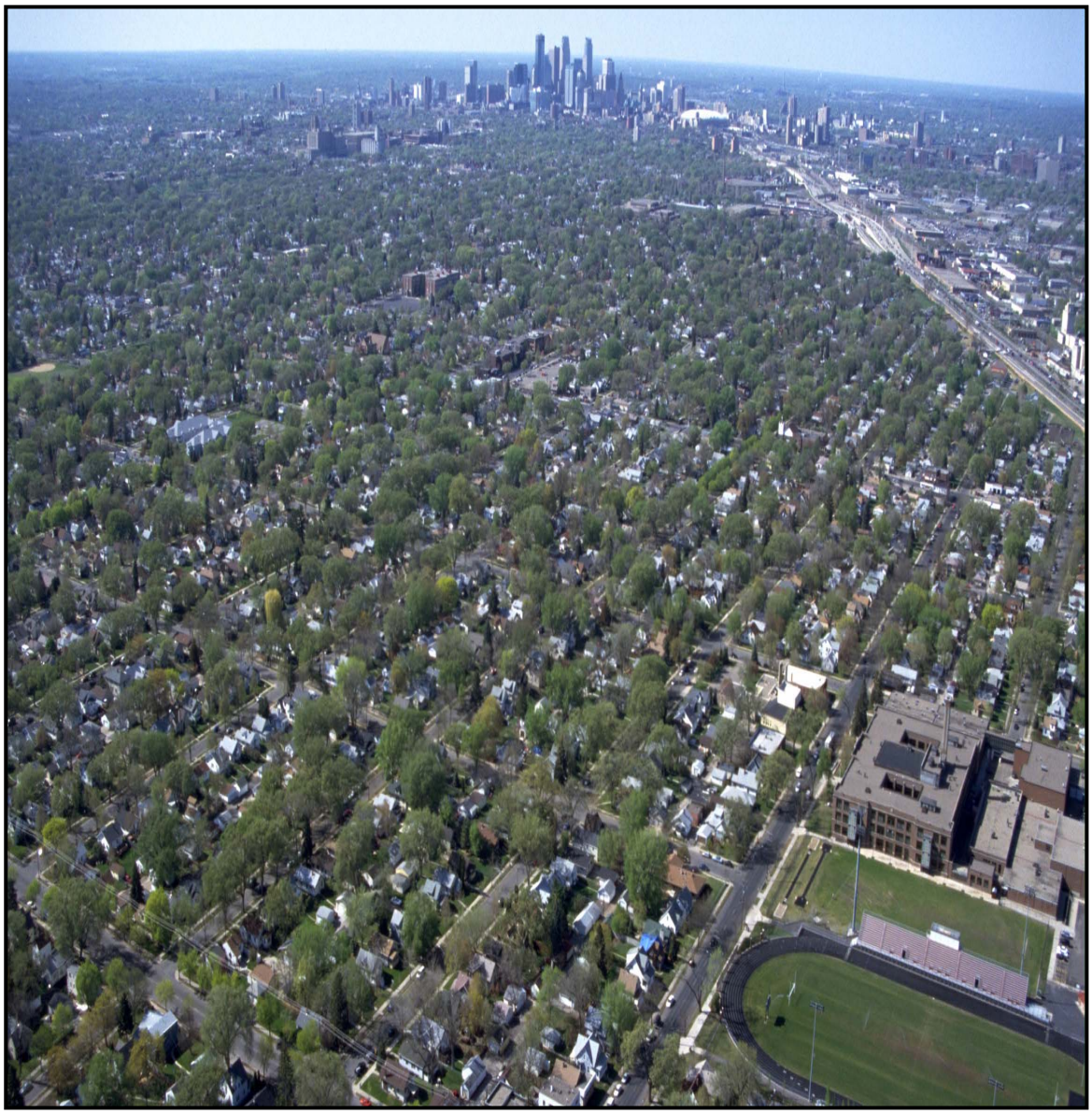
Minneapolis City Planning Commission

2010 Annual Report



The Department of Community Planning and Economic Development works to grow a sustainable city. As we conduct our work, we strive to be:

