

2017 TOTALS

In 2017, the Minneapolis City Planning Commission reviewed 442 land use applications. By comparison, the average number of land use applications in the previous 6 years was 347 applications per year (**Figure 1**). The largest volume of applications were reviewed during quarters 2 and 3 (**Figure 2**).

Of the 442 applications reviewed, approximately 191 (43%) were variances, followed by 89 conditional use permits (20%) and 76 site plan reviews (17%) (**Figure 3**).

The 2017 total includes:

- 139 projects (43 major projects - see pages 5-7)
- 74 site plans
- 3,684 bike racks
- 866 canopy trees
- 27 projects on Commercial Corridors

In addition, the CPC reviewed 9 text amendments (page 8).



Photo by Stephanie Rouse

Figure 1. Application Totals, 2012-2017

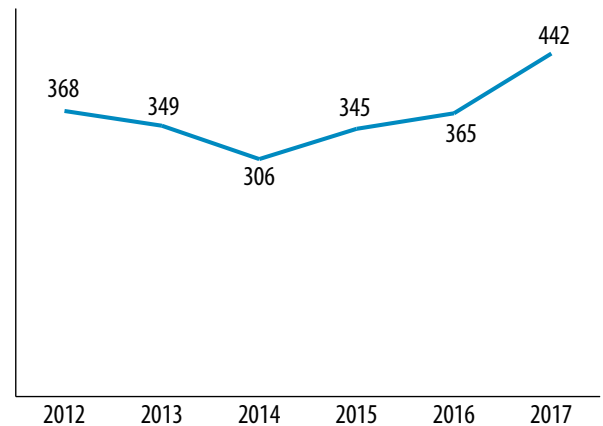


Figure 2. Application Totals By Quarter

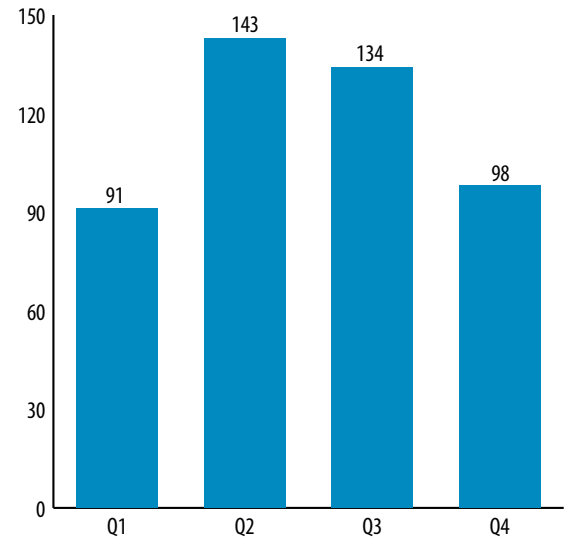
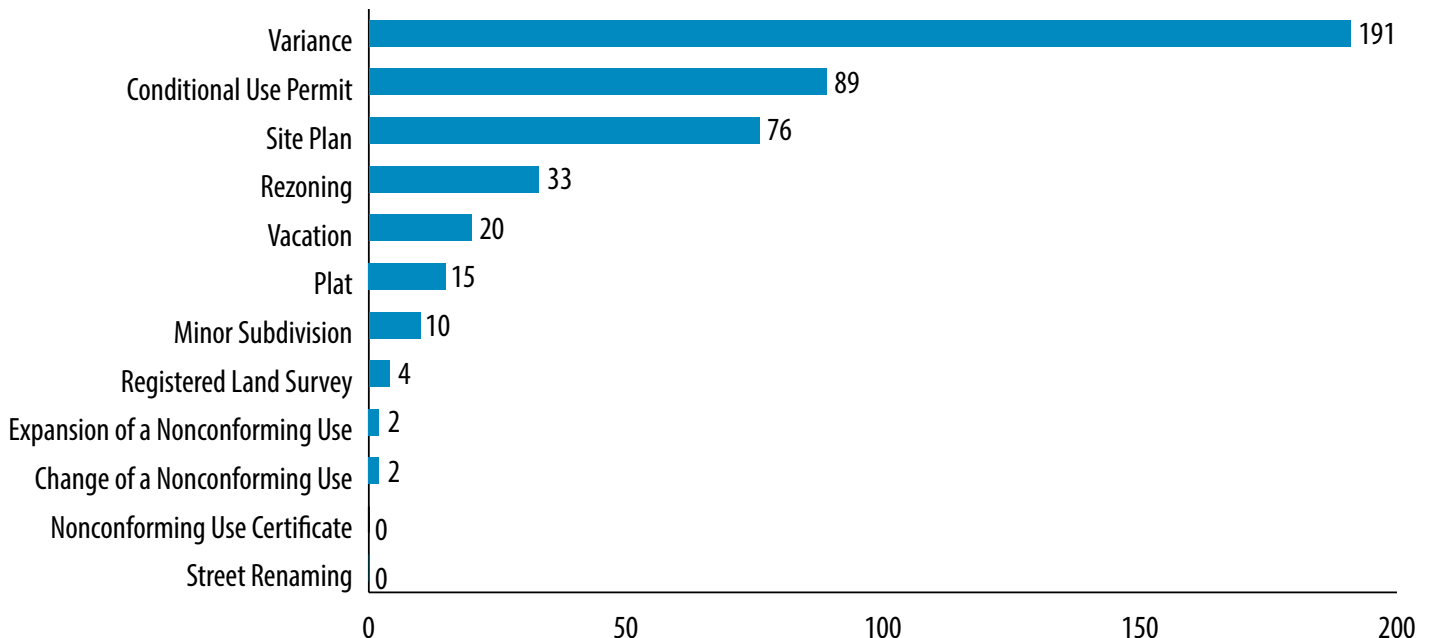


Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

Wards 3 and 5 had the most land use applications reviewed by the CPC in 2017, with 105 applications in Ward 10 and 62 in Ward 5 (**Figure 4** and **Figure 5**). Approximately one-fourth (24%) of all CPC applications were in Ward 3.

Figure 4. Application Totals By Ward

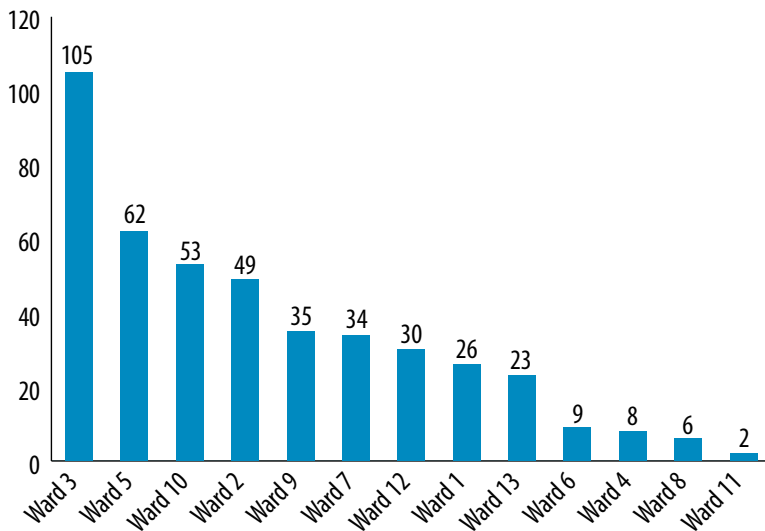
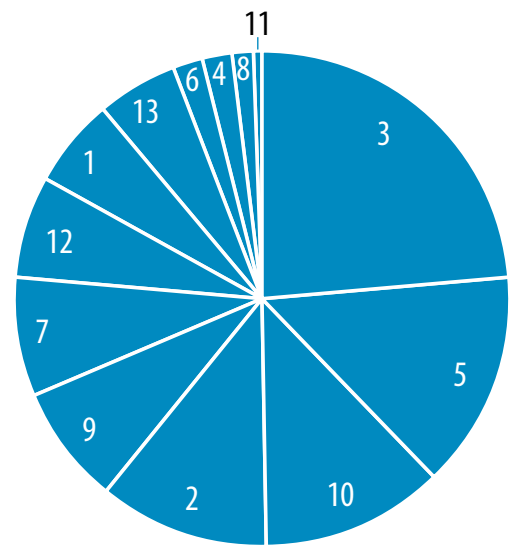


