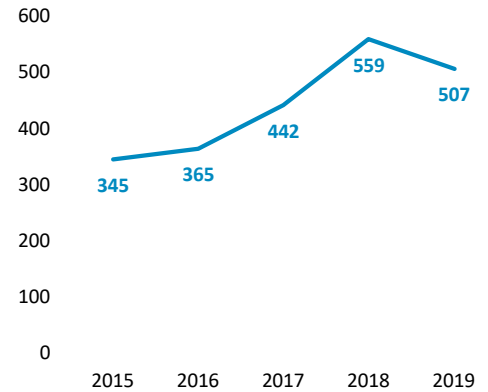




Photo by Adrienne Bockheim

Figure 1. Application Totals, 2015-2019



2019 TOTALS

In 2019, the Minneapolis City Planning Commission (CPC) reviewed a total of 156 projects, which is 24 fewer than the 2018 total of 180 (page 3). The overall land use application volume of 507 was also a decrease from the 2018 total of 559 (**Figure 1**). The largest volume of applications were reviewed during quarters 3 and 4 (**Figure 2**).

Of the 507 applications reviewed, approximately 219 (43%) were variances, followed by 96 site plans (19%) and 87 conditional use permits (17%) (**Figure 3**).

In addition, the CPC recommended approval for 6 text amendments that were adopted (page 9).



Photo by Michael Wee

Figure 2. Application Totals By Quarter

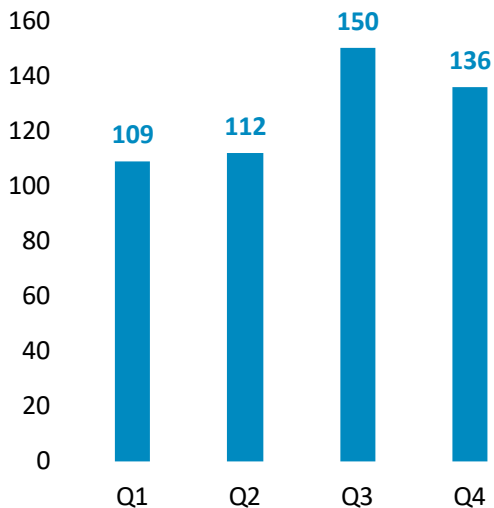
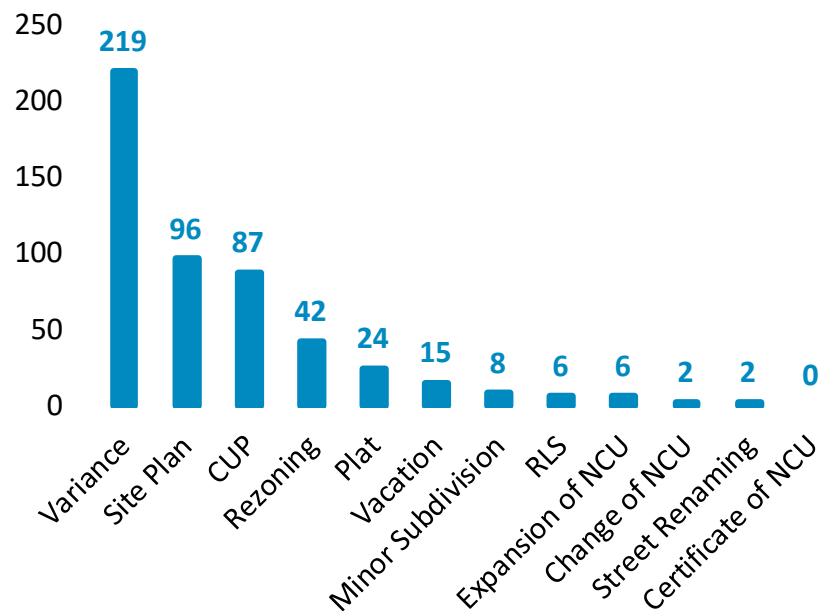


