

CITY PLANNING COMMISSION

2024 ANNUAL REPORT

Figure 1. Application Totals, 2020-2024

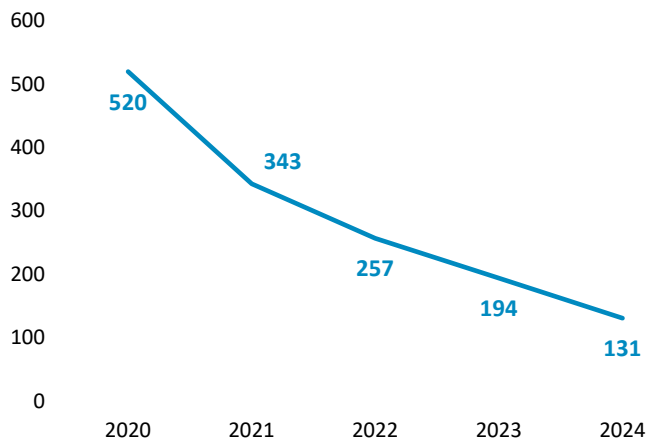
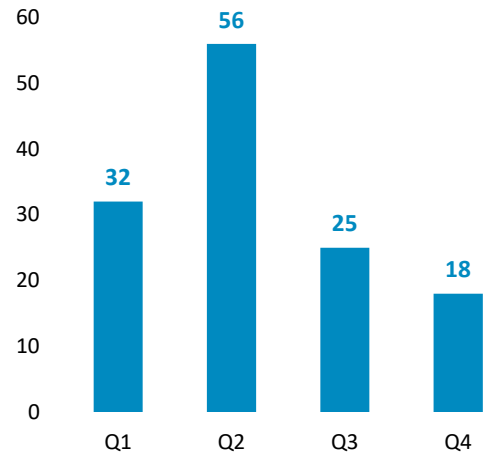


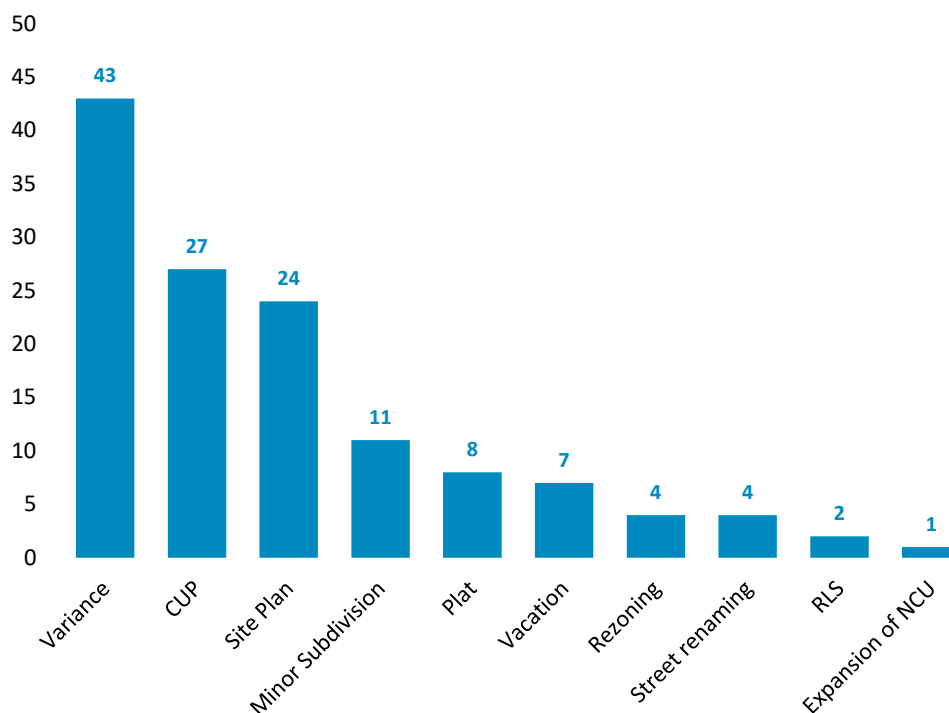
Figure 2. Application Totals By Quarter



2024 TOTALS

In 2024, the Minneapolis City Planning Commission (CPC) reviewed a total of 73 projects, compared to 82 projects in 2023. The overall land use application volume of 131 was a 33 percent (33%) decrease from the 194 applications reviewed in 2023 (**Figure 1**). The total of 131 applications does not include the five text amendments and four comprehensive plan amendments that were reviewed by the CPC. The largest volume of applications were reviewed during quarter 2 (56 applications) (**Figure 2**). Of the 131 applications reviewed, 43 applications were variances, which is approximately one-third (33%) of the total, consistent with the proportion of variances in the previous three years following the adoption of built form regulations. The CPC also reviewed 24 site plans and 27 conditional use permits (**Figure 3**). Rezoning petitions were down from 20 in 2023 to four in 2024. Street renaming applications increased from one in 2023 to four in 2024.