- **Effective public servants;**
- **Proactive, creative problem solvers;**
- **Responsible stewards of public resources;**
- **Strategic partners with enterprise, public and private entities; and**
- **Respectful public administrators who are responsive to the diverse cultures and changing needs of our community.**

2010 City Planning Commissioners*	
David Motzenbecker - President	Mayor's Representative
Theodore Tucker – Vice President	Mayoral Appointee
Lauren Huynh – Secretary	Mayoral Appointee
Council Member Gary Schiff	City Council Appointee
Brian Gorecki	City Council Appointee
Dan Cohen	Hennepin County Representative
Carla Bates	School Board Member
Brad Bourn	Park Board Member
Alissa Luepke-Pier	Mayoral Appointee
Erika Carter	Mayoral Appointee

*Membership as of 12/31/2010

City Planning Commission

The Minneapolis City Planning Commission is staffed by the Planning Division of the Community Planning and Economic Development Department. The Planning Director is Barbara Sporlein.

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The City Planning Commission is charged with long-range planning for the City and is responsible for advising the City Council on matters of development, zoning, and capital improvements. It is a citizen's committee that works with the staff of the CPED-Planning Division on the development of plans and the review of development applications. The Planning Commission consists of City Council and mayoral appointments and representatives from the School Board, Park Board, Hennepin County, and the City Council. Specific responsibilities include:

- ❑ Preparation of the City's comprehensive plan
- ❑ Review and recommendation on area or issue-specific plans consistent with the comprehensive plan
- ❑ Review and recommendation on the sale of public land, and the vacation of streets and alleys
- ❑ Review and recommendation of redevelopment plans
- ❑ Review and recommendations on modifications to the City's zoning code and zoning map
- ❑ Review and action on formal development applications including application for conditional use permit, variance, site plan review, expansion/change of nonconforming use, and land subdivision.

2010 Planning Activities

Upper Midwest Planning Conference:

The 2010 Upper Midwest Planning Conference was held September 22-24 in Mankato. The theme of this regional conference was "Planning in a New Decade." The City of Minneapolis was well represented at the conference, with ten Planning staff members serving as speakers for various sessions and one serving on the conference committee.

City Planner Jake Steen was a member of the professional panel for the session titled, "Student Presentations and Panel." This session included an informative discussion for students on what to expect after school with a panel of professionals describing their experiences and outlining the variety of career paths possible for students.

Paul Mogush and Joe Bernard presented on one of the Planning Divisions largest 2010 projects with a session titled, "*Rezoning the Midtown Greenway: Tools and Lessons Learned."* This session centered on the tools utilized and the lessons learned from turning Small Area Plan and Comprehensive Plan policies into regulation through one of the largest rezoning studies in the City's history.

Amanda Arnold and Karin Berkholtz teamed up with colleagues from the City's Health and Family Support Department to present on the urban agriculture policy plan. Their session, "Changing the Local Food Environment," focused on the connection between public health and urban planning and some key implementation efforts, including the development of an urban agriculture policy plan and pilot community gardens program.

Beth Elliott, Brian Schaeffer and Binoy Panicker presented on the holistic efforts to integrate preservation, planning and public realm improvements to preserve the character of the area, encourage sustainability and accessibility, and allow for growth while preserving a mix of land uses in the Warehouse Historic District. During this session they also reviewed successes and challenges, or barriers, and discussed potential public realm improvements and land use changes.

Haila Maze took part in a session titled, "Planning with Large Institutions: Working with the 800-Pound Gorilla" to discuss experiences and lessons learned in planning adjacent to the University of Minnesota. Steve Hay was the speaker for a session that focused on continuing the build-out of the rail transit system for the Twin Cities. This session explored the challenges of routing through busy communities, including the University of Minnesota area, connections in downtown Minneapolis, and other elements of the regional system including high-speed rail, other commuter raillines, and an intermodal transit station near the new Twins ballpark in downtown Minneapolis.