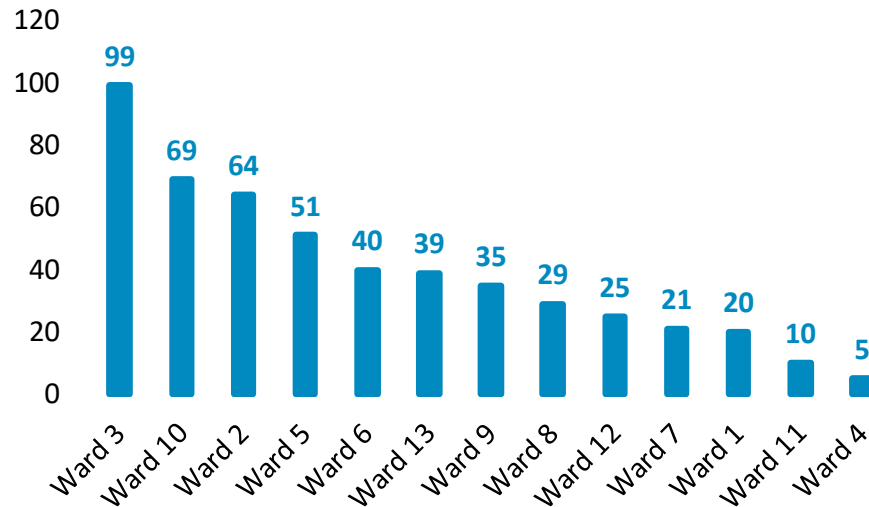
Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

One-fifth (99 of 507 applications) of all 2019 CPC applications were in Ward 3 (**Figure 4**).

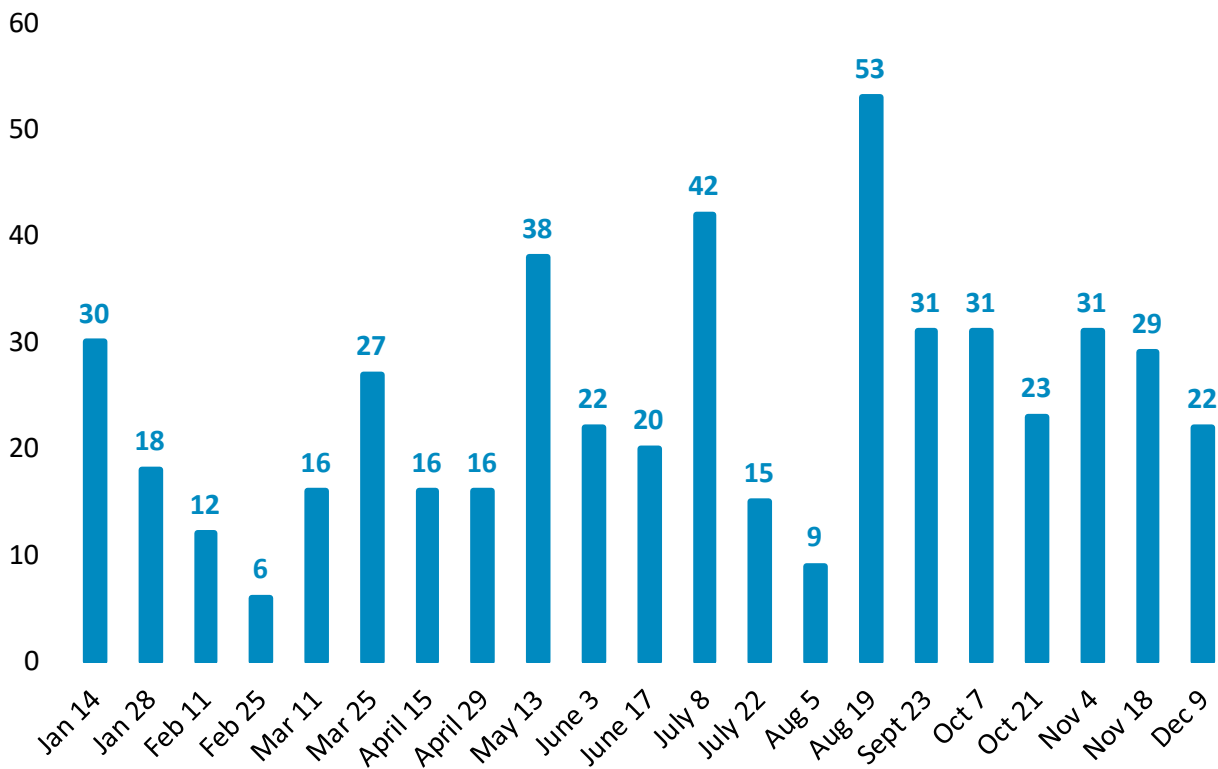
Figure 4. Application Totals By Ward



CPC PUBLIC HEARING DATES

Figure 5 shows the volume of applications at each CPC meeting in 2019. All 2019 meeting agendas and actions can be found on [the City's Boards and Commissions web page](#).