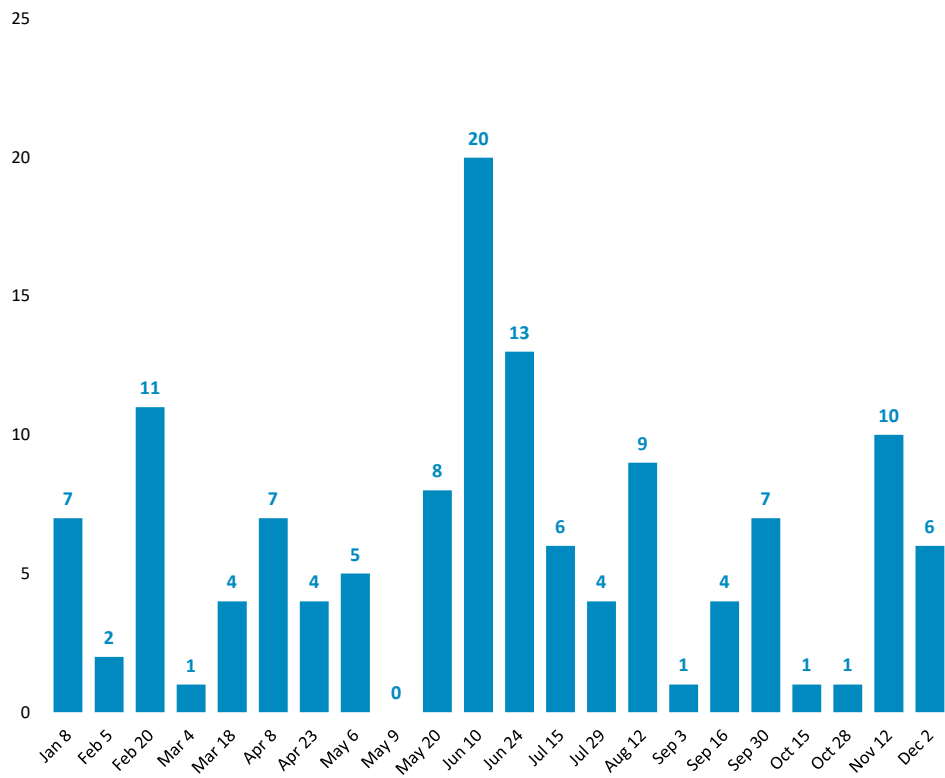
Figure 3. Application Totals By Type



APPLICATION VOLUME

Figure 4 shows the volume of applications, not including five text amendments and four comprehensive plan amendments, at each CPC meeting in 2024. Past meeting agendas and actions can be found on the [City’s Boards and Commissions web page](#).

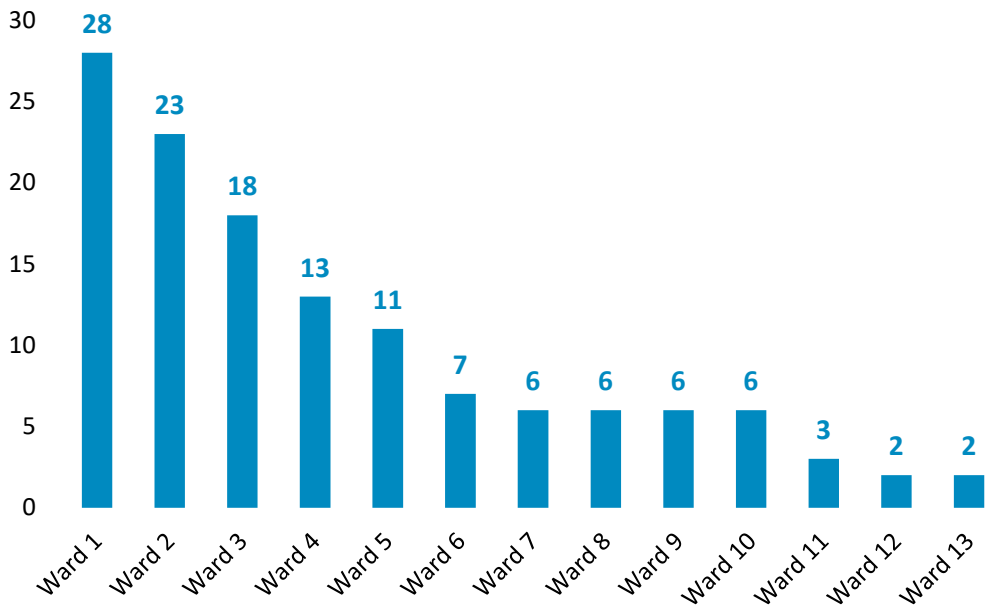
Figure 4. Application Totals By CPC Hearing Date



