

Department of Community Planning and Economic Development – Planning Division

**Small Area Plan: Lowry Avenue Strategic Plan
Comprehensive Plan Amendment
Zoning Map Amendments: Lowry Avenue Rezoning Study**

Date: November 15, 2010

Project Name: Lowry Avenue Strategic Plan and associated comprehensive plan amendments, Lowry Avenue Rezoning Study

Submitted By: CPED Community Planning Division

Planning Staff and Phone: Thomas Leighton, 612-673-3853

Wards: 3, 4, 5

Neighborhood Organizations:

- Cleveland Neighborhood Association
- Folwell Neighborhood Association
- McKinley Community
- Hawthorne Neighborhood Council
- Jordan Area Community Council

Current Minneapolis Plan Designations:

- Community Corridors – Lowry Avenue, Lyndale Avenue, Emerson-Fremont Avenues, Penn Avenue
- Neighborhood Commercial Nodes – Lowry & Lyndale, Lowry & Emerson, Lowry & Penn

Initiator of Zoning Amendment: Council President Johnson

Date of Zoning Amendment Introduction at City Council: July 23, 2010

Affected Section of the Zoning Code: Chapter 521: Zoning Districts and Maps Generally

Existing Zoning: Attached

Proposed Zoning for Map Amendment: Attached

Zoning Plate Numbers: 7, 8

SMALL AREA PLAN: LOWRY AVENUE STRATEGIC PLAN

Background

Lowry Avenue Strategic Plan: An Update to the Lowry Avenue Corridor Plan (LAS Plan) is the culmination of a planning effort that was initiated in 2009 by the five neighborhoods that border on Lowry Avenue in north Minneapolis. These are the Cleveland, Folwell, Hawthorne, Jordan and McKinley neighborhoods. It was motivated by an interest in advancing the revitalization of Lowry Avenue so that it would serve as a useful, attractive and bustling neighborhood asset, offering a wide range of goods and services, and additional residential options.

Following adoption of the Lowry Avenue Corridor Plan in 2002, significant improvements were completed in the public right of way. Lowry Avenue was reconstructed from Washington Avenue to Theodore Wirth Parkway. Sidewalks were widened in areas, and pedestrian enhancements such as decorative lighting and fencing were added. But community leaders felt that corresponding improvements in the private realm were not occurring. There were few new developments or businesses, nor was much investment evident in existing buildings.

Given this situation, the LAS Plan was motivated by a desire to jumpstart private investment in the corridor. The LAS Plan is an update and companion to the Lowry Avenue Corridor Plan, and does not attempt to replicate all of the content of that plan. It focuses on sharpening the vision for Lowry Avenue, particularly with respect to the private realm, and laying out a menu of implementation strategies that would advance that vision.

The LAS Plan was funded by neighborhood NRP monies and a City of Minneapolis Great Streets grant. Consultant services were provided by Cuningham Group, with subconsultants Biko Associates, and Donjek. City of Minneapolis staff served as project manager for the project, with guidance and support from neighborhood staff and a community-based project advisory committee.

The process of creating and vetting the LAS Plan was intentionally designed to engage partners that will be instrumental in its implementation. It was the focus of three community meetings, resident and business focus groups, and interviews with key stakeholders. The draft LAS Plan was made available for the 45 day public comment period on September 13, 2010. The comment period concluded on October 28, 2010.

Plan Summary

The *Lowry Avenue Strategic Plan* sharpens the vision of what is desired on Lowry Avenue by offering the following.

- Future land use and development intensity maps
- Development objectives, including:
 - General development objectives
 - Greening/open space objectives

- Area-specific objectives for Lowry & Penn, Lowry & Emerson-Fremont, Lowry & Lyndale
- Concept development scenarios
- Transportation objectives
- Housing objectives
- Design themes

The implementation plan consists of revitalization strategies that can be clustered under the following headings.

- Additional transportation and infrastructure improvements supportive of pedestrians, and the transit and bicycle use
- Strategies for attracting new development—both residential and commercial
- Strategies for attracting new businesses
- Strategies for strengthening existing businesses and commercial nodes
- Strategies for increasing organizational capacity

Analysis – Major Considerations and Issues

The *Lowry Avenue Strategic Plan* offers recommendations related to land use and development, transportation and infrastructure, housing, economic development, and organizational development. The following highlights some of the major plan elements.

Land Use and Development. The Land Use and Development Chapter is largely centered on providing guidance for future development through maps and written development objectives. Future land use and density are the subject of concept-level maps, and land use guidance is also provided in a parcel-specific future land use map. Development objectives are offered as an articulation of community values and city policy priorities, and as inspiration and guidance to developers and property owners. They fall under a variety of headings, as noted above.

The most significant policy modification that results from the LAS Plan is the elimination of the designated Lowry & Lyndale Neighborhood Commercial Node. The commercial node was highly impacted by the widening of Lowry Avenue at the Lowry Lyndale intersection. All of the commercial properties on the south side of the street were acquired and demolished in that process, leaving four small commercial buildings on the north side of the street. Every source of economic information that was available during the planning process attested to the difficulty of reestablishing a robust neighborhood commercial node at this intersection. It was also deemed inadvisable because the neighborhood market is insufficient to strongly support even the existing range of commercial establishments.

Given this context, the LAS Plan's Future Land Use map supports eliminating the designated Neighborhood Commercial Node at Lowry and Lyndale, and for future commercial development to be concentrated at the two remaining Neighborhood Commercial Nodes at Emerson and Penn, as well as in three areas with a smaller commercial footprint at Lyndale, Knox and Upton.

Another important emphasis of the Plan is on attracting residential growth. It allows for multifamily housing development along the entire length of Lowry Avenue, and offers a range of strategies to attract new development.

Transportation. The Transportation Chapter proposes a range of strategies to increase the transit, pedestrian, and bicycle orientation of the project area. In some cases, improving the balance between these modes of transportation and auto travel will require physical improvements to the area's public infrastructure. In other cases, recommendations are for improvements that would be made by property and business owners, or that could be made with new development.

Housing. The Housing Chapter includes development objectives for new housing, as well as strategies for attracting new housing development to Lowry. Housing objectives focus on creating a mix of housing opportunities (in terms of scale and design) for a mix of markets (economic, demographic, and ownership vs. rental).

A number of implementation strategies are offered for attracting new housing development to Lowry Avenue. Important among these are third party site assembly, marketing and branding, dealing with the market dampening effect of problem properties, and creative partnerships with potential groups of housing occupants.

Economic Development. The Economic Development Chapter focuses on improving the commercial fabric of Lowry Avenue. Under that general heading it identifies strategies for strengthening existing businesses, and for increasing the strength and attractiveness of the Neighborhood Commercial Nodes at Lowry & Penn, and Lowry & Emerson. Additional strategies are aimed at attracting new businesses to Lowry Avenue.

An important recommendation is to brand Lowry as a retail and services center for both the adjacent neighborhoods and the further flung Hmong community. There are a number of Hmong businesses along Lowry, and arguably no other self-identified Asian retail and services destination exists elsewhere in Minneapolis. Lowry Avenue would be more successful if it has multiple markets to draw from, and an emphasis on shopping local can coexist with the creation of a unique ethnic destination.

Implementation. The Implementation Chapter consolidates the implementation strategies presented in the other chapters of the document. It also adds strategies related to organizational development. Key to successful revitalization of Lowry Avenue will be two organizational efforts—locating leadership for furthering the wide-ranging implementation agenda, and fostering effective partnerships with Lowry Avenue stakeholders to advance key initiatives.

Comprehensive plan conformance. The LAS Plan offers guidance, and promotes growth and development, that is consistent with the policies of the City's comprehensive plan. In particular, it is consistent with policies that support strategic investments in disadvantaged areas, as well as policies that

direct growth to Community Corridors, Neighborhood Commercial Nodes, and areas well served by transit.

The following are comprehensive plan policies that are furthered by the development guidance and implementation strategies of the LAS Plan.

- Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.
 - 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
 - 1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.
- Policy 1.8: 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.
 - 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.
 - 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses.
- Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.
 - 1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.
 - 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
 - 1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.
 - 1.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.
 - 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
 - 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.
- Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

- 1.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.
 - 1.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.
 - 1.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.
 - 1.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.
 - 1.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial uses on the ground floor.
 - 1.11.6 Encourage the development of medium-density housing immediately adjacent to Neighborhood Commercial Nodes to serve as a transition to surrounding low-density residential areas.
- 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.
 - 3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.
- Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.
 - 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.
- Policy 3.5: Improve the stability and health of communities of concentrated disadvantage through market building strategies, and strategies that preserve and increase home ownership.
 - 3.5.1 Work to improve the stability and sustainability of the city's disadvantaged communities by taking measures to diversify the household mix and allay historic patterns of concentration of poverty.
 - 3.5.2 Pursue an integrated array of development and revitalization strategies to attract a broadened socio-economic mix of residents to communities of concentrated disadvantage.
 - 3.5.5 Focus development activities strategically in priority areas within disadvantaged communities so that it results in the greatest impact.

- 3.5.9 Utilize and expand the city's development programs and tools to jumpstart investment in the city's disadvantaged communities.
- Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.
 - 3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.
 - 3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.
- Policy 4.1: Support private sector growth to maintain a healthy, diverse economy.
 - 4.1.1 Use public development resources and other tools to leverage maximum private sector investment for public benefit.
 - 4.1.2 Seek out and implement long-term redevelopment projects that catalyze revitalization and private sector investment.
- Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base.
 - 4.2.1 Promote access to the resources and information necessary for successful operation of healthy businesses.
- Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.
 - 4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.

Public Comments

The *Lowry Avenue Strategic Plan* was a neighborhood initiated effort. It benefited from close partnership with neighborhood staff and the project's community advisory committee throughout the process. Neighborhood staff offered extensive feedback on the plan document prior to finalizing the draft for the 45 day public comment period. The strong engagement of neighborhood leadership may explain the fact that no comments were received on the LAS Plan during the 45 day public comment period.

Letters of support for the LAS Plan have been submitted by all five of the affected neighborhood organizations, as well as from the Northwest Minneapolis Business Association.

Concurrent and Future Related Actions

- Comprehensive plan changes. Modification of the City's comprehensive plan is proposed as a concurrent action to adoption of the LAS Plan. Changes to the comprehensive plan's Future Land Use map will be required to align with this Plan's future land use guidance. And the LAS Plan in its entirety is recommended to be amended to the comprehensive plan, given that it articulates comprehensive plan policies for Lowry Avenue.

- Zoning changes. Zoning changes are recommended as another companion action to adoption of the LAS Plan. Changing the zoning of property is the most important measure that can be taken to implement the land use guidance in the LAS Plan. It will help to ensure that that new development in the Lowry Avenue corridor advances the approved vision and development policies for Lowry Avenue. The zoning changes are being submitted to the City Planning Commission concurrent with the adoption of the LAS Plan, but the City Council may not take up adoption of the proposed zoning changes until full adoption of the LAS Plan and related comprehensive plan modifications, including Metropolitan Council approval.
- Development review. Future development proposals for property in the study area will require Planning Commission review of land use applications such as rezonings, conditional use permits, and site plan review. The LAS Plan will provide guidance for decisions regarding those applications.

Reference Materials/Attachments

- *Lowry Avenue Corridor Plan*, including appendices
(http://www.ci.minneapolis.mn.us/cped/lowry_strategic_plan.asp)
- Comments on the LAS Plan

COMPREHENSIVE PLAN AMENDMENT

Background

As discussed above, the *Lowry Avenue Strategic Plan* furthers many policy objectives of the City's comprehensive plan. The development of the LAS Plan also provided an opportunity to take a more fine-grained look at the future land use guidance for Lowry Avenue. This guidance was captured in its Future Land Use map. Some aspects of that guidance require map changes to the corresponding map in the City's comprehensive plan, in order to make the land use guidance consistent between the two documents. To this end, two types of adjustments to the comprehensive plan's Future Land Use map are proposed.

1. **Neighborhood Commercial Node features.** The Neighborhood Commercial Node designation at Lowry & Lyndale would be eliminated (for reasons outlined above). And the boundaries of the remaining Neighborhood Commercial Nodes, at Lowry & Penn, and Lowry & Emerson, would be adjusted to correspond to the future land use guidance in the LAS Plan.
2. **Parcel-specific land use guidance.** The coloration of parcels in the comprehensive plan's Future Land Use map would be similarly adjusted to correspond to the future land use guidance in the LAS Plan.

Beyond these proposed comprehensive plan map amendments, City small area plans are, as a matter of practice, adopted as amendments to the City's comprehensive plan in their entirety. This reflects the fact that the policies of small area plans articulate the City's comprehensive plan policies at a detailed level for a defined geographical area.

Analysis – Major Considerations and Issues

The proposed changes to Neighborhood Commercial Node features and their boundaries are supported by the policy considerations and analysis detailed in the preceding section of this report.

Impacts on Regional Systems

The review of potential impacts on regional systems primarily considers the policies of the Lowry Avenue Corridor Plan as a whole. Specifically, the LAS Plan proposes and anticipates a modest amount of housing and commercial growth over a 20 year time frame.

The proposed elimination of the Neighborhood Commercial Node at Lowry & Emerson represents a very slight adjustment in the commercial/residential balance along Lowry Avenue that may be offset by additional commercial development elsewhere on the corridor. Thus it should not be considered to have any effect on regional systems.

Population, housing, and employment forecasts. The LAS Plan is a 20 year plan. Although it places an emphasis on fostering housing growth along and near Lowry Avenue, such development would not affect the City's overall forecasts for population, housing and employment growth.

Housing. The LAS Plan supports medium density development along Lowry Avenue, which is consistent with previous planning. It proposes multiple strategies for attracting new development, but recognizes that housing growth will occur over an extended period of time. No specific estimates were made as part of the planning process, but it is unlikely that new housing on Lowry would exceed 1,000 dwelling units over the 20 year life of the Plan.

Transportation. No significant road improvements are required or recommended in the LAS Plan.

Transit. Over the long term, new development along Lowry, and measures taken to strengthen commercial nodes, should result in modest increases in transit ridership.

Wastewater and water supply. Modest growth along and near Lowry Avenue is proposed over the next 20 years, but existing wastewater and water supply infrastructure is adequate to accommodate this growth.

Surface water. New development along and near Lowry Avenue will be captured by the City's stormwater ordinance, and should thus not place a burden on the existing stormwater infrastructure.

Regional parks. The LAS Plan's study area extends at the west to Theodore Wirth Parkway and Victory Memorial Drive, which are part of the regional park system. The LAS Plan recommends improving the bicycle connection from the Lowry Avenue bike lanes to these parkway trails, and does not otherwise impact these park features.

Wetlands, Mississippi River Critical Area, Airports. Adoption of the LAS Plan has no implications for these regional assets.

Public Comments

The need to make corresponding changes to the City's comprehensive plan was discussed throughout the development of the LAS Plan. "Proposed modifications to the city's comprehensive plan" was called out explicitly as a separate agenda item in the public notice for the November 15 City Planning Commission meeting. No comments have been received concerning the proposed amendments.

Reference Materials/Attachments

- Comprehensive Plan's Future Land Use map, existing and proposed

ZONING MAP AMENDMENTS: LOWRY AVENUE REZONING STUDY

Background

Zoning changes typically follow the adoption of small area plans because they are a critical tool for implementing the land use and development guidance that such plans offer. The proposed zoning changes that came out of the Lowry Avenue Rezoning Study are intended to support the land use and development guidance in the *Lowry Avenue Strategic Plan*.

A rezoning study has historically followed plan adoption by varying periods of time. In this instance, an effort is being made to engage in both processes as concurrently as possible. Proposed zoning changes were drafted immediately upon completion of the public process associated with the LAS Plan, prior to its adoption. The LAS Plan and recommended zoning changes are being advanced concurrently to the City Planning Commission for adoption.