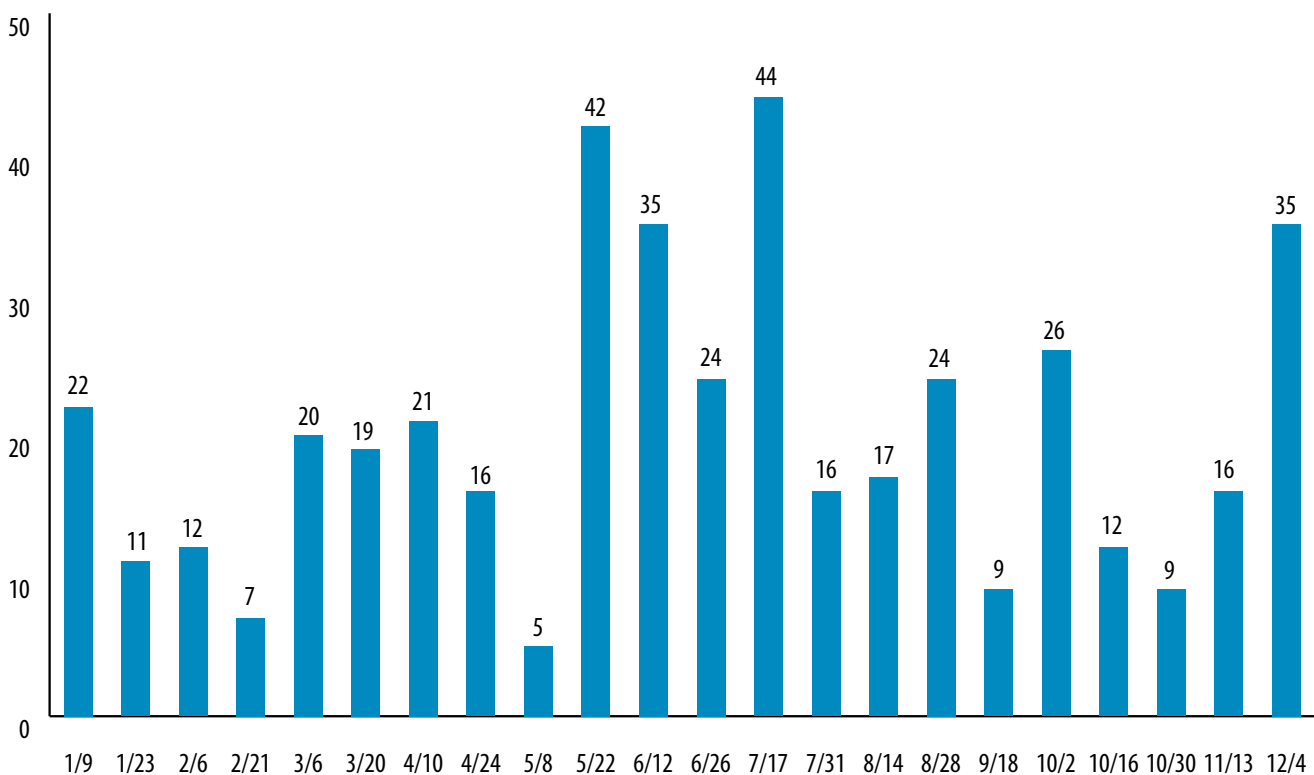
Figure 5. Application Totals By Ward



CPC PUBLIC HEARING DATES

Figure 6 shows the volume of applications at each CPC meeting in 2017. All meeting agendas and actions can be found on [the City's Boards and Commissions web page](#).