GEOGRAPHIC DISTRIBUTION

Approximately one-fifth (28 applications) of all land use applications were located in Ward 1 (Figure 5).

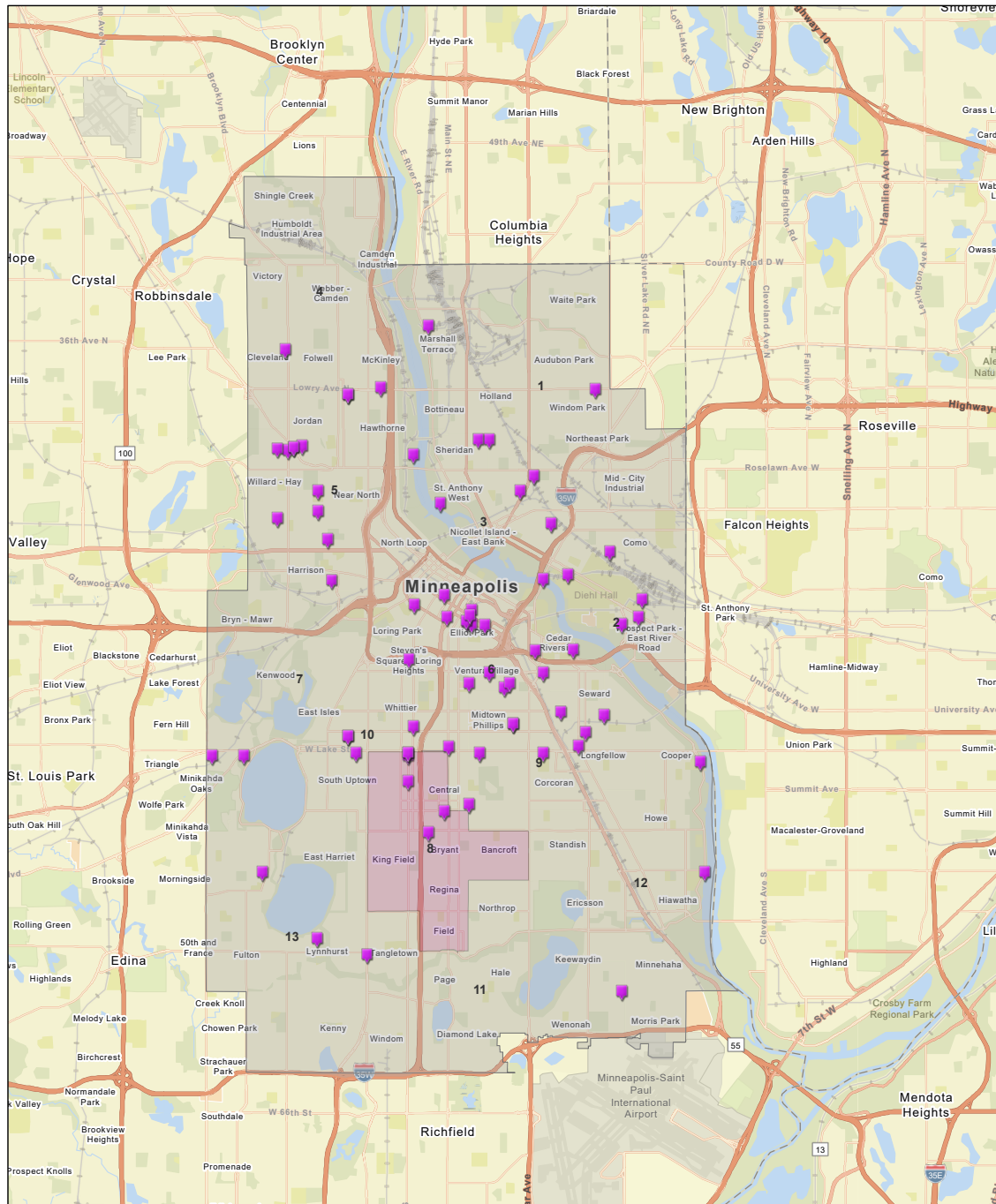
Figure 5. Application Totals By Ward



MAP

Figure 6 shows the location of all projects reviewed by the CPC in 2024. Click [here](#) for the interactive land use map.