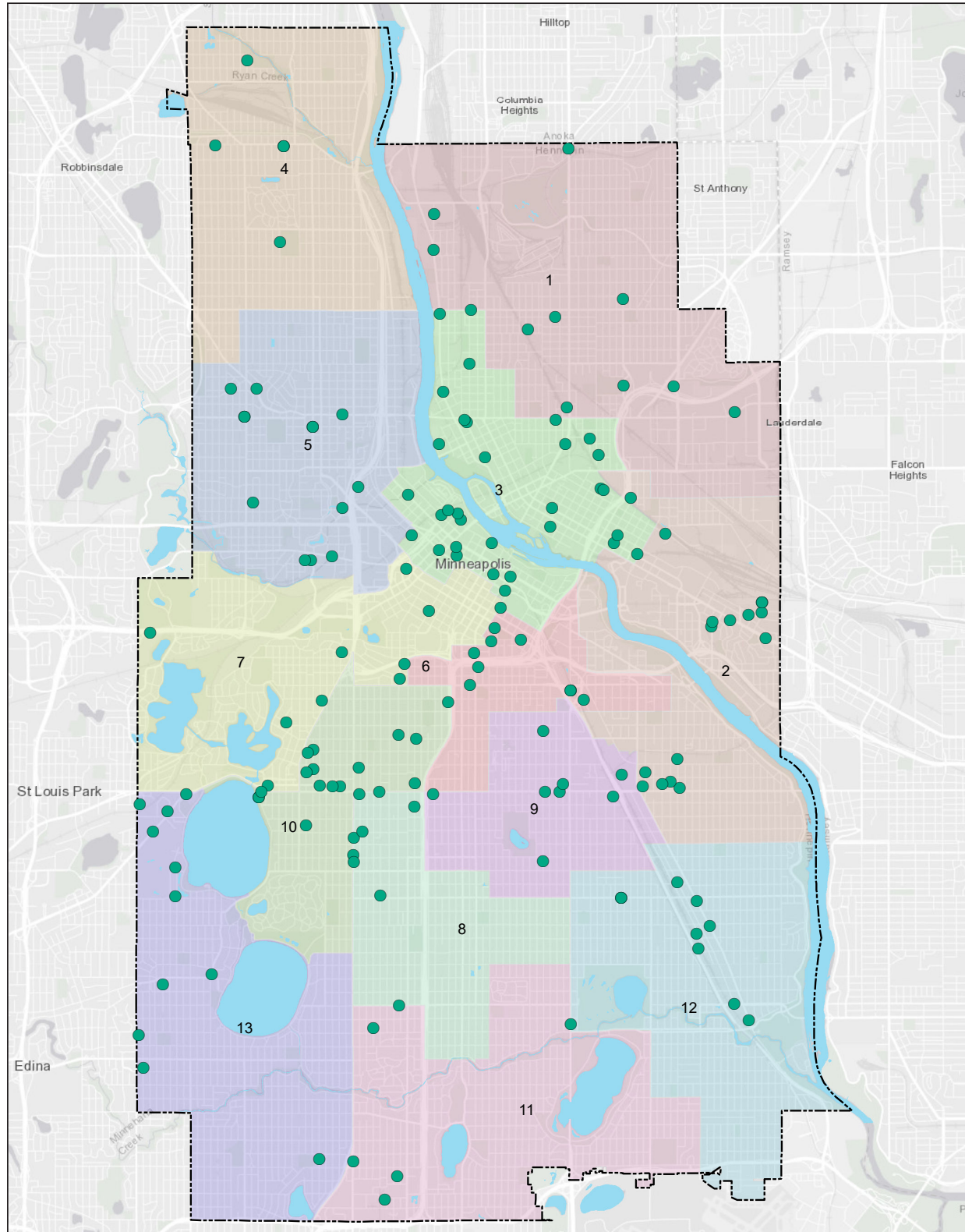
Figure 5. Application Totals By CPC Hearing Date



2019 CPC PROJECTS

The CPC reviewed 156 projects in 2019. All 2019 CPC projects are displayed below in **Figure 6**. Please note that the maps do not include right-of-way vacations and street renamings.