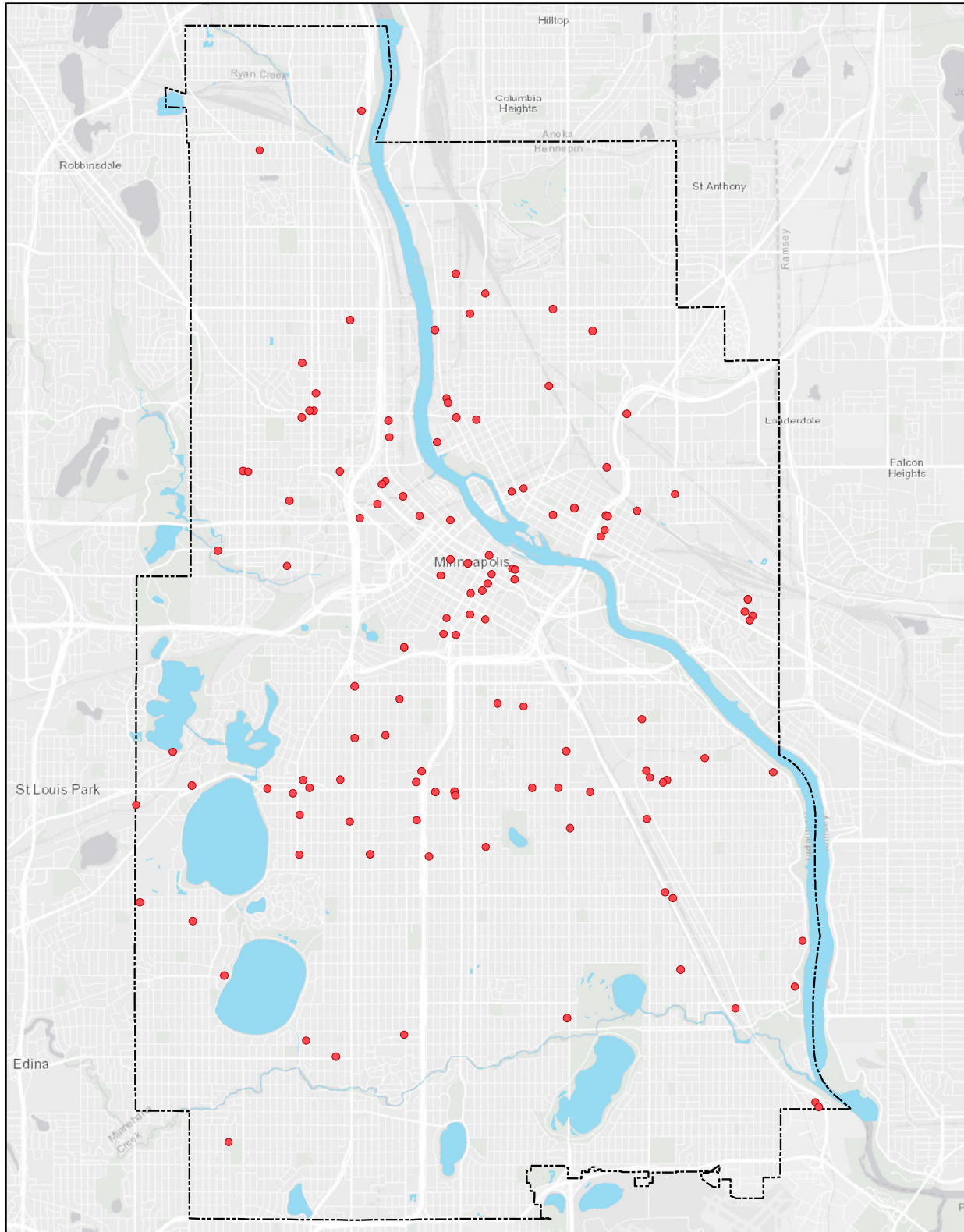
Figure 6. Application Totals By CPC Hearing Date



2017 CPC PROJECTS

All 2017 CPC projects are displayed below in **Figure 7**. Please note that the maps do not include right-of-way vacations and street renamings.