Figure 6. 2024 City Planning Commission Projects



1/15/2025

1:101,098

0 0.75 1.5 3 mi
0 1.25 2.5 5 km

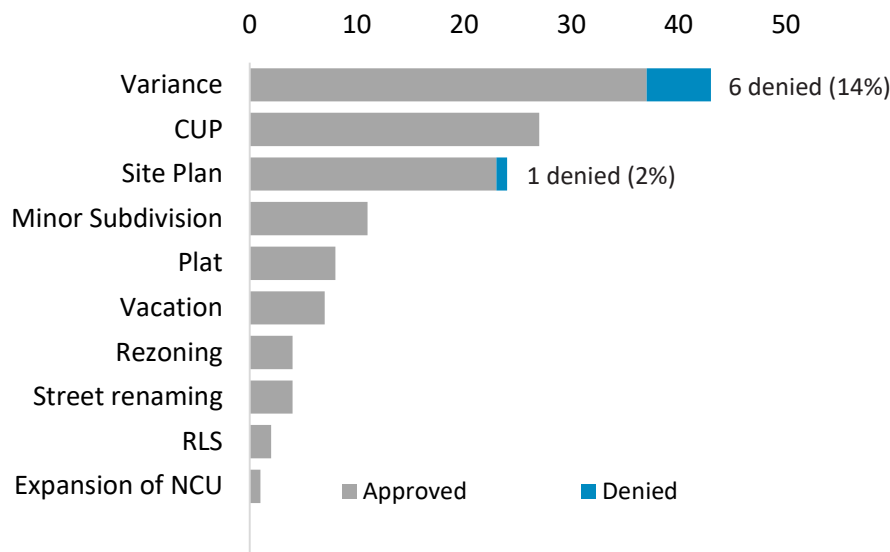


City of Minneapolis, Metropolitan Council, MetroGIS, Three Rivers Park District, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

APPROVALS AND DENIALS

The CPC approved or recommended approval for all but seven (7) land use applications out of 131, or five percent (5%) overall (Figure 7). This is equivalent to the proportion of denied applications at the CPC during 2023.

Figure 7. Approvals and Denials



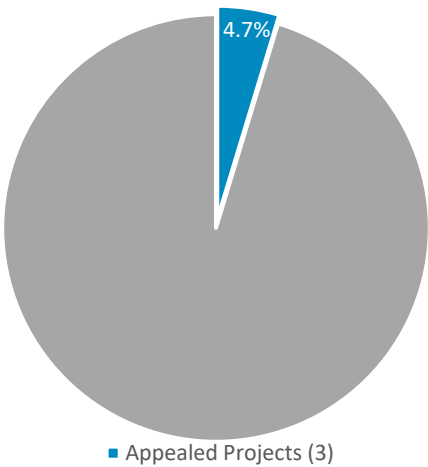
APPEALS

Of the 74 projects reviewed by the CPC in 2024, 64 could have been appealed; standalone rezonings, comprehensive plan amendments, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. A total of three projects (4.7 percent) included one or more appeal, while the City Planning Commission made the final decision for 61 projects (95.3 percent) (Figure 8).

The three projects that were appealed are as follows:

- **5005 Lyndale Ave S.** Appeal denied, CPC decision to approve the variance and site plan for a four-story residential building with 20 units was upheld (PLAN18349, File [2024-01120](#)).
- **1801 Nicollet Ave.** Appeal denied, CPC decision to approve the conditional use permit to allow an emergency shelter for 64 people within the existing building was upheld (PLAN18054, File [2024-00979](#)).
- **Minnehaha Academy North Campus Soccer Field, 3100 W River Pkwy S, 3105 46th Ave S, and 3106 47th Ave S.** Appeal denied, CPC decision to approve the conditional use permit to increase the height of two light poles was upheld (PLAN17788, File [2024-00738](#)).