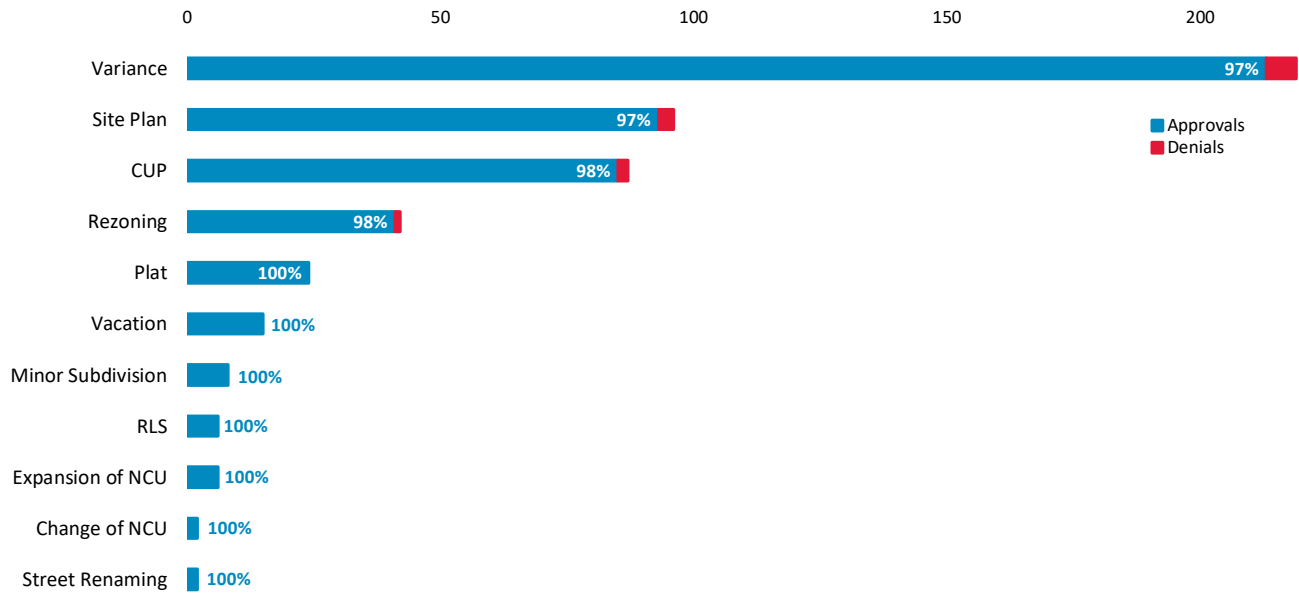
Figure 6. 2019 CPC Projects



APPROVALS AND DENIALS

The CPC approved or recommended approval for 98 percent (495 out of 507) of all land use applications, as shown in **Figure 7**.

Figure 7. Approvals and Denials

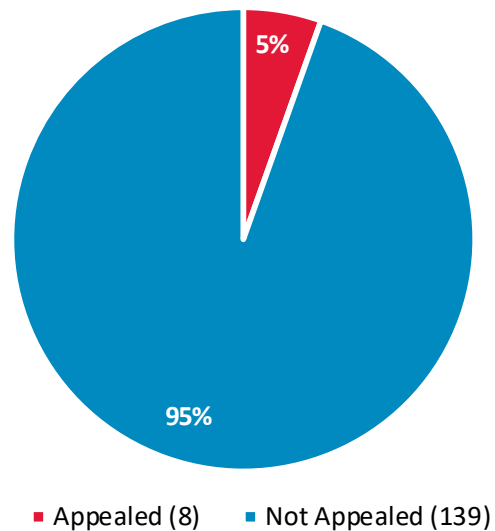


APPEALS

Of the 156 projects reviewed by the CPC in 2019, 147 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 (5 percent) were appealed, while the City Planning Commission made the final decision for 139 projects (95 percent) (**Figure 8**). The projects that were appealed are as follows:

- PLAN8080: 901 Winter St NE ([2019-00164](#))
- PLAN8040: 445 Malcolm Ave SE ([2019-00264](#))
- PLAN8334: 4012 Minnehaha Ave ([2019-00421](#))
- PLAN8914: 26th and Blaisdell ([2019-00876](#))
- PLAN9066: 3754 Pleasant Ave ([2019-01145](#))
- PLAN9528: 3311 Broadway St NE ([2019-01153](#))
- PLAN9672: 4736 Grand Ave S ([2019-01220](#))
- PLAN9531: 4159 Hiawatha Ave ([2019-01282](#))

