwelling units and approximately 23,000 fewer square feet of commercial space.
10/5/20	LEEF Townhomes	PLAN11579	5	164 Cedar Lake Rd N	New cluster development with 17 dwelling units.
10/5/20	2301 California Street NE	PLAN11522	3	2301 California St NE	New six-story, mixed-use building with 164 dwelling units and 13,400 square feet of production space.
10/5/20	4207 Nicollet Avenue Apartments	PLAN11532	8	4207 Nicollet Ave	New residential building with 82 dwelling units.
10/19/20	110 3rd North Apartments	PLAN11576	3	110 3rd Ave N	Amendment to a previously approved site plan increasing the number of units by 41 and increasing ground floor commercial by 1,700 square feet.



West Broadway Curve



2025 West River Rd N

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CPC Date	Major Project Name	PLAN#	Ward	Address	Description
10/19/20	8th & 9th Street Apartments & Mixed-use Planned Unit Development	PLAN11646	3	711 8th St SE	New planned unit development including a six-story mixed use building with 62 dwelling units and 2,000 square feet of commercial space, a six-story, mixed-use building with 76 dwelling units and 4,000 square feet of commercial space, and a two-story, 19,594 square foot office building
10/19/20	Norway House Expansion	PLAN11516	6	903 E Franklin Ave	Addition of 16,000 square feet to the existing building.
11/2/20	Central and Hennepin Apartments	PLAN11686	3	416 Hennepin Ave E	New eight-story, mixed-use building with 229 dwelling units and approximately 5,400 square feet of commercial space.
11/2/20	2841 Hennepin Apartments	PLAN11365	10	2841 Hennepin Ave	New seven-story, mixed-use building with 144 dwelling units and 2,800 square feet of commercial space.
11/16/20	Shelby Commons	PLAN11728	5	151 Holden St N	New four-story residential building with 46 dwelling units
11/16/20	The Sundial Apartments	PLAN11755	8	15 W 37th St	New three-story residential building with 12 dwelling units
11/16/20	Lowa Phase II	Plan11718	12	4120 Nawadaha Blvd	New five-story residential building with 144 dwelling units
12/7/20	Northpoint Health & Wellness Center	PLAN11776	5	1313 Penn Ave N	New 68,000 sq. ft. addition to an existing community center.



Art & Architecture Building



Northpoint Health & Wellness Center



3801 Hiawatha Ave



The Gardens of Bryn Mawr

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and approved six zoning code text amendments in 2020. While the off-premise advertising amendment was reviewed by the Planning Commission in 2019, it was adopted by the City Council in 2020 and it is included in the list below.

Off-premise advertising billboards

This amendment expanded the Downtown Entertainment Billboard District near US Bank Stadium and eliminated the prohibition on City financing of billboard advertising (CPC December 9, 2019, [2018-00941](#)).

Affordable housing definition

This amendment updated the definition of “affordable housing units” for the purpose of parkland dedication requirements. The change reflects current federal affordable housing requirements for income averaging as well as the City’s inclusionary zoning ordinance (CPC January 13, 2020, [2019-01202](#)).

Accessory structure height

This amendment increased the maximum allowed height of accessory structures, including garages and accessory dwelling units (CPC February 10, 2020, [2019-00706](#)).

Exterior security devices

This amendment repealed the ban on retractable exterior security devices on commercial buildings (CPC October 19, 2020, [2020-00940](#)).

Built form regulations

This amendment and rezoning study implemented built form policies of Minneapolis 2040 by establishing new overlay districts and revising regulations related to building height, floor area ratio, yards, lot coverage, impervious surfaces, and lot sizes (CPC November 9, 2020, [2020-00984](#)).

Mississippi River Corridor Critical Area

This amendment and rezoning study implemented Minnesota Rules (Chapter 6106) for the Mississippi River Corridor Critical Area, including establishing overlay districts and amending standards for development in the corridor (CPC November 16, 2020, [2020-00985](#)).

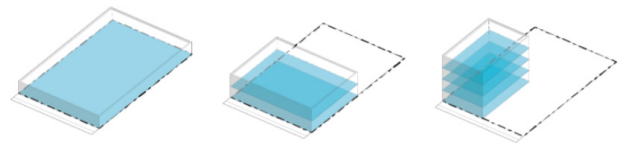
Emergency shelters

This amendment allowed additional flexibility for emergency shelters, amended regulations that govern the duration of stay and the number of people that may be accommodated in an emergency shelter, reduced the spacing requirement, and allowed the use in Industrial Districts (CPC November 16, 2020, [2020-00939](#)).