2010 Planning Activities

National Planning Month:

October 2010 was National Planning Month. The City of Minneapolis Planning Division recognized National Planning Month for the second consecutive year by hosting an open house in the City Hall rotunda on October 26th. The event showcased the many ways Minneapolis works to ensure a vibrant, thriving community by sustaining places through transportation, preservation, energy innovation and health initiatives. The open house featured 11 different display tables with topics including storm water management, sustainability, transportation, heritage preservation, public art, great streets, census data, workforce training and accomplishments in implementing *The Minneapolis Plan for Sustainable Growth.* This year's open house experienced a great turnout and staff hopes to make it annual event that highlights the benefits of planning.

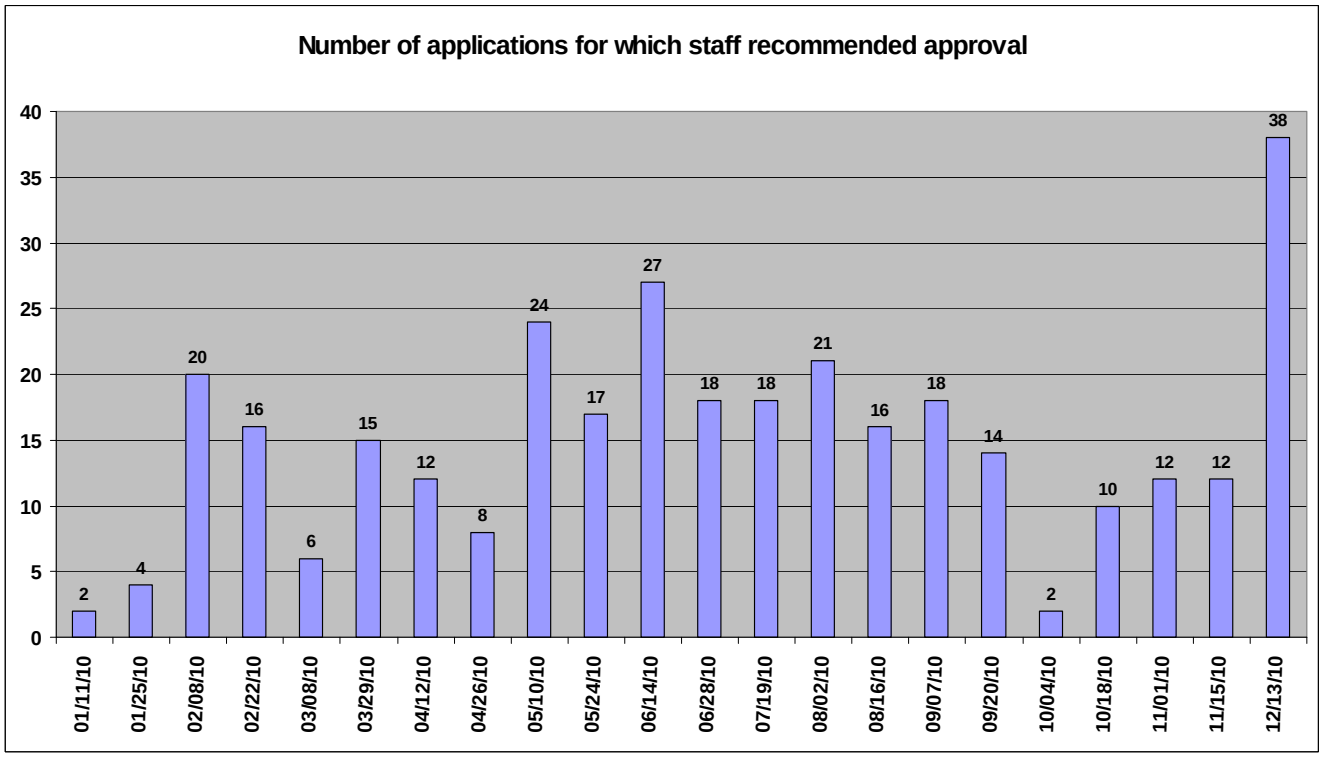
2010 Land Use Applications