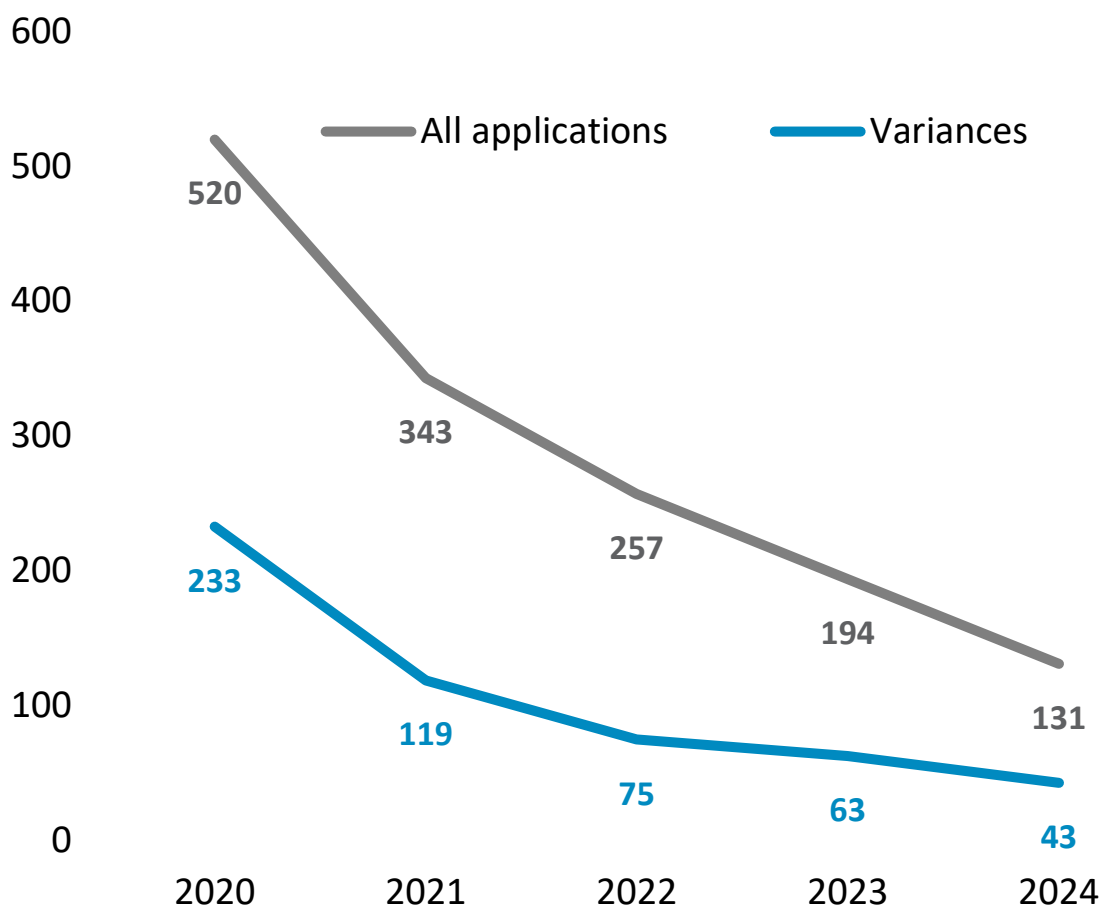
Figure 8. Appealed Projects



VARIANCE TRENDS

The number and proportion of variances that have been reviewed by the CPC per year have decreased since 2020. The effective date of the built form regulations of Minneapolis 2040 was January 1, 2021. This amendment established new overlay districts for each parcel in the city and revised regulations related to building height, floor area ratio, yards, lot coverage, impervious surfaces, and lot sizes to provide more predictable outcomes for future development. In addition, the amendment altered the types of applications that would be required to increase height and/or floor area ratio, for example. Therefore, the application totals in 2021 and 2022, compared to 2020, likely reflect key aspects of the built form regulations’ implementation (see **Figure 9**).

Figure 9. Application Totals By Type, 5-Year Trend



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. In 2024, the CPC reviewed 12 major projects (Figure 10 on pages 7-8), down from 29 in 2023 and 46 in 2022. Staff notes that there was one major project approved administratively in 2024 (for an 18-unit, 3-story residential building). Some notable trends in the CPC-reviewed 2024 major projects included:

- 162 new dwelling units, down from 954 new dwelling units in 2023 and 3,458 dwelling units in 2022;
 - 38,700 square feet of office (one project: 1010 E Lake St). In 2023, the total was 720,306 square feet and in 2022 it was 24,883 square feet.
 - 83,040 square feet of commercial, a drop from 204,997 square feet in 2023.
- No production/industrial office space in 2024, whereas the total was 223,120 square feet in 2023 and 407,222 square feet in 2022.
 - Zero new hotel rooms have been approved as part of a major project since 2019, when there were four hotels (494 hotel rooms) approved.