Figure 8. Appealed Projects



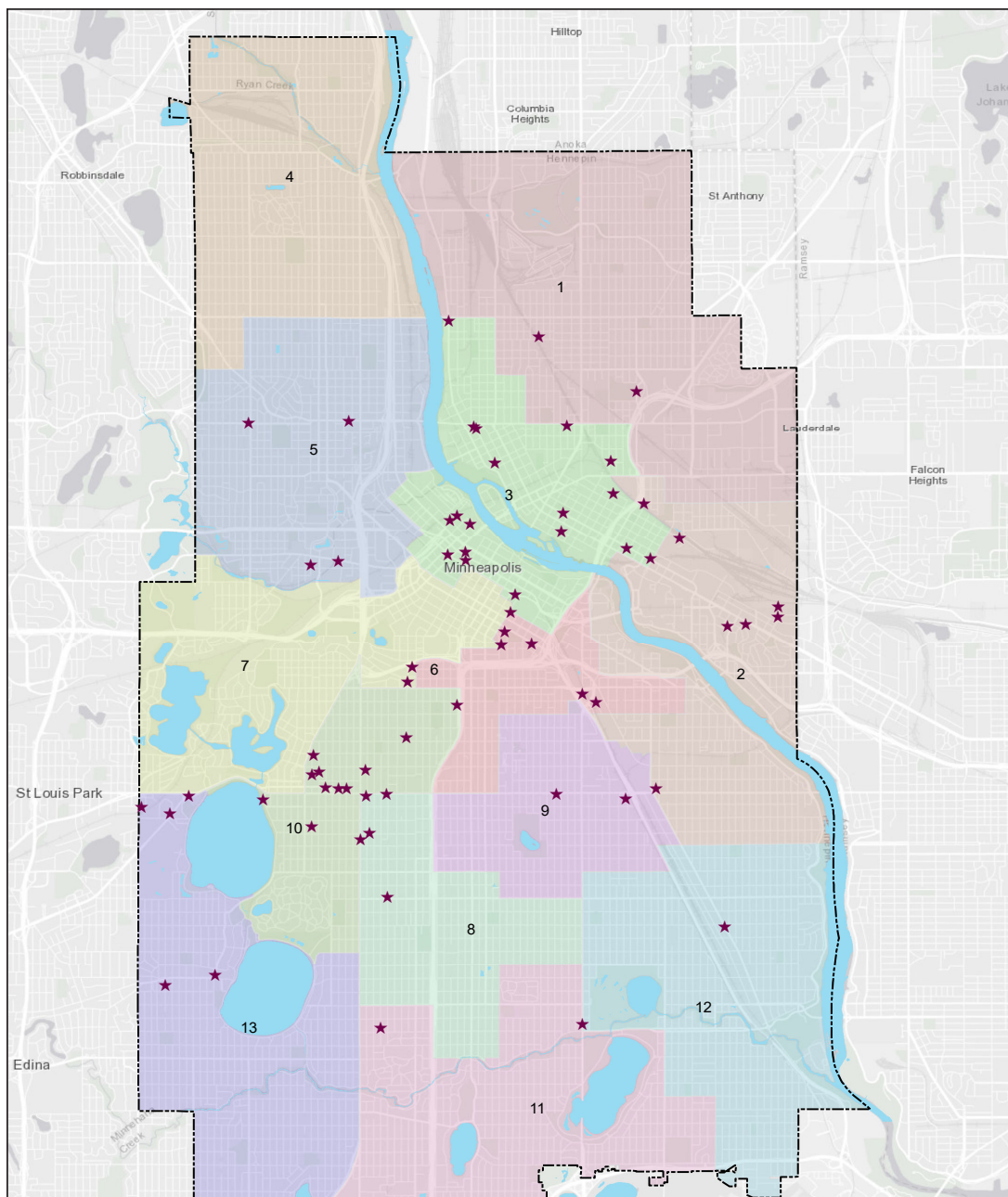
MAJOR PROJECTS

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 66 major projects in 2019, compared to 76 major projects reviewed in 2018 (**Figure 9**). An interactive map is available [here](#). 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.