The benefits of this approach are several. First, the community engagement that is fostered in the process of developing a small area plan is built upon in the outreach and engagement associated with reviewing zoning recommendations. Secondly, community consensus is fostered in the small area plan process about how and where growth of different types ought to occur. This consensus, and the education process that fostered it, are still fresh when draft zoning changes consistent with the development vision are vetted. Thirdly, reviewing draft zoning changes serves to make future land use guidance more tangible, and may result in refinements to that guidance.

Community engagement related to the Rezoning Study included a community meeting that was specifically focused on recommended zoning changes. The meeting was broadly advertised, but the outreach also included letters to all affected property owners. Owners of affected properties have been notified again by mail about the November 15 City Planning Commission public hearing.

Summary of Recommended Changes

The proposed zoning follows the future land use guidance of the Lowry Avenue Strategic Plan very closely. Commercial land use guidance in the Plan is supported with proposed C1 or C2 zoning. Multifamily residential land use guidance is supported with proposed R3 through R5 zoning, or in some instances OR1 or OR2.

Commercial zoning. C2 zoning is not considered highly compatible with the character of Community Corridors because it allows automobile oriented uses, and businesses with large floor areas that are better situated on commercial corridors. For this reason, C1 zoning is proposed for all Lowry Avenue commercial areas except at the Penn & Lowry Neighborhood Commercial Node. There C2 zoning is proposed primarily at the northwest and southeast corners where there is sufficient size to support an anchor business such as a pharmacy or bank, which could play a critical role in improving the viability of the node. C2 zoning is not proposed for the southwest quadrant of the Lowry and Emerson intersection, which has similar characteristics, because it has the additional quality of abutting directly on single family homes.

Residential zoning. Multifamily residential zoning is proposed for all property within about 120 feet of the Lowry Avenue right of way, and along the first block of the cross streets Lyndale, Emerson, Fremont and Penn Avenues (one block being the extent of the study area). Three multifamily zoning districts are proposed. R4 is proposed along the length of Lowry Avenue, except for one large parcel adjacent to each of the Neighborhood Commercial nodes, where R5 was judged to be better because it supports density at the node. R4 is also proposed along Penn Avenue going north and south from Lowry Avenue. R3 is proposed for Lyndale, Emerson and Fremont Avenues for property that is further than a half block from Lowry. These streets are narrower than Penn Avenue, and thus have a more residential character.

Office Residential zoning. OR2 zoning is proposed in a few instances. Both the US Post Office at Lowry and Russell, and North Regional Library at Lowry and Fremont, are relatively large institutions at the edge of a Neighborhood Commercial Node. OR2 zoning is proposed for both sites. If redeveloped they could support another office or institution, but would not spread the retail away from the Neighborhood Commercial Node. OR2 zoning is also proposed for both of the southern corners of the Lowry and Lyndale intersection. The goal in this instance would be to not see a significant expansion of commercial square footage at this intersection. However, OR2 does support an appropriately limited amount of commercial floor area within a multifamily residential building.

OR1 zoning is used as an alternative to multifamily residential zoning in three instances. In two instances there is a commercial building that is not well suited for residential reuse but has a distinctive traditional and historic character. In these instances, it would not be desirable for the building to lose its grandfather rights to commercial use since that would make demolition of the building likely. In the third instance, there is a house with a classic and handsome design that is immediately adjacent to the Neighborhood Commercial Node. OR1 zoning would support the ongoing use of this house as an office, which would not compete with the retail mix of the Neighborhood Commercial node, but would offer a walkable extension to the district for office services.

Transitional Parking Overlay District. There is one parcel at the Lowry & Penn Neighborhood Commercial Node that is currently in the Transitional Parking Overlay District (which allows parking for commercial businesses on residentially zoned property). Given that the proposed zoning would extend commercial zoning to this parcel, the Transitional Parking Overlay would be unnecessary. In the opposite quadrant of the Lowry & Penn intersection, the extent of the proposed commercial zoning is reduced by one parcel to focus future redevelopment at the Lowry Penn corner. In this instance the Transitional Parking Overlay District is proposed to apply to the newly residential parcel—to allow existing parking for the adjacent business to continue.

Zoning changes. There are 1,390 parcels within the study area. Of these, changes are proposed to 359 parcels. These were either judged not consistent with the future land use guidance in the LAS Plan, or they were assigned zoning that is a departure from the existing zoning in order to meet density or neighborhood compatibility objectives. Most proposed changes are of one of three kinds.

1. The LAS Plan supports medium density housing development along the length of Lowry Avenue, and on the first block of the major north-south Community Corridors that cross Lowry. However, the existing zoning of many of these properties is R1A or R2B, which represent single family zoning. This accounts for the many parcels that are proposed to change from R1A or R2B to R3 or R4.

2. The LAS Plan focuses future commercial development at the two proposed Neighborhood Commercial Nodes, and three smaller commercial areas. However, there are currently commercially zoned properties in other places along Lowry Avenue. These properties are proposed to change from C1 to R3 or R4.
3. Because C2 zoning is not generally considered compatible with the character of Community Corridors, a number of parcels are proposed to change from C2 to C1.

Nonconformities. Of the 359 parcels for which a zoning change is proposed, 106 or 30% would be considered a downzoning—meaning that there would be fewer development options allowed after the zoning change than before. In some of these instances, the existing land use would no longer be a permitted use, and would be considered a legally nonconforming use. Legal nonconforming uses, under current state law, have grandfather rights which allow ongoing use. Such right continues if the property is sold, or if the property’s business tenant changes hands, or if another business in the same use category is established in the place of the current business. The nonconforming rights will also endure if the building is destroyed—meaning that the building can be rebuilt and put back into service for the same use without the loss of the grandfather rights. The building may also be intentionally demolished and reconstructed without loss of rights.

A map of properties judged to become nonconforming is attached.

Findings as Required by the Minneapolis Zoning Code

The adoption of zoning changes requires the review of five findings as set out by state statute and the City’s zoning code. They are as follows:

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

The proposed zoning changes are consistent at a parcel-specific level with the concurrently proposed Lowry Avenue Strategic Plan and related comprehensive plan modifications. They will not be the subject of City Council action until the concurrently proposed Plan and modifications have been approved by the Metropolitan Council.

Like the Lowry Avenue Strategic Plan, they further the policies of the City’s comprehensive plan. See excerpted policies above.

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

The recommended zoning changes affect 359 parcels, and thus are not in the interest of a single property owner. The recommendations implement the LAS Plan, which involved the participation of many stakeholders.

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 and overlay zoning designations are guided by the LAS Plan. This Plan considers the growth and development of the entire area, 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 the comprehensive plan and the LAS Plan. In some cases, existing uses would become legally non-conforming so that future uses would be more likely to further the objectives of these plans. In most cases, zoning changes increase development potential to realize the density and/or use objectives of the 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.

The last major rezoning to affect the study area took place when there was a city-wide rezoning in 1999. Since that time the Lowry Avenue Corridor Plan was developed and adopted. The entire length of Lowry Avenue in North Minneapolis was reconstructed with streetscaping enhancements. A multitenant commercial development was built on formerly City-owned property at Penn & Lowry.

Public Comments

Letters of support for the proposed zoning changes have been submitted by all five of the affected neighborhood organizations. Two comments from property owners have been submitted, expressing disagreement with the proposed zoning of their property.

Reference Materials/Attachments

- Zoning maps, existing and proposed
- Table of proposed zoning changes
- Map of newly nonconforming uses under the proposed zoning
- Comments received

RECOMMENDATIONS OF THE DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT – PLANNING DIVISION:

Small Area Plan: Lowry Avenue Strategic Plan

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council **adopt** the Lowry Avenue Strategic Plan as an articulation of and amendment to the policies found in the City’s Comprehensive Plan, pending Metropolitan Council review and approval of associated amendments to the City’s comprehensive plan.

Comprehensive Plan Amendment

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council **adopt** the proposed map amendment to the City’s comprehensive plan, as illustrated in the attached exhibits, pending Metropolitan Council review and approval.

Zoning Map Amendments: Lowry Avenue Rezoning Study

The Planning Division of the Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council find that obtaining consent signatures for the rezoning of properties from residential to commercial in the Lowry Avenue Rezoning Study Area would be impractical, and recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning map amendment as illustrated and listed in the attached exhibits.