The following project types were approved by the CPC as new buildings, additions, or conversions:

- 4 standalone multi-family residential buildings
 - 2 mixed-use residential/commercial buildings
 - 2 clinics
 - 2 retail uses
 - 2 religious places of assembly
- 1 emergency shelter
 - 1 state credentialed care facility
 - 1 commercial kitchen
 - 1 new planned unit development

Please note that not all projects were approved by the City, and not all approved projects have received building permits. Therefore, this data does not accurately indicate which projects will be constructed, nor does it represent the overall number of development projects reviewed by the City of Minneapolis or by the City Planning Commission.



Avenues for Youth, 1400 8th Ave N



Mille Lacs, 2214 Bloomington Ave



3320 54th St E



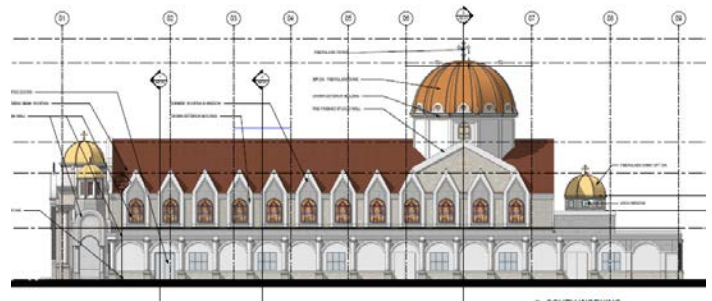
One Southside, 1010 E Lake St

Figure 10. Major Projects

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
2/20/24	Avenues for Youth	PLAN17270	5	1400 8th Ave N	New planned unit development consisting of one three-story building containing an emergency shelter, a state-credentialed care facility serving 17 or more persons, and eight dwelling units
2/20/24	Mille Lacs Mixed Use Project	PLAN17349	6	2214-2224 Bloomington Ave and 1510 E 23rd St	New mixed-use building with a community center and 36 dwelling units
2/20/24	3320 54th St E	PLAN17269	11	3320 54th St E	New residential building with 20 dwelling units
4/8/24	One Southside- New Clinic and Retail	PLAN17516	9	1010 E Lake St	New three-story nonresidential building with clinic and retail space
6/10/24	828 Spring St NE	PLAN17785	3	828 Spring St NE	Four-story addition with 15 new dwelling units
6/10/24	2601 Minnehaha Ave	PLAN17579	2	2601 Minnehaha Ave	Two-story addition to an existing religious place of assembly containing 15,115 and a new parish house of 2,400 square feet



MPHA Spring Manor and Addition, 828 Spring St NE



RATAKS Holy Trinity, 2601 Minnehaha Ave



NEON Collective Kitchens, 2103 W Broadway Ave



The LOMA, 3246 Nicollet Ave

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
6/24/24	NEON Collective Kitchens	PLAN17940	5	2103 W Broadway Ave	To allow for a 24,588 square foot commercial kitchen
6/24/24	The LOMA	PLAN17640	8	3246 Nicollet Ave	New six-story mixed-use building containing 62 dwelling units and approximately 4,600 square feet of commercial space
7/15/24	Indian Health Board of Minneapolis Menaandawiwe Wellness Campus	PLAN18043	6	2027 E Franklin Ave	New three-story medical and dental clinic
8/12/24	Debre Selam Orthodox Church	PLAN18138	2	2629 30th Ave S	New 19,241 square foot religious place of assembly
8/12/24	Dreamland on 38th	PLAN18196	8	3800 3rd Ave S	New four-story community center containing 10,878 square feet
9/16/24	50th & Lyndale Apartments	PLAN18349	11	5005 Lyndale Ave	New four-story residential building with 20 dwelling units



Indian Health Board, 2027 E Franklin Ave



2629 30th Ave S



3800 3rd Ave S



5005 Lyndale Ave S

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and recommended approval of five zoning code text amendments in 2024.

Update Land Use Application and Sign Fees

This amendment included a comprehensive evaluation of the City's land use application and sign permit fees. Such fees cover a portion of the cost of administering and enforcing zoning regulations. While certain fees remained the same, others were increased to align with increases in the consumer price index. Unlike many of the City's fees, land use application and sign permit fees are adopted in ordinance and are not automatically adjusted annually. The amendment also updated fees for monitoring compliance with the City's inclusionary zoning ordinance. These fee updates take effect January 1, 2025.