There were 6,638 new dwelling units, 494 hotel rooms, 827,550 square feet of office space, and 270,365 square feet of commercial space approved as part of the major projects reviewed by the CPC. These projects included:

- 34 standalone multi-family residential buildings (or additions) and 1 supportive housing use
- 24 mixed-use buildings (or additions)
- 5 commercial (or additions)
- 3 office buildings (or additions)
- 4 planned unit developments
- 4 hotels
- 2 school buildings (or additions)
- 2 clinics, 2 community centers, 1 food hall, 1 grocery store, 1 distillery, and 1 childcare center

Figure 9. 2019 Major Projects



Major Project	PLAN#	Address	Description
2924, 2918, 2932 Bryant Ave S	PLAN7949	2924 Bryant Ave S	New residential building with 91 dwelling units.
Lydia Apartments	PLAN7965	1914 LaSalle Ave	Addition of 40 units and 24,000 square feet to an existing supportive housing use
Marcy Open School Addition	PLAN8016	307 4th St SE	Addition of 10,500 sf to an existing K-12 school
Linden Building	PLAN8023	4321 Upton Ave S	New commercial building with 17,000 square feet.
The Archive	PLAN8041	102 1st St N	New mixed-use building with approximately 6,000 square feet of commercial uses and approximately 198 dwelling units.
901 Winter St NE	PLAN8080	901 Winter St NE	New residential building with 20 dwelling units.
Planned Parenthood, Uptown Clinic	PLAN8032	1200 Lagoon Ave	New clinic and office building with 29,000 square feet.
1724-1728 Nicollet Ave	PLAN8050	1724 Nicollet Ave	New mixed-use building with 123 dwelling units and approximately 2,900 sq. ft. of commercial space.
Malcolm Yards	PLAN8040	445 Malcolm Ave SE	Planned unit development with a renovation of a 16,000 square foot building into a food hall, a 6-story, mixed-use building with 33,000 square feet of commercial space and 145 units, and a 6-story, 142-unit apartment building.
2915 Dupont Ave	PLAN8074	2915 Dupont Ave	New residential building with 135 dwelling units.
601 West Lake Street Apartments	PLAN8248	601 Lake St W	New mixed-use building with 46 dwelling units and 800 sq. ft. of commercial space.
1501 Johnson St Apts	PLAN8131	1501 Johnson St NE	New residential building with 164 dwelling units
Block 1 Residential	PLAN8182	740 4th St S	New residential building with 343 dwelling units.
L&H Station Phase II	PLAN8207	2225 Lake St E	Three new mixed-use buildings with a total of 432 dwelling units, 900 sq. ft. of commercial space, and a public plaza.
Tierra Encantada- Hiawatha	PLAN8334	4012 Minnehaha Ave	New approximately 15,040 sq. ft. commercial building to be used as a childcare center.
1030-1040 Como Ave SE, 1100 Como Ave SE, and 901 11th Ave SE	PLAN7106	1030 Como Ave SE	New residential building with 29 dwelling units.
Glenwood Building Expansion	PLAN8294	1015 Glenwood Ave N	Addition of 10,000 sq. ft. to be used as office space.
CHDC-Workforce Housing	PLAN8358	815 6th St S	New residential building with 169 dwelling units.
Penn Avenue Station	PLAN7770	2200 Golden Valley Rd, 1911-1915 Penn Ave N, 1906-1914 Queen Ave N	New mixed-use building with 64 dwelling units and a community center.
2210 Apartments	PLAN8532	2208-20 4th Avenue S	New mixed-use building with 19 dwelling units and ground floor commercial.
3021 E Calhoun Parkway	PLAN8143	3017, 3021, & 3025 E Lake Calhoun Pkwy	New residential building with 17 dwelling units
Mino-bimaadiziwin	PLAN8586	2015-2113 Cedar Ave S and 1820-1834 E 22nd St	New mixed-use building with 110 dwelling units, a clinic, a community center, and office space.
310 Lofts	PLAN8672	310 North 2nd St	New mixed-use building with 60 dwelling units and ground floor commercial.