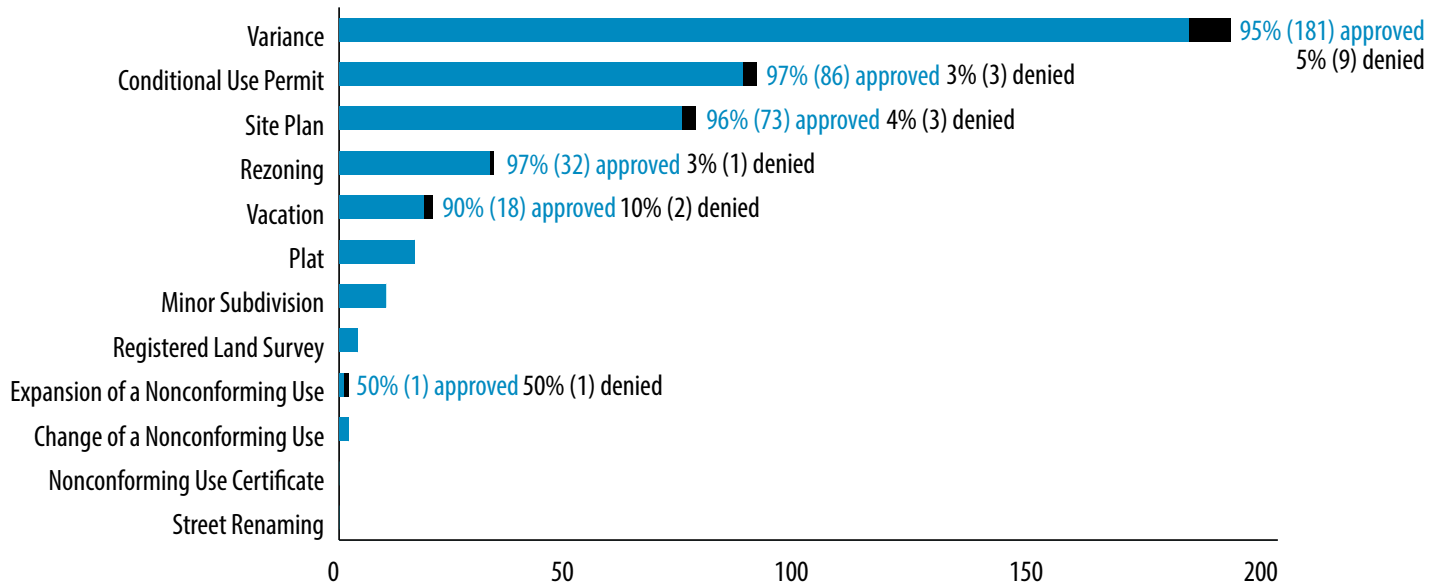
Figure 7. 2017 CPC Projects



APPROVALS AND DENIALS

The CPC approved or recommended approval for all but 19 of the 442 applications (4%), as shown in **Figure 8**.

Figure 8. Approvals and Denials



APPEALS

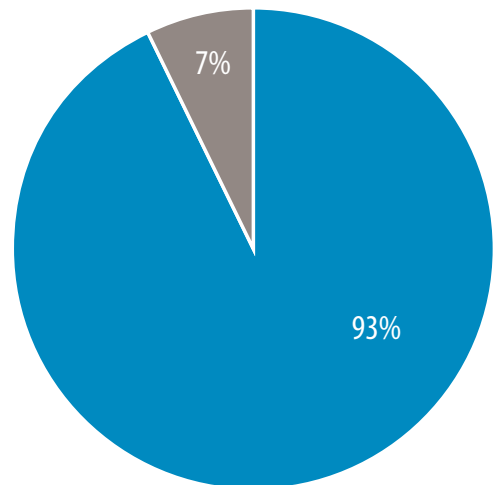
Of the 139 projects reviewed by the CPC in 2017, 121 could have been appealed; standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. Eight projects (7%) were appealed, while the City Planning Commission made the final decision for 113 (93%) projects (**Figure 9**). The eight projects that were appealed are as follows:

- 3006 W 40th St (2017-00370)
- 419 Washington Ave N (2017-00650)
- 1319-1327 Marshall St NE, 108 & 114 14th Ave NE (2017-00651)
- 1301 Marshall St NE, 107 13th Ave NE (2017-00813)
- 1624 Washington Ave NE (2017-00882)
- 2831 Stevens Ave S (2017-01061)
- 2614 ½ - 2620 W 44th St (2017-01389)
- 3801 Hiawatha Ave (2018-00200)