Map 1.2c: Future Land Use

North Sector



Legend

- Transit Station
- Growth Center
- Major Retail Center
- Activity Center
- Neighborhood Commercial Node
- Industrial Employment District
- Commercial Corridor
- Community Corridor
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space
- Water

Urban neighborhood contains a range of residential densities, with a limited amount of other uses appropriate in a residential setting.

For more details on categories, see narrative in land use chapter.

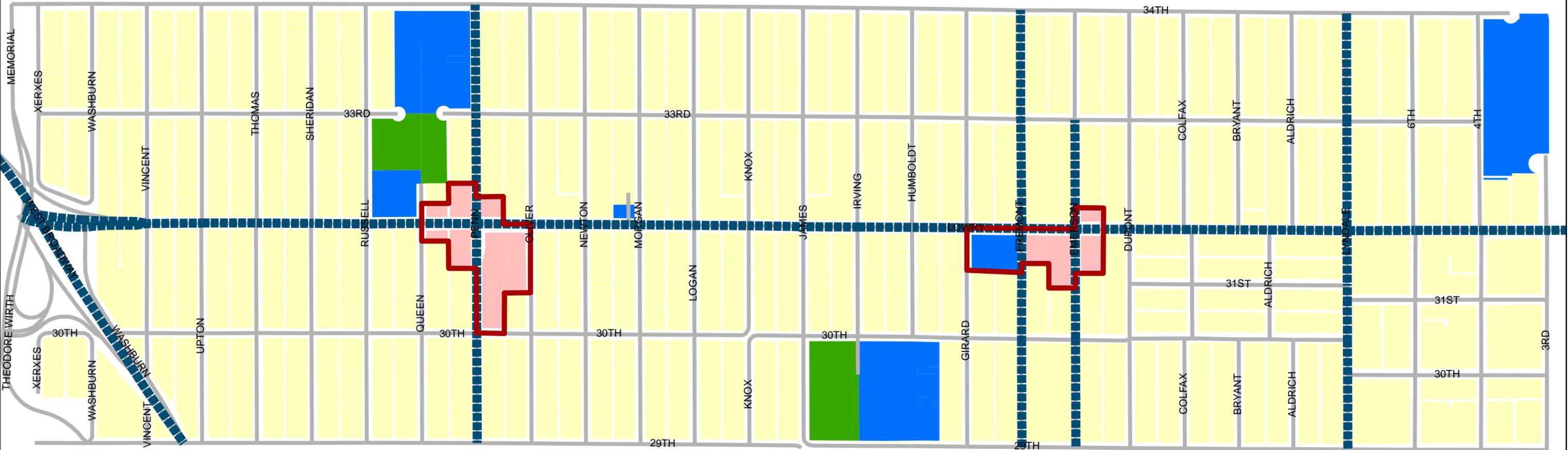


Source:
City of
Minneapolis

Created by:
Minneapolis Community
Planning and Economic
Development Department
Planning Division
Adopted by City Council
October 2, 2009



Future Land Use: The Minneapolis Plan for Sustainable Growth *Proposed*



Legend

 Neighborhood Commercial Node

 Community Corridor

Land Use

 Urban Neighborhood

 Mixed Use

 Public and Institutional

 Parks and Open Space

Lowry Avenue -- Existing Zoning



Legend

- Mixed Zoning
- C1 Neighborhood Commercial District
- C2 Neighborhood Corridor Commercial District
- OR1 Neighborhood Office Residential District
- OR2 High Density Office Residential District
- R1A Single-Family District
- R2B Two-Family District
- R4 Multiple-Family District
- R5 Multiple-Family District
- Transitional Parking Overlay District

Lowry Avenue -- Proposed Zoning



Legend

- C1 Neighborhood Commercial District
- C2 Neighborhood Corridor Commercial District
- OR1 Neighborhood Office Residential District
- OR2 High Density Office Residential District
- R1A Single-Family District
- R2B Two-Family District
- R3 Multiple-Family District
- R4 Multiple-Family District
- R5 Multiple-Family District
- Transitional Parking Overlay District