Major Project		Address	Description
Midtown Corner	PLAN8682	2913 26th Ave S, 2941 26th Ave S, 2912 28th Ave S	New mixed-use building with 190 dwelling units and 8,600 sq. ft. of commercial space.
3443 Lyndale Ave S	PLAN8693	3443 Lyndale Ave S	New residential building with 19 dwelling units
2812 Fremont Ave Apartments	PLAN8579	2812 Fremont Ave S	New residential building with 10 dwelling units.
4th Street Apartments	PLAN8702	1121 4th Street SE	New mixed-use building with 64 dwelling units and 900 sq. ft. of commercial space.
Nokomis Mixed Use	PLAN8780	4715 Cedar Ave S and 4712 Longfellow Ave	New mixed-use building with 130 dwelling units and a 22,500 sq. ft. grocery store.
311 2nd Street SE	PLAN8810	311 2nd Street SE	New Planned Unit Development with 574 dwelling units and 4,146 sq. ft. of commercial space.
LH Beard	PLAN8814	4418 Beard Ave S	New residential building with 42 dwelling units.
28th & Garfield Apartments	PLAN8870	601 28th St W	New residential building with 67 dwelling units.
Amp House Apartments	PLAN8879	3255 Garfield Ave S	New residential building with 12 dwelling units.
318 W Lake Street	PLAN8872	318 W Lake Street	New commercial building with 18,019 square feet of gross floor area
Halo Hotel & Apartments	PLAN8912	620 9th Street SE	Planned unit development including a mixed-use building with commercial and residential uses, a hotel and office space.
26th and Blaisdell	PLAN8914	2542 Blaisdell Ave	New mixed-use building with 127 dwelling units and 600 square feet of office space
The Bessemer at Seward Commons	PLAN8979	2200 Snelling Ave	New residential building with 128 dwelling units.
Excelsior and Lake- Hotel and Condos	PLAN9004	3012 Excelsior Blvd	New mixed-use building with 20 dwelling units, 100 hotel rooms, and 11,000 square feet of commercial space.
Greenway 31	PLAN9059	3822 W 31st Street	New residential building with 49 dwelling units.
Parkside Residential	PLAN9182	825 8th Street S	Conversion of an existing office building into a residential building with 119 dwelling units.
TMBR	PLAN9127	100 3rd Ave N	New mixed-use building with 66 dwelling units and 4,300 square feet of commercial space.
O'Shaughnessy Distillery	PLAN9165	600 Malcolm Ave SE	New distillery of 28,000 square feet.
Northstar at Siebert Field Addition	PLAN9184	1611 8th Street SE	Five-story addition with 20 new dwelling units.
28th and Girard	PLAN9201	2824 Girard Ave S	New residential building with 76 dwelling units.



Gateway Mixed Use, 250 Nicollet Mall



Harrison Housing, 255 Girard Ave N

Major Project	PLAN#	Address	Description
2201 Jefferson	PLAN9255	2201 Jefferson St NE	New residential building with 112 dwelling units.
32nd and Girard	PLAN9290	3224 Girard Ave S	New residential building with 77 dwelling units.
27th and Girard	PLAN9295	2701 Girard Ave S	New residential building with 85 dwelling units.
Main Street Apartments East	PLAN9301	1011 Main Street NE	New residential building with 175 dwelling units.
Main Street Apartments West	PLAN9303	1018 Main Street NE	New residential building with 113 dwelling units.
Center for Performing Arts Expansion	PLAN9066	3754 Pleasant Ave	Commercial building expansion of 23,129 square feet.
Gateway Northeast	PLAN9430	2419 Marshall Street NE	New mixed-use building with 128 dwelling units and 9,600 square feet of commercial space
315 Nicollet Mall	PLAN9523	315 Nicollet Mall	New mixed-use tower with 369 dwelling units and 5,600 square feet of commercial space.
Home2	PLAN9254	2800 University Ave SE	New hotel with 112 rooms.
Gateway Mixed-Use	PLAN9594	250 Nicollet Mall	New mixed-use building with office space, commercial space, a hotel, dwelling units, and structured parking.
Portico	PLAN9601	4721 Minnehaha Ave	New residential building with 26 dwelling units
Bimosedaa Housing Limited Partnership	PLAN9638	16 4th Street N	Alterations of an existing building to add 48 dwelling units.
Fullertown Flats	PLAN9672	4740 Grand Ave S	New residential building with 23 dwelling units.
Satori	PLAN9426	825 West Broadway	New mixed-use building with 112 dwelling units and 3,100 square feet of commercial space.
Brickhouse Lofts	PLAN9763	150 26th Ave SE	To modify a previously approved PUD to remove 136 dwelling units and add 62,303 square feet of office space.
Jackson Lofts	PLAN9663	750 Jackson St NE	New residential building with 20 dwelling units.
North Central Unveristy Academic Commons	PLAN9674	1401 Chicago Ave	New 82,000 square foot academic building.
Calhoun Towers	PLAN9785	3404 List Place	New buildings in a phased development with an additional 743 dwelling units.
The Family Partnership	PLAN9676	1527 E Lake Street	Building addition to add 43,393 square feet of office space.
Elliot Twins	PLAN9823	1212 9th Street S	New addition to add 10 dwelling units.
521 Main Street	PLAN9832	521 Main Street NE	New residential building with 29 dwelling units.
Harrison Housing	PLAN9906	255 Girard Avenue N	New residential building with 95 dwelling units.
Dinkytown Mixed Use	PLAN10096	407 15th Avenue SE	New mixed-use building with 326 dwelling units and 23,000 square feet of commercial space