Photo by Stephanie Rouse

Figure 9. Appealed Projects

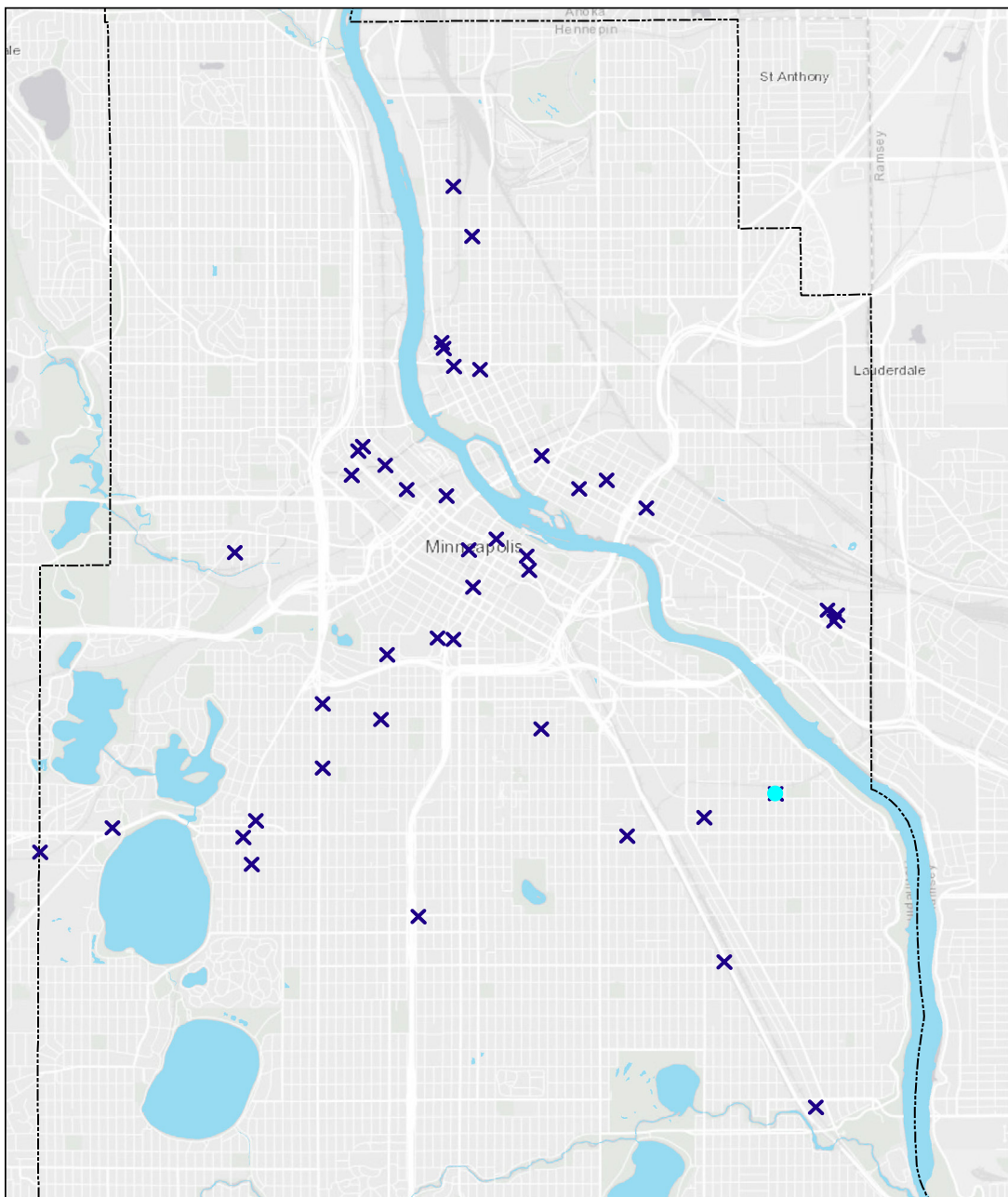


MAJOR PROJECTS

The City Planning Commission reviewed 43 major projects in 2017 (**Figure 10**). 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. There were 2,866 new dwelling units, 507 hotel rooms, 476,000 square feet of office space, and 386,800 square feet of commercial space approved as part of the major projects reviewed by the CPC. 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 indicated which projects have or will be constructed. These projects included:

- 4 planned unit developments
- 11 mixed-use buildings
- 15 residential buildings (including an addition, supportive housing, and a cluster development)
- 4 commercial or office buildings
- 4 education buildings
- 1 community center
- 1 hotel (standalone)
- 1 religious building addition
- 1 parking garage
- 1 event center