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
1002924320066	400 30th Ave N	R2B	R3	
1002924320068	406 30th Ave N	R2B	R3	
1002924320067	410 30th Ave N	R2B	R3	
1002924320069	414 30th Ave N	R2B	R3	
1002924320070	416 30th Ave N	R2B	R3	
1002924320073	420 30th Ave N	R2B	R3	
1002924320071	422 30th Ave N	R2B	R3	
1002924320072	430 30th Ave N	R2B	R3	
0902924410154	704 30th Ave N	R3	R4	
0902924410153	710 30th Ave N	R3	R4	
0902924420050	1310 30th Ave N	R4	R3	
1002924320036	400 31st Ave N	R2B	R4	
1002924320034	404 31st Ave N	R2B	R4	
1002924320035	408 31st Ave N	R2B	R4	
1002924320020	409 31st Ave N	R2B	R3	
1002924320021	415 31st Ave N	R2B	R3	
1002924320039	416 31st Ave N	R2B	R4	
1002924320166	419 31st Ave N	R2B	R3	
1002924320038	420 31st Ave N	R2B	R4	
1002924320165	424 31st Ave N	R2B	R4	
1002924320163	427 31st Ave N	R2B	R3	
1002924320164	428 31st Ave N	R2B	R4	
1002924320026	429 31st Ave N	R2B	R3	
1002924320054	616 31st Ave N	C1	R4	
1002924320019	617 31st Ave N	R2B	R3	
1002924320055	620 31st Ave N	C1	R4	
0902924410137	701 31st Ave N	R2B	R4	
0902924410135	704 31st Ave N	R2B	R4	
0902924410138	707 31st Ave N	R2B	R4	
0902924410134	710 31st Ave N	R2B	R4	
0902924410133	712 31st Ave N	R2B	R4	
0902924410139	713 31st Ave N	R2B	R4	
0902924410132	716 31st Ave N	R2B	R4	
0902924410236	722 31st Ave N	R2B	R4	
0902924410235	726 31st Ave N	R2B	R4	
0902924410130	730 31st Ave N	R2B	R4	
0902924410129	734 31st Ave N	R2B	R4	
0902924410128	738 31st Ave N	R2B	R4	
0902924410192	804 31st Ave N	R2B	R4	
0902924410191	810 31st Ave N	R2B	R4	
0902924410190	814 31st Ave N	R2B	R4	
0902924410189	818 31st Ave N	R2B	R4	
0902924410188	902 31st Ave N	R2B	R4	
0902924410187	908 31st Ave N	R2B	R4	
0902924410186	912 31st Ave N	R2B	R4	
0902924410185	920 31st Ave N	R2B	R4	
0902924130182	1115 33rd Ave N	R2B	R3	
0902924130181	1121 33rd Ave N	R2B	R3	
0902924130130	1311 33rd Ave N	R4	R3	
1002924230165	3201 3rd St N	C1	OR1	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
1002924230164	3211 3rd St N	R2B	R4	
1002924320065	3013 4th St N	R2B	R3	
1002924320064	3019 4th St N	R2B	R3	
1002924320063	3023 4th St N	R2B	R3	
1002924320062	3031 4th St N	R2B	R3	
1002924320061	3033 4th St N	R2B	R3	
1002924320033	3115 4th St N	R2B	R4	
1002924320031	3119 4th St N	R2B	R4	
1002924230153	3201 4th St N	R2B	R4	
1002924230176	3206 4th St N	C1	R4	
1002924230152	3207 4th St N	R2B	R4	
1002924230170	3210 4th St N	R2B	R4	
1002924230151	3211 4th St N	R2B	R4	
1002924320009	3001 6th St N	R2B	R3	
1002924320008	3009 6th St N	R2B	R3	
1002924320075	3010 6th St N	R2B	R3	
1002924320007	3011 6th St N	R2B	R3	
1002924320006	3015 6th St N	R2B	R3	
1002924320074	3016 6th St N	R2B	R3	
1002924320076	3018 6th St N	R2B	R3	
1002924320005	3019 6th St N	R2B	R3	
1002924320077	3020 6th St N	R2B	R3	
1002924320027	3024 6th St N	R2B	R3	
1002924320004	3025 6th St N	R2B	R3	
1002924320003	3029 6th St N	R2B	R3	
1002924320002	3033 6th St N	R2B	R3	
1002924320001	3035 6th St N	R2B	R3	
1002924320053	3101 6th St N	R5	R4	
1002924320052	3107 6th St N	R2B	R4	
1002924320040	3112 6th St N	R2B	R4	
1002924320051	3113 6th St N	R2B	R4	
1002924320041	3114 6th St N	R2B	R4	
1002924320042	3116 6th St N	R2B	R4	
1002924320050	3117 6th St N	R2B	R4	
1002924230141	3201 6th St N	R2B	R4	
1002924230155	3202 6th St N	R2B	R4	
1002924230140	3205 6th St N	R2B	R4	
1002924230156	3206 6th St N	R2B	R4	
1002924230157	3210 6th St N	R2B	R4	
1002924230139	3211 6th St N	R2B	R4	
0902924410193	3101 Aldrich Ave N	R2B	R4	
0902924140204	3200 Aldrich Ave N	R2B	R4	
0902924140205	3206 Aldrich Ave N	R2B	R4	
0902924140210	3210 Aldrich Ave N	R2B	R4	
0902924140192	3211 Aldrich Ave N	R2B	R4	
0902924140182	3201 Bryant Ave N	R2B	R4	
0902924140181	3207 Bryant Ave N	R2B	R4	
0902924140195	3210 Bryant Ave N	R2B	R4	
0902924140180	3211 Bryant Ave N	R2B	R4	
0902924140183	3200 Colfax Ave N	R2B	R4	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0902924140184	3206 Colfax Ave N	R2B	R4	
0902924140167	3207 Colfax Ave N	R2B	R4	
0902924140185	3210 Colfax Ave N	R2B	R4	
0902924140166	3211 Colfax Ave N	R2B	R4	
0902924410200	3110 Dupont Ave N	R2B	R4	
0902924410199	3114 Dupont Ave N	R2B	R4	
0902924420003	3115 Dupont Ave N	R2B	R4	
0902924410198	3118 Dupont Ave N	R2B	R4	
0902924420002	3119 Dupont Ave N	R2B	R4	
0902924420001	3123 Dupont Ave N	R2B	R4	
0902924140173	3210 Dupont Ave N	R2B	R4	
0902924130184	3211 Dupont Ave N	R2B	R4	
0902924130183	3213 Dupont Ave N	R2B	R4	
0902924420199	3000 Emerson Ave N	R2B	R3	
0902924420032	3001 Emerson Ave N	R2B	R3	
0902924420016	3006 Emerson Ave N	R2B	R3	
0902924420017	3008 Emerson Ave N	R2B	R3	
0902924420031	3009 Emerson Ave N	R2B	R3	
0902924420018	3014 Emerson Ave N	R4	R3	
0902924420030	3015 Emerson Ave N	R2B	R3	
0902924420019	3018 Emerson Ave N	R4	R3	
0902924420029	3019 Emerson Ave N	R2B	R3	
0902924420020	3022 Emerson Ave N	R4	R3	
0902924420028	3023 Emerson Ave N	R2B	R3	
0902924420022	3100 Emerson Ave N	R2B	R4	
0902924420023	3110 Emerson Ave N	C2	C1	
0902924420027	3111 Emerson Ave N	C2	C1	
0902924420024	3112 Emerson Ave N	C2	C1	
0902924420025	3116 Emerson Ave N	C2	C1	
0902924420026	3120 Emerson Ave N	C2	C1	
0902924130171	3210 Emerson Ave N	R2B	R4	
0902924130172	3214 Emerson Ave N	R2B	R4	
0902924130173	3218 Emerson Ave N	R2B	R4	
0902924130174	3222 Emerson Ave N	R2B	R4	
0902924130175	3226 Emerson Ave N	R2B	R4	
0902924130176	3230 Emerson Ave N	R2B	R3	
0902924130177	3234 Emerson Ave N	R2B	R3	
0902924130178	3238 Emerson Ave N	R2B	R3	
0902924130179	3242 Emerson Ave N	R2B	R3	
0902924130180	3246 Emerson Ave N	R2B	R3	
0902924420052	3001 Fremont Ave N	R4	R3	
0902924420033	3004 Fremont Ave N	R4	R3	
0902924420051	3007 Fremont Ave N	R4	R3	
0902924420034	3010 Fremont Ave N	R4	R3	
0902924420049	3011 Fremont Ave N	R4	R3	
0902924420035	3014 Fremont Ave N	R4	R3	
0902924420048	3015 Fremont Ave N	R4	R3	
0902924420047	3017 Fremont Ave N	R4	R3	
0902924420036	3018 Fremont Ave N	R4	R3	
0902924420037	3022 Fremont Ave N	R4	R3	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0902924420046	3023 Fremont Ave N	R4	R3	
0902924420041	3116 Fremont Ave N	C2	C1	
0902924130135	3231 Fremont Ave N	R4	R3	
0902924130134	3235 Fremont Ave N	R4	R3	
0902924130133	3239 Fremont Ave N	R4	R3	
0902924130132	3243 Fremont Ave N	R4	R3	
0902924130131	3245 Fremont Ave N	R4	R3	
0902924130129	3251 Fremont Ave N	R4	R3	
0902924420064	3117 Girard Ave N	R2B	R4	
0902924420085	3116 Humboldt Ave N	R1A	R4	
0902924310023	3119 Humboldt Ave N	R1A	R4	
0902924420086	3120 Humboldt Ave N	R1A	R4	
0902924240076	3215 Humboldt Ave N	R4	R1A	
0902924310046	3118 Irving Ave N	R1A	R4	
0902924310051	3119 Irving Ave N	R1A	R4	
0902924240002	3212 Irving Ave N	R4	R1A	
0902924310073	3116 James Ave N	R1A	R4	
0902924310076	3123 James Ave N	R1A	R4	
0902924240073	3211 James Ave N	R1A	R4	
0902924240072	3215 James Ave N	R1A	R4	
0902924240216	3210 Knox Ave N	R1A	R4	
0902924320057	3119 Logan Ave N	R1A	R4	
0902924320056	3121 Logan Ave N	R2B	R4	
0902924320055	3125 Logan Ave N	C1	R4	
0902924230123	3203 Logan Ave N	C1	R4	
0902924240005	3208 Logan Ave N	R1A	R4	
0902924230121	3209 Logan Ave N	R1A	R4	
1002924230166	308 Lowry Ave N	C1	R4	
1002924320160	315 Lowry Ave N	R5	R4	
1002924230167	318 Lowry Ave N	C1	R4	
1002924230175	318 1/2 Lowry Ave N	C1	R4	