COMPREHENSIVE PLAN UPDATES

In 2020, the City Planning Commission reviewed two updates to the comprehensive plan, *Minneapolis 2040*. Both amendments were approved by the City Council.

- **2734 and 2740 1st Ave S (Simpson Housing Services):** The built form guidance was amended from *Interior 3* to *Corridor 6* (PLAN10906, [2020-00710](#)).
- **2837 Chicago Ave, 2830 10th Ave S (Allina Transportation Hub):** The future land use guidance was amended from *Parks and Open Space* to *Public, Office, and Institutional*. The built form guidance was amended from *Parks* to *Transit 10* (PLAN11658, [2020-01243](#)).



FAR = 1
100% Coverage
1 Story

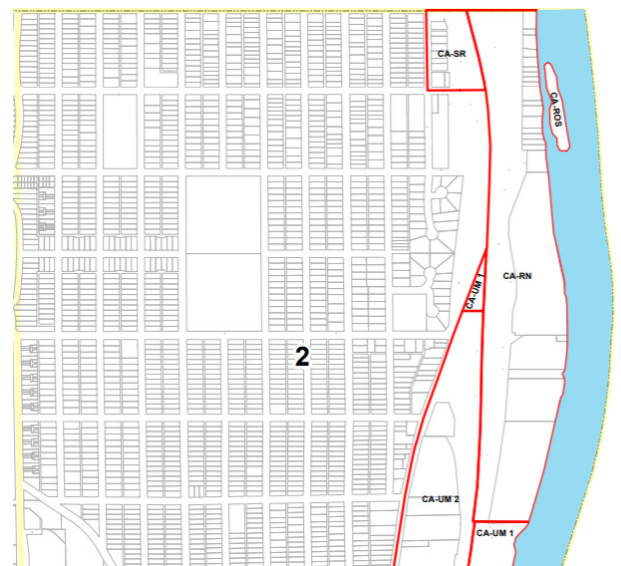
FAR = 1
50% Coverage
2 Story

FAR = 1
25% Coverage
4 Story

Built form regulations



Accessory structures



Mississippi River Corridor Critical Area

2020 CPC Annual Report

The Minneapolis City Planning Commission consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. The CPC formally meets twice per month.

- Sam Rockwell, President** (Mayoral Appointee)
- Alissa Luepke Pier, Vice President** (Mayoral Appointee)
- Alyssa Olson, Secretary** (Mayoral Representative)
- CM Jeremy Schroeder** (City Council)
- Adam Duinick** (Mayoral Appointee)
- Kim Ellison** (School Board)
- Raya Esmaeili** (City Council Appointee)
- Aneesha Marwah** (Mayoral Appointee)
- Amy Sweasy** (Hennepin County)
- Chris Meyer** (Park Board)

CPED's Mission: To grow a vibrant, livable, safely built city for everyone.

CPED's Vision: A driving force for innovation, collaboration and sustainability by providing thoughtful design and access to the tools and resources needed for all Minneapolis residents and businesses to prosper.

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Development Services and Long Range Planning divisions.

CPED DIRECTOR

David Frank, Director
Andrea Brennan, Interim Director

CITY ATTORNEY

Erik Nilsson, Deputy Minneapolis City Attorney
Joel Fussy, Assistant City Attorney

DEVELOPMENT SERVICES

Steve Poor, Director & Zoning Administrator
Julie Biesemeier, Program Assistant

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Hilary Dvorak, Principal City Planner
Shanna Sether, Principal City Planner
Aaron Hanauer, Senior City Planner
Mei-Ling Smith, Senior City Planner
Peter Crandall, Senior City Planner
Andrew Frenz, Senior City Planner
Lindsey Silas, Senior City Planner
Lisa Kusz, Committee Clerk
Rachel Blanford, Committee Clerk

Historic Preservation

Andrea Burke, Supervisor, Historic Preservation
John Smoley, Senior City Planner
Sheila Vemmer, Senior City Planner
Robert Skalecki, City Planner

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Andrew Liska, Senior City Planner
Alyssa Brandt, City Planner
Alex Kohlhaas, City Planner
Leah Dawkins, City Planner
Sara Roman, City Planner
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Paul Smith, Zoning Inspector II
Stuart Roberson, Zoning Inspector II

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