(CPC April 23, 2024, [2024-00314](#))

Shoreland Overlay District Mapping

The Shoreland Overlay District is established to implement state rules intended to preserve and enhance the environmental qualities of surface waters and the natural and economic values of shoreland areas. This amendment was intended to correct errors in the district's boundaries on the official zoning map. However, further mapping analysis is required to ensure accuracy of the maps. Therefore, this zoning code map change was not approved in 2024.

(CPC July 29, 2024, [2024-00242](#))

Office to Residential Conversions

To encourage the re-use of underutilized buildings and add to the city's housing supply, this amendment streamlines the City's review process when buildings are being converted from commercial to residential use. Site plan review applications for these conversions will be reviewed administratively rather than requiring a public hearing. Travel demand management regulations are streamlined as part of this change. And, for a period of five years, such conversions will be exempted from inclusionary zoning requirements that typically mandate that affordable units are provided.

(CPC August 12, 2024, [2024-00705](#))

Adult Use Cannabis Business Regulations

The cannabis business regulations amendment created zoning regulations for cannabis and lower-potency hemp edible businesses. These rules cover all the cannabis and lower-hemp edible licenses offered by the State of Minnesota. The ordinance includes regulations such as:

- Where cannabis businesses may locate
- Standards for cannabis businesses

The regulations are based on a policy approach to cannabis legalization in Minneapolis that emphasizes safety, equity, and accessibility, balancing goals of supporting the legal cannabis industry and keeping the community safe and healthy.

(CPC September 30, 2024, [2024-00947](#))

Zoning Administration Clarifications

This amendment provides clarity regarding administration of the zoning code, including which regulations apply to development projects where a complete land use application had been submitted prior to the effective date of the current zoning code.

(CPC October 15, 2024, [2024-00949](#))

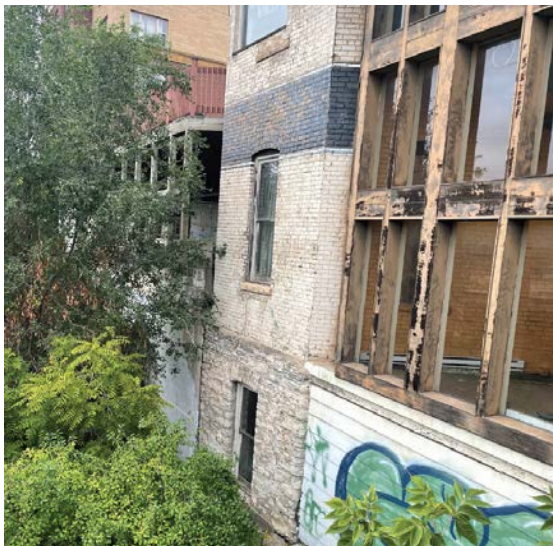


700 ft. spacing requirement for adult-use recreational cannabis dispensaries

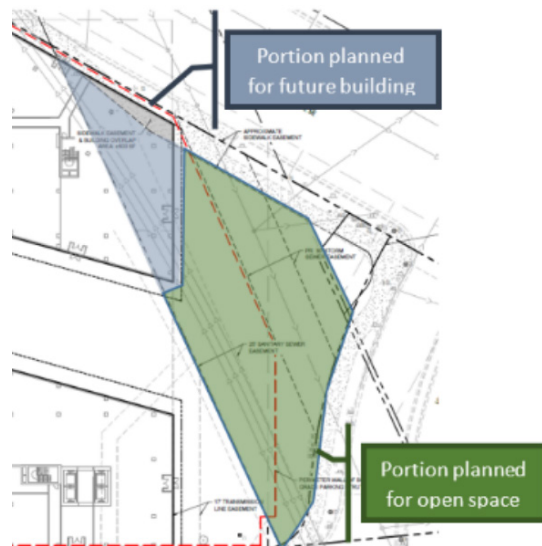
COMPREHENSIVE PLAN UPDATES

In 2024, the City Planning Commission reviewed and approved three updates to the comprehensive plan, *Minneapolis 2040*, compared to one in 2023.