1002924230168	324 Lowry Ave N	C1	R4	
1002924320192	401 Lowry Ave N	OR1 & R5 & R2B	R4	
1002924230154	406 Lowry Ave N	R2B	R4	
1002924320193	617 Lowry Ave N	C1 & R2B	OR2	
0902924410238	701 Lowry Ave N	C2 & R2B	OR2	
0902924140203	710 Lowry Ave N	C2	C1	
0902924140193	800 Lowry Ave N	C2	R4	
0902924410237	807 Lowry Ave N	C1 & R2B	R4	
0902924140194	808 Lowry Ave N	C2	R4	
0902924140209	818 Lowry Ave N	C1	R4	
0902924410194	1001 Lowry Ave N	R2B	R4	
0902924140169	1002 Lowry Ave N	R2B	R4	
0902924140168	1008 Lowry Ave N	R2B	R4	
0902924410195	1011 Lowry Ave N	R2B	R4	
0902924140171	1014 Lowry Ave N	R2B	R4	
0902924410196	1015 Lowry Ave N	R2B	R4	
0902924410197	1017 Lowry Ave N	R2B	R4	
0902924140172	1018 Lowry Ave N	R2B	R4	
0902924140170	1020 Lowry Ave N	R2B	R4	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0902924130169	1100 Lowry Ave N	C1	R4	
0902924130168	1110 Lowry Ave N	C1	OR1	
0902924130207	1214 Lowry Ave N, Unit 305	R4	R5	
0902924130206	1214 Lowry Ave N, Unit 304	R4	R5	
0902924130200	1214 Lowry Ave N, Unit 206	R4	R5	
0902924130194	1214 Lowry Ave N, Unit 108	R4	R5	
0902924130188	1214 Lowry Ave N, Unit 102	R4	R5	
0902924130204	1214 Lowry Ave N, Unit 302	R4	R5	
0902924130199	1214 Lowry Ave N, Unit 205	R4	R5	
0902924130203	1214 Lowry Ave N, Unit 301	R4	R5	
0902924130209	1214 Lowry Ave N, Unit 307	R4	R5	
0902924130210	1214 Lowry Ave N, Unit 308	R4	R5	
0902924130190	1214 Lowry Ave N, Unit 104	R4	R5	
0902924130189	1214 Lowry Ave N, Unit 103	R4	R5	
0902924130191	1214 Lowry Ave N, Unit 105	R4	R5	
0902924130196	1214 Lowry Ave N, Unit 202	R4	R5	
0902924130197	1214 Lowry Ave N, Unit 203	R4	R5	
0902924130205	1214 Lowry Ave N, Unit 303	R4	R5	
0902924130193	1214 Lowry Ave N, Unit 107	R4	R5	
0902924130202	1214 Lowry Ave N, Unit 208	R4	R5	
0902924130198	1214 Lowry Ave N, Unit 204	R4	R5	
0902924130208	1214 Lowry Ave N, Unit 306	R4	R5	
0902924130195	1214 Lowry Ave N, Unit 201	R4	R5	
0902924130201	1214 Lowry Ave N, Unit 207	R4	R5	
0902924130192	1214 Lowry Ave N, Unit 106	R4	R5	
0902924130187	1214 Lowry Ave N, Unit 101	R4	R5	
0902924420042	1215 Lowry Ave N	C2	C1	
0902924130142	1300 Lowry Ave N	OR2	R4	
0902924130141	1310 Lowry Ave N	OR2	R4	
0902924420043	1315 Lowry Ave N	R4 & R2B	OR2	
0902924130143	1324 Lowry Ave N	OR2	R4	
0902924420087	1423 Lowry Ave N	C1	R4	
0902924420088	1425 Lowry Ave N	C1	R4	
0902924310022	1501 Lowry Ave N	C2	R4	
0902924240003	1610 Lowry Ave N	OR2	R4	
0902924240074	1700 Lowry Ave N	C1	R4	
0902924310075	1701 Lowry Ave N	C1	R4	
0902924240075	1718 Lowry Ave N	C1 & R1A	R4	
0902924230122	1910 Lowry Ave N	R5	R4	
0902924320082	1919 Lowry Ave N	C1	R4	
0902924230149	2002 Lowry Ave N	C1	R4	
0902924320151	2015 Lowry Ave N	C1	OR1	
0902924320152	2023 Lowry Ave N	OR1	R4	
0902924320083	2109 Lowry Ave N	C1	R4	
0902924230015	2136 Lowry Ave N	C1	R4	
0802924140162	2220 Lowry Ave N	C1	C2	
0802924410116	2305 Lowry Ave N	OR1	R4	
0802924140015	2400 Lowry Ave N	R4 & R1A	R4	
0802924140014	2406 Lowry Ave N	R4 & R1A	R4	
0802924140013	2410 Lowry Ave N	R4 & R1A	R4	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0802924140016	2414 Lowry Ave N	R4 & R1A	R4	
0802924140017	2416 Lowry Ave N	R4 & R1A	R4	
0802924140044	2500 Lowry Ave N	OR1 & R1A	R4	
0802924140043	2506 Lowry Ave N	OR1 & R1A	R4	
0802924140045	2510 Lowry Ave N	OR1 & R1A	R4	
0802924140047	2512 Lowry Ave N	OR1 & R1A	R4	
0802924140049	2516 Lowry Ave N	OR1 & R1A	R4	
0802924140048	2518 Lowry Ave N	C1 & R1A	R4	
0802924140046	2520 Lowry Ave N	C1 & R1A	R4	
0802924130177	2610 Lowry Ave N	C1	R4	
0802924130178	2618 Lowry Ave N	C1	R4	
0802924130204	2800 Lowry Ave N	R4 & R1A	R4	
0802924130206	2804 Lowry Ave N	R4 & R1A	R4	
0802924130205	2810 Lowry Ave N	R4 & R1A	R4	
1002924320010	3000 Lyndale Ave N	R2B	R3	
0902924410155	3007 Lyndale Ave N	R3	R4	
1002924320011	3008 Lyndale Ave N	R2B	R3	
1002924320012	3012 Lyndale Ave N	R2B	R3	
1002924320013	3014 Lyndale Ave N	R2B	R3	
1002924320014	3018 Lyndale Ave N	R2B	R3	
1002924320015	3022 Lyndale Ave N	R2B	R3	
1002924320016	3026 Lyndale Ave N	R2B	R3	
1002924320017	3030 Lyndale Ave N	R2B	R3	
1002924320018	3034 Lyndale Ave N	R2B	R3	
1002924320056	3100 Lyndale Ave N	C1	R4	
0902924410136	3107 Lyndale Ave N	C2	R4	
1002924320161	3110 Lyndale Ave N	C1	R4	
1002924320059	3116 Lyndale Ave N	C1	R4	
0902924140202	3203 Lyndale Ave N	C2 & R2B	C1	
1002924230181	3210 Lyndale Ave N	R5	R4	
0902924140201	3215 Lyndale Ave N	R2B	R4	
1002924230180	3218 Lyndale Ave N	R5	R4	
0902924140200	3219 Lyndale Ave N	R2B	R4	
0902924140199	3221 Lyndale Ave N	R2B	R4	
1002924230147	3222 Lyndale Ave N	R2B	R4	
1002924230129	3224 Lyndale Ave N	R2B	R4	
0902924140113	3225 Lyndale Ave N	R2B	R4	
1002924230130	3230 Lyndale Ave N	R2B	R3	
0902924140112	3231 Lyndale Ave N	R2B	R3	
1002924230131	3234 Lyndale Ave N	R2B	R3	
0902924140111	3235 Lyndale Ave N	R2B	R3	
1002924230132	3236 Lyndale Ave N	R2B	R3	
0902924140110	3239 Lyndale Ave N	R2B	R3	
1002924230133	3242 Lyndale Ave N	R2B	R3	
0902924140109	3243 Lyndale Ave N	R2B	R3	
0902924140108	3247 Lyndale Ave N	R2B	R3	
1002924230134	3250 Lyndale Ave N	R2B	R3	
0902924140107	3251 Lyndale Ave N	R2B	R3	
0902924320080	3118 Morgan Ave N	R1A	R4	
0902924320127	3119 Morgan Ave N	R1A	R4	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0902924320081	3122 Morgan Ave N	R1A	R4	
0902924320125	3127 Morgan Ave N	R1A	R4	
0902924230124	3200 Morgan Ave N	R5	R4	
0902924230125	3210 Morgan Ave N	R1A	R4	
0902924230148	3211 Morgan Ave N	R1A	R4	
0902924320086	3117 Newton Ave N	R2B	R4	
0902924320150	3118 Newton Ave N	R2B	R4	
0902924320084	3127 Newton Ave N	C1	R4	
0902924230152	3210 Newton Ave N	R1A	R4	
0902924320122	3001 Oliver Ave N	R2B	R4	
0902924320121	3007 Oliver Ave N	R2B	R4	
0902924320120	3011 Oliver Ave N	R2B	R4	
0902924320119	3015 Oliver Ave N	R2B	R4	
0902924320118	3019 Oliver Ave N	R2B	R4	
0902924320105	3022 Oliver Ave N	R2B	R3	
0902924320226	3025 Oliver Ave N	C1 & R2B	C1	Remove
0902924320106	3026 Oliver Ave N	R2B	R3	
0902924320107	3102 Oliver Ave N	R2B	R3	
0902924320108	3104 Oliver Ave N	R2B	R3	
0902924230016	3201 Oliver Ave N	C1	R4	
0902924230012	3215 Oliver Ave N	R1A	R4	
0902924230011	3219 Oliver Ave N	R1A	R4	
0902924230010	3223 Oliver Ave N	R1A	R4	
0802924410071	3003 Penn Ave N	R5	R4	
0902924320224	3010 Penn Ave N	C2	C1	
0802924410070	3011 Penn Ave N	R5	R4	
0802924410069	3015 Penn Ave N	R5	R4	
0802924410067	3023 Penn Ave N	R5	R4	
0802924410066	3027 Penn Ave N	R5	R4	
0802924410065	3031 Penn Ave N	R5	R4	
0802924410064	3103 Penn Ave N	R5	R4	
0802924410063	3111 Penn Ave N	C2	C1	
0802924140161	3201 Penn Ave N	C1	C2	
0902924230019	3212 Penn Ave N	C1	R4	
0902924230020	3218 Penn Ave N	C1	R4	
0802924140158	3219 Penn Ave N	C2	C1	
0802924140157	3221 Penn Ave N	C2	R4	Add
0802924410081	3104 Queen Ave N	R2B	R4	
0802924410082	3110 Queen Ave N	R2B	R4	
0802924410083	3114 Queen Ave N	R2B	R4	
0802924410084	3118 Queen Ave N	R2B	R4	
0802924410118	3119 Queen Ave N	R2B	R4	
0802924410117	3121 Queen Ave N	R2B	R4	
0802924140163	3214 Queen Ave N	R1A	R4	
0802924410143	3118 Russell Ave N	R2B	R4	
0802924410178	3119 Russell Ave N	R2B	R4	
0802924410197	3118 Sheridan Ave N	R1A	R4	
0802924410201	3119 Sheridan Ave N	OR1 & R1A	R4	
0802924410200	3125 Sheridan Ave N	OR1	R4	
0802924410224	3118 Thomas Ave N	R1A	R4	