Figure 10. 2017 Major Projects



Major Project	Address	Description
Holmes Ave Apts	205 Park Ave	New 71-unit residential building
The Aberdeen	1320 Lagoon Ave	New 50-unit residential building
Green on Fourth Apts	300 Washington Ave S	New 243-unit residential building
Ironclad	243 Chicago Ave S	New mixed use building with 171 dwelling units, 148 hotel rooms, and 8,000 sq. ft. of commercial space
MPS Adult Education	2005 E Lake St	New 87,000 sq. ft. education building
212 James Redevelopment	212 James Ave N	Planned unit development including a new building with 110 dwelling units and renovation of 50,000 sq. ft. of office space
2009 Lyndale Ave	2009 Lyndale Ave S	New building with 75 dwelling units connected to existing commercial building
North Loop Office Building	419 Washington Ave N	New 252,000 sq. ft. office and retail building
Minnehaha Crossing	2900 28th Ave S	Approximately 20,000 sq. ft. addition to an existing commercial building to accommodate a new school in a multi-tenant building
14th and Marshall	1327 Marshall St NE	New mixed use building with 110 dwelling units and 1,700 sq. ft. of commercial space
Nordic House	729 Washington Ave N	Planned unit development with 52 dwelling units, 188,000 sq. ft. of office space, and 15,700 sq. ft. of retail space
Kappa Sigma Fraternity	1000 5th St SE	12-unit addition to an existing fraternity
205 Park Apartments	205 Park Ave	New mixed use building with 122 dwelling units and 7,300 sq. ft. of commercial space
MoZaic Phase III	1320 Lagoon Ave	New commercial building with 198,000 sq. ft.
Milwaukee Road Depot Banquet Center Expansion	300 Washington Ave S	Enclosure of approximately 24,000 sq. ft. of space under and adjacent to the depot train shed
Marshall Street Apartments	1301 Marshall St NE	New mixed use building with 95 dwelling units and 3,400 sq. ft. of commercial space
Central Lutheran Church	333 S 12th St	30,000 sq. ft. addition to existing church
One Thousand 3rd	1000 3rd St N	36,000 sq. ft. office addition to existing commercial building.
3501-3509 2nd Ave S	3501 2nd Ave S	New 49-unit residential building
Hiawatha Collegiate High School	3530 E 28th St	74,000 sq. ft. addition to existing commercial building to accommodate a school



Nordic House, 729 Washington Ave N

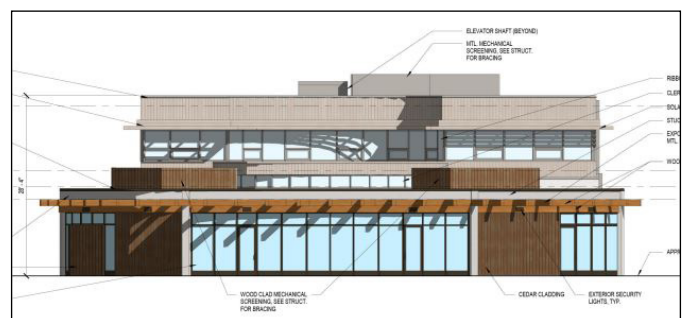


The Capp, 3939 46th St E

Major Project	Address	Description
3145 Hennepin Ave	3145 Hennepin Ave	New mixed use development with 25 dwelling units and 7,500 sq. ft. of commercial
1500 Nicollet	11 W 15th St	New planned unit development with 184 dwelling units and approximately, 5,500 sq. ft. of commercial space
Spero Academy School Building	2701 California St NE	New 64,000 sq. ft. school
333 Hennepin Ave	333 Hennepin Ave	New mixed use development with 282 dwelling units and 5,600 sq. ft. of commercial space
REX 26	2601 Lyndale Ave S	New mixed use development with 86 dwelling units and 21,000 sq. ft. of commercial space. (Revised plan from previously approved project.)
The Capp	3939 46th St E	New mixed use development with 146 dwelling units and 50,000 sq. ft. of commercial space
Great River Landing	813 N 5th St	New 48-unit supportive housing development
North Loop Parking	1001 N 3rd St	New principal parking structure
80 Broadway St NE	80 Broadway St NE	New 98-unit residential building
2201 Blaisdell Ave	2201 Blaisdell Ave	New 74-unit residential building
Alta Vita	929 2nd St NE	New 69-unit residential building
38th St Station	3752 Hiawatha Ave	New 10,000 sq. ft. office and retail building
3100 Lake St Apartments	3100 W Lake St	New 200-unit residential building
Prospect Park Senior Living	3000 4th St SE	New mixed use building with 283 dwelling units and 8,700 sq. ft. of commercial space
Target Field Station Mixed Use	505 6th Ave N	New building with hotel, theater, and restaurant
401 University Ave SE	401 University Ave SE	New 43-unit residential building
Mikwanedun Audisookon	2313 13th Ave S	New 12,000 sq. ft. community center
The Louis	3001 4th St SE	New 70-unit residential building
Hilton Tru/Home2	317 2nd Ave S	41,300 sq. ft. building addition to accommodate a hotel.
North Loop Neighborhood Mixed Use	128 2nd St N	New mixed use development with 156 dwelling units and 23,000 sq. ft. of commercial space.
625 4th Ave S	625 4th Ave S	New mixed use development with 107 dwelling units and 1,600 sq. ft. of commercial space.
3823 31st St W	3823 31st St W	New 15-unit residential building
2nd St Townhomes	2407 2nd St NE	New 10-unit residential cluster development



Great River Landing, 813 N 5th St



Mikwanedun Audisookon, 2313 13th Ave S

ZONING CODE TEXT AMENDMENTS

Board Member Stipend Adjustment

This amendment increased the per-meeting stipend for members of the City Planning Commission and Board of Adjustment (Chapter 525).