O'Shaughnessy Distillery, 600 Malcolm Ave SE



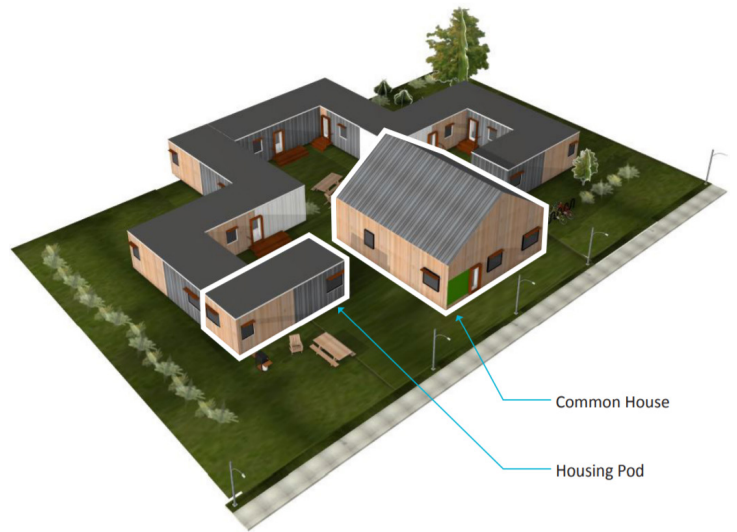
4721 Minnehaha Ave

MINNEAPOLIS 2040 COMPREHENSIVE PLAN UPDATE

Municipalities in the Twin Cities area are required to provide the Metropolitan Council with an updated comprehensive plan every 10 years. The City's new comprehensive plan, *Minneapolis 2040*, took effect on January 1, 2020. In the coming years, the City will make a series of amendments to the zoning code's text and maps to implement the policies of this new plan, as required by state statute.



minneapolis2040.com



Intentional Community Cluster Development Example

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and approved six zoning code text amendments in 2019:

Inclusionary Zoning

This amendment requires affordable housing units in new multi-family developments where the land use application is submitted after January 1, 2020. Certain compliance alternatives are offered. Some of the ordinance will be phased-in over a period of time. The amendment replaces a previous inclusionary zoning ordinance that was intended to be in place on an interim basis.

Maximum Dwelling Unit Occupancy

The amendment adds flexibility to the residential dwelling unit occupancy regulations by eliminating maximum occupancy from the Zoning Code. Maximum occupancy will continue to be regulated by the Housing Maintenance Ordinance.

Intentional Community Cluster Developments

This amendment authorizes a configuration of small dwelling units or rooming units and a common house on the lot, providing an opportunity for innovative and affordable housing options. This housing option may only be developed by nonprofit organizations, healthcare agencies, or government agencies.

Drive-through Facilities

This amendment prohibits the establishment of new drive-through facilities on a citywide basis. The ordinance also added clarity to the definition of "drive-through facility." Existing drive-through facilities may continue to operate, provided they do not discontinue operation for more than a year.

Residential Buildings with up to Three Units

This amendment allows more housing options in low-density districts by allowing up to three dwelling units per property in all of the city's lowest-density zoning districts. Duplexes and triplexes must be limited to the same building scale and size allowed for single-family dwellings. The ordinance was adopted with an effective date of January 1, 2020.

Limits on Lot Combinations

This amendment adopts maximum lot area requirements by limiting lot combinations for single-family, two-family, and three-family dwellings in the R1-R4 and OR1 Districts. The ordinance was adopted with an effective date of January 1, 2020.

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.

Matt Brown, President (Mayoral Appointee)
Alissa Luepke Pier, Vice President (Mayoral Appointee)
Sam Rockwell, Secretary (Mayoral Appointee)
CM Jeremy Schroeder (City Council)
Kim Ellison (School Board)
Ryan Kronzer (City Council Appointee)
Alyssa Olson (Mayoral Representative)
Jean Coleman (Mayoral Appointee)
Amy Sweasy (Hennepin County)
Jono Cowgill (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.

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Aaron Hanauer, Senior City Planner
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Peter Crandall, Senior City Planner
Andrew Frenz, Senior City Planner
Lindsey Silas, Senior City Planner
Lisa Kusz, Committee Clerk
Rachel Blanford, Committee Clerk

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