Lowry Avenue Rezoning Study: Proposed Zoning Changes

Property Identification Number	Address	Primary Zoning, Existing	Primary Zoning, Proposed	Transitional Parking Overlay District
0802924420079	3119 Thomas Ave N	R1A	R4	
0802924130176	3211 Thomas Ave N	R1A	R4	
0802924420102	3118 Upton Ave N	R1A	R4	
0802924420109	3119 Upton Ave N	R1A	R4	
0802924130190	3209 Upton Ave N	C1 & R1A	R4	
0802924130179	3210 Upton Ave N	R1A	R4	
0802924420130	3118 Vincent Ave N	R1A	R4	
0802924130193	3210 Vincent Ave N	R1A	R4	
0802924130210	3210 Washburn Ave N	R1A	R4	



Hawthorne Neighborhood Council

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Bev Scherrer

Staff

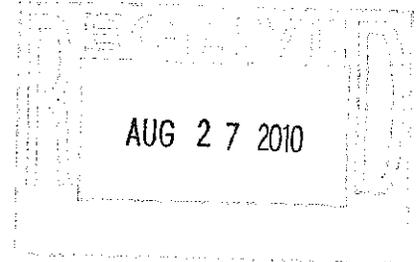
Alexandra Jasicki
DIRECTOR OF
COMMUNITY AFFAIRS

Jeff Skrenes
HOUSING
DIRECTOR

Kathy Welch
OFFICE MANAGER

August 25, 2010

To: Minneapolis City Planning Commission
Minneapolis City Council Members



The Hawthorne Neighborhood Council recommends that the City Council adopt the Lowry Avenue Strategic Plan along with the proposed zoning changes for property along and near Lowry Avenue. In its entirety, this plan will serve as approved City policy and the basis for future implementation activities along the Lowry Avenue corridor.

As you know, this plan has been a collaborative effort between the Hawthorne, Folwell, McKinley, Jordan, and Cleveland neighborhoods. The steering committee for this project has sought input from residents and business owners/ operators from all neighborhoods in developing this plan. Numerous public meetings have also been held to give stakeholders an opportunity to voice their opinions at each stage in the plan's development. The feedback received from these public meetings support the validity of this plan and overall approval from community members.

Sincerely,

JoAnne Kelty
Board Chair



"To improve the quality of life in the Hawthorne neighborhood through empowering the residents in order that they can address the physical, cultural, social, and economic needs of the community"



McKINLEY

COMMUNITY

3333 North 4th Street, Suite 1

Minneapolis, MN 55412

SEP 27 2010

To: Tom Leighton, CPED planner
From: McKinley Community

Dear Tom,

I am writing this letter today to inform you that on Monday, September 20th at our monthly Board of Directors meeting the full Board of Directors recommended that the City Council adopt the Lowry Avenue Strategic Plan, which will serve as approved City policy and the basis for future implementation activities for the Lowry Avenue corridor, and that it approves the recommended zoning changes for property along and near Lowry Avenue.

This historic work done by all five neighborhoods that border Lowry Avenue was a long and arduous process but the fruits of this labor have been positive beyond measure. The work from these five will be a stepping stone for future partnerships and agreements as we all work together, along with the City, County and others, to make Lowry Avenue a healthy, sustainable and glorious street.

Thank you in advance for your support.

Sincerely,

Ricky Venson

McKinley Community, Board Chair

Cc: Councilmembers Hofstede, Johnson, Samuels

Cleveland Neighborhood Association



September 21, 2010

SEP 27 2010

Minneapolis Planning Commission

Minneapolis City Council

The Cleveland Neighborhood recommends that the City Council adopts the Lowry Avenue Strategic Plan. The Plan, which was commissioned by the five neighborhoods adjacent to Lowry Avenue, will serve as approved City policy and the basis for future implementation activities for the Lowry Avenue corridor. Cleveland Neighborhood also recommends that the City Council approves the recommended zoning changes for property along and near Lowry Avenue as that will lay the groundwork for the development proposed in the plan.

In addition to commissioning the Lowry Avenue Strategic Plan the five neighborhoods, which includes the Cleveland Neighborhood, were closely involved in its development. Neighborhood representatives served on the steering committee, participated in focus groups and attended open houses and public hearings. The five neighborhoods will also play key roles in implementing the plan, and have already begun to collaborate to realize the vision for Lowry Avenue that is presented in it.

Thank you

John Helgeland, Chair

Board of Directors

Cleveland Neighborhood Association

Cc: Council President Barbara Johnson

Councilmember Gary Schiff

Councilmember Meg Tuthill

Councilmember Lisa Goodman

Councilmember Cam Gordon

Councilmember Kevin Reich



Folwell Neighborhood Association

A Non-Profit Organization

Visit our Web Site at folwell.org

November 8, 2010

Minneapolis City Council
President Barbara Johnson
350 S 5th St Room 307
Minneapolis, MN 55415

Minneapolis Planning Commission
Public Service Center
250 S 4th St Room 110
Minneapolis, MN 55415

Re: Lowry Avenue Strategic Plan

Folwell neighborhood is one of five Lowry corridor neighborhoods that partnered with the City of Minneapolis in a Great Streets program grant to develop a plan for Lowry Avenue that focuses on commercial development and increased density, mixed use, housing to support both the economic and residential stability of the area.

Hennepin County and the City of Minneapolis made a significant investment in the corridor when the road was rebuilt which created an enhanced environment for further investment. The Lowry Avenue Strategic Plan defines future land use and development.

The five neighborhood organizations and business representatives that participated in the development of the Lowry Avenue Strategic Plan have committed to implementing the plan recommendations with appropriate Board actions and by developing an ongoing implementation committee to work with both public and private entities to encourage investment.

The land use and development guidance in the Lowry Avenue Strategic Plan include removing the Neighborhood Commercial Node designation for Lowry Avenue N at Lyndale Avenue North and making some changes to the boundaries of two other commercial nodes. The Plan also suggests changes to the primary zoning of some properties and to the Transitional Parking Overlay District. All of the proposed changes are consistent with and supportive of the land use guidance in the Lowry Corridor Plan.