Ordinance No. 2017-015 (adopted 4/14/17)

Regulations for Fraternities and Sororities

This amendment allowed for greater flexibility in the establishment, alteration, expansion and regulation of fraternities and sororities (Chapters 536, 546, and 547).

Ordinance No. 2017-021 (adopted 4/28/17)

Live Theater in Industrial Zoning Districts

This amendment allowed live theater as a permitted use in the light and medium industrial districts (Chapters 550 and 551).

Ordinance No. 2017-034 (adopted 7/21/17)

Yard Setbacks in Non-Residential Districts

This amendment reduced and, in some cases, eliminated side and rear yard setback requirements in commercial, industrial, and downtown zoning districts (Chapters 548, 549, and 550).

Ordinance No. 2017-041 (adopted 8/4/17)

Regulation of Telecom Antennas

This amendment revised regulations related to telecommunications antennas (Chapter 535).

Ordinance No. 2017-058 (adopted 10/20/17)

Land Use Fees and Related Standards

This amendment simplified and adjusted land use application fees, changes guidelines for uses subject to site plan review, and adopts standards governing revisions to approved land use applications (Chapters 525, 527, and 530).

Ordinance No. 2017-072 (adopted 11/17/17)

Regulation of Parking Garages

This amendment revised standards for parking garages; some standards are specific to downtown districts while other provisions apply citywide (Chapter 530, 549, and 551).

Ordinance No. 2017-071 (adopted 11/17/17)

Pet Boarding Standards

This amendment established standards for pet boarding facilities. (Chapter 520, 536, 541, 548, 549, and 550).

Ordinance No. 2017-082 (adopted 12/8/17)



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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.

Executive Committee

Matt Brown, President (Mayoral Appointee)
John Slack, Vice President (Mayoral Appointee)
Alissa Luepke Pier, Secretary (Mayoral Appointee)

Council Member Lisa Bender (City Council)
Rebecca Gagnon (School Board)
Ryan Kronzer (City Council Appointee)
Nick Magrino (Mayoral Representative)
Sam Rockwell (Mayoral Appointee)
Amy Sweasy (Hennepin County)
Scott Vreeland (Park Board)

CPED DIRECTOR

David Frank, Interim Director

DEVELOPMENT SERVICES

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

Land Use, Design and Preservation

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Hilary Dvorak, Principal Planner
Shanna Sether, Principal Planner
Peter Crandall, Senior Planner
Aaron Hanauer, Senior Planner
Mei-Ling Smith, Senior Planner
Lisa Steiner, Senior Planner
Janelle Widmeier, Senior Planner
Nicholas Baker, City Planner
Stephanie Rouse, City Planner
Lindsey Wallace, City Planner
Lisa Kusz, Committee Clerk
Fatimat Porter, Committee Clerk

Zoning Administration

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Anne Rolandelli, Office Support Specialist II
Kimberly Holien, Principal Planner
John Smoley, Senior Planner
Chris Vrchota, Senior Planner
Michael Wee, Senior Planner
Suado Abdi, City Planner
Alyssa Brandt, City Planner
Andrew Frenz, City Planner
Andrew Liska, City Planner
Stuart Roberson, Zoning Inspector II
Paul Smith, Zoning Inspector II
Steve Weckman, Zoning Inspector II

CITY ATTORNEY

Erik Nilsson, Deputy City Attorney

LONG RANGE PLANNING

Heather Worthington, Director

Community Planning, Public Art and Research

Jack Byers, Planning Manager
Tina Beech, Program Assistant
Mary Altman, Public Art Administrator
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Madel Duenas, City Planner
Wesley Durham, City Planner
Brey Golding, City Planner
Talia Moorman, City Planner
Rattana Sengsoulichanh, City Planner

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'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.