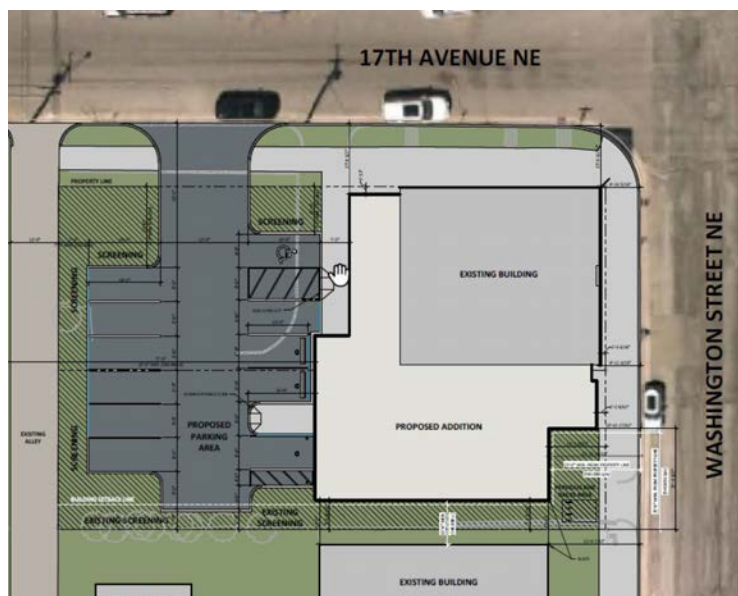
- **1315 1/2 University Ave SE.** The future land use guidance was amended from Transportation to Community Mixed Use, and the built form guidance was amended from Transportation to Corridor 6. Note that this comprehensive plan amendment was brought to the City Planning Commission twice in 2024 because the second version corrected an error in the first (PLAN17309, File [2024-00189](#) and PLAN17797, File [2024-00645](#)).
- **The Mix, 1027 Essex St SE.** The future land use guidance was amended from Transportation to Community Mixed Use, and the built form guidance was amended from Transportation to Transit 30 (PLAN18132, Vac1766, File [2024-00977](#)).
- **Larson Dental, 1626-1628 Washington St NE.** The future land use guidance was amended from Urban Neighborhood to Neighborhood Mixed Use (PLAN18330, File [2024-01112](#)).



1315 1/2 University Ave SE



The Mix



Larson Dental

PLANNING COMMISSION ROSTER

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 Planning Commission formally meets twice per month. CPED thanks the members of the Minneapolis City Planning Commission for their service in 2024.

Christopher Meyer, President (Mayoral Appointee)
Joseph Campbell, Vice President (City Council Appointee)
Bill Baxley, Secretary (Mayoral Appointee)
CM Aurin Chowdhury (City Council)
Alyssa Olson (Mayoral Representative)

Becka Thompson (Park Board)
Angela Conley (Hennepin County)
Joyner Emerick (School Board)
Kellie Jones (Mayoral Appointee)
Tom Wagner (Mayoral Appointee)



Credit: City of Minneapolis

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Planning Division.

CPED DIRECTOR

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PLANNING DIVISION

Meg McMahan, Director & Zoning Administrator

CITY ATTORNEY

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

CITY CLERK

Rachel Blanford, Committee Clerk

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Hilary Dvorak, Principal City Planner
Andrew Frenz, Principal City Planner
Aaron Hanauer, Senior City Planner
Alex Kohlhaas, Senior City Planner
Andrew Liska, Senior City Planner
Lindsey Silas, Senior City Planner
Aspen Pflanz, City Planner
Elena Roberts, Administrative Analyst II

Historic Preservation

Andrea Burke, Supervisor
Robert Skalecki, Senior City Planner
Erin Que, Senior City Planner

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Janelle Widmeier, Principal City Planner
Sara Roman, Senior City Planner

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Brad Ellis, Planning Manager
Anne Rolandelli, Office Support Specialist II
Chris Vrchota, Principal City Planner
Michael Wee, Senior City Planner
Alyssa Brandt, Senior City Planner
Fatimat Olukoga, City Planner
Myles Campbell, City Planner
Nicholas Ouellette, City Planner
Ben Carrier, City Planner
Steve Weckman, Lead Inspector
Stuart Roberson, Zoning Inspector II
Skip Levandowski, Zoning Inspector II
Kesha Campagna, Cannabis Compliance Coordinator

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Joe Bernard, Planning Project Manager
Adrienne Bockheim, Principal City Planner/Designer
Rattana Sengsoulichanh, Principal City Planner
Shanna Sether, Principal City Planner
Mei-Ling Smith, Principal City Planner
Madel Mouta, Senior City Planner
John Hedstrom, Senior City Planner

POLICY, RESEARCH, & OUTREACH

Sarah Milnar, Manager
Michael Peterson, Economic Research Analyst
Garrett Bing, Business Data Analyst
Joey Dobson, Housing & Equitable Development Policy Coordinator
Wesley Durham, Senior Planner

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.