Folwell neighborhood recommends that the City Council adopts the Lowry Avenue Strategic Plan, which will serve as approved City policy and the basis for future implementation activities for the Lowry Avenue corridor, and that it approves the recommended zoning changes for property along and near Lowry Avenue.

On Behalf of the Board of Directors, Folwell Neighborhood Association,

Roberta Englund
Executive Director

1206 37th Avenue North Minneapolis, MN 55412
612.521.2100 Fax 612.521.4538 e-mail: info@folwell.org

2009 James Avenue N Minneapolis MN 55411

Ph: 612-353-5601

www.jordanmpls.org/



Tom Leighton

Principal City Planner

City of Minneapolis

thomas.leighton@ci.minneapolis.mn.us

RE: Lowry Avenue Strategic Plan and Proposed Zoning Changes

The Jordan Area Community Council (JACC) and its representatives have participated in the development of the Lowry Avenue Strategic Plan and Proposed Zoning Changes and has received regular in-depth updates during the planning process. Additionally on September 8th 2010 after review and discussion the JACC board voted to support the plan and zoning as presented.

Therefore, on behalf of the JACC Board of Directors, the officially recognized citizen participation in government organization representing the Jordan Neighborhood, I write to express JACC's formal support of the Lowry Avenue Strategic Plan and Proposed Zoning Changes.

Respectfully submitted,

David Haddy

A handwritten signature in black ink that reads 'DAVE HADDY'. The signature is written over two horizontal lines.

Secretary

Jordan Area Community Council



NorthWest Minneapolis
Business Association
PO Box 11362
Minneapolis, MN 55411

Thomas Leighton
Principal City Planner
City of Minneapolis
612-673-3853
thomas.leighton@ci.minneapolis.mn.us.

October 28, 2010

RE: *Lowry Avenue Strategic Plan: An Update to the Lowry Avenue Corridor Plan*

Dear Mr. Leighton,

The NorthWest Minneapolis Business Association applauds the efforts of members McKinley Community and Cleveland Neighborhood Organization and its partnership with Jordan, and Folwell neighborhoods to complete the updates to the Lowry Avenue Strategic Plan.

The NorthWest Minneapolis Business Association, as the Camden planning district chamber of commerce since 1931, has seen many changes come to the area over the years. Lowry Avenue North, the southern boundary of our designated area, has seen its share of transformation. NWMBBA realizes having a strong, attractive, and thriving economic corridor on Lowry Avenue North, will serve to strengthen Minneapolis to its furthest north boundary of 53rd Ave N and to the south throughway of West Broadway.

As the mortgage foreclosure continues to devastate North Minneapolis as a whole, and entire blocks succumb to the ravages of crime and eroding tax base, we need sparks of new development in the area! We need small entrepreneurs opening shops, and established thriving stores to open their second new stores on Lowry and other areas of Camden.

NWMBBA realizes having Lowry Avenue being a thriving economic corridor again begins with a plan and committed partners, like NWMBBA, who share a common vision. Having a commitment of city staff time dedicated to working with a solely Lowry focused staff person to implement projects of this plan, will go a great ways to attracting the developers needed to help generate enthusiasm, interest, and work to restore stability and tax base to the area.

We look to forward to being a partner, an implementation advocate and champion for the Lowry Avenue Strategic Plan long into the future.

Respectfully,

A handwritten signature in black ink, appearing to read 'Brock Hanson', with a long horizontal flourish extending to the right.

Brock Hanson
NWMBBA President

Leighton, Thomas J.

From: S & D Godes [solowsteves@yahoo.com]
Sent: Thursday, August 19, 2010 10:06 PM
To: Johnson, Barbara A.
Cc: Leighton, Thomas J.
Subject: Lowry Corridor Re-zoning
Follow Up Flag: Follow up
Flag Status: Green

Hi Barb and Tom,

I finally found a couple minutes of quiet time to email you both with my concerns over the proposed re-zoning of our property.

We purchased this property in 1999 and opened the store in April 2000. It has been a successful store for us, from both a sales standpoint and from a human being element. What I mean by that is we employ approximately a dozen teenagers as carryouts. We give them a place to be, a chance to make some spending money, or as some that come in to apply tell me, to help pay some of the family's bills. It keeps them off the street. I require that they bring in their grades. We tell them that if they don't get at least C's or better that they can't work! If they don't we help them with their homework the next marking period before we put them on probation! It's an expense that we could easily get rid of and operate more like the other stores in the area. But we don't want to and won't do that!

We want to be here for many more years to come. We recently made our last payment on our SBA loan. We are in need of and are looking at how to do a major remodel. One thing we are talking through and seriously considering is tearing the building down and building a bigger facility so we can add some ammenities that we either don't have now such as deli and bakery, or add more space to departments that are lacking now. A couple building options include housing above and/or separate leaseable small retail/office space. Being able to grow our operation would allow us to keep more of those teenagers off the streets!

Under the proposed re-zoning from C2 to C1 any growth plans we have would be unable to be brought to fruition. I think what I've heard at the meetings has been that Lowry/Emerson/Fremont is supposed to be a major artery/hub. It seems that only having a C2 corner at Lowry/Penn is cutting things too close, and not the best idea. It would be great to have options for our future growth.

Thanks for listening(reading)! If either of you have any questions for me please don't hesitate to email or call!

Sincerely,

Scott Godes
SO LOW Grocery Outlet
3111 Emerson Ave. N.
North Minneapolis
(O) 612.302.8855 x101
(C) 612.723.5261

11/8/2010

2010 Meeting Schedule

Minneapolis City Planning Commission

Regular Meeting

November 15, 2010

4:30 p.m. - Room 317, City Hall, Minneapolis, Minnesota

Commissioners present: President Motzenbecker, Bates, Carter, Cohen, Huynh, Schiff and Tucker – 7

Not present: Bourn, Gorecki (excused) and Luepke-Pier (excused)

Committee Clerk: Lisa Baldwin (612) 673-3710

Public Hearings

10. Lowry Avenue Strategic Plan and associated comprehensive plan amendments, Lowry Avenue Rezoning Study (Ward: 3, 4 and 5) (Tom Leighton).

A. Adoption of the Lowry Avenue Strategic Plan: The Lowry Avenue Strategic Plan is a small area plan for Lowry Ave N from Interstate 94 at the east to County Road 81 at the west. It includes guidance for future land use and development, and strategies for achieving the described community improvements.

Action: The City Planning Commission recommended that the City Council **adopt** the Lowry Avenue Strategic Plan as an articulation of and amendment to the policies found in the City's Comprehensive Plan, pending Metropolitan Council review and approval of associated amendments to the City's comprehensive plan.

B. Proposed modifications to the city's comprehensive plan: The land use and development guidance in the Lowry Avenue Strategic Plan requires some modifications to the City's comprehensive plan—The Minneapolis Plan for Sustainable Growth—so that the two documents are consistent. These changes include removing the Neighborhood Commercial Node designation for Lowry Ave N & Lyndale Ave N, and making slight changes to the boundaries of the Neighborhood Commercial Nodes at Lowry Ave N & Penn Ave N, and Lowry Ave N & Emerson Ave N.

Action: The City Planning Commission recommended that the City Council **adopt** the proposed map amendment to the City's comprehensive plan, as illustrated in the attached exhibits, pending Metropolitan Council review and approval.

C. Proposed amendments to the Minneapolis Code of Ordinances: These amendments are changes to the zoning of certain properties along and in the vicinity of Lowry Ave N. They include changes to the primary zoning of property, as well as to the Transitional Parking Overlay District. They would amend Chapter 521, Zoning Districts and Maps, of the city's Code of Ordinances. The purpose of the proposed amendments is to make the zoning of property consistent with, and supportive of, the future land use guidance in the Lowry Avenue Corridor Plan.

Action: The City Planning Commission recommended that the City Council find that obtaining consent signatures for the rezoning of properties from residential to commercial in the Lowry Avenue Rezoning Study Area would be impractical, and recommended that the City Council adopt the findings and **approve** the zoning map amendment.

Adjournment

The meeting adjourned at 5:42 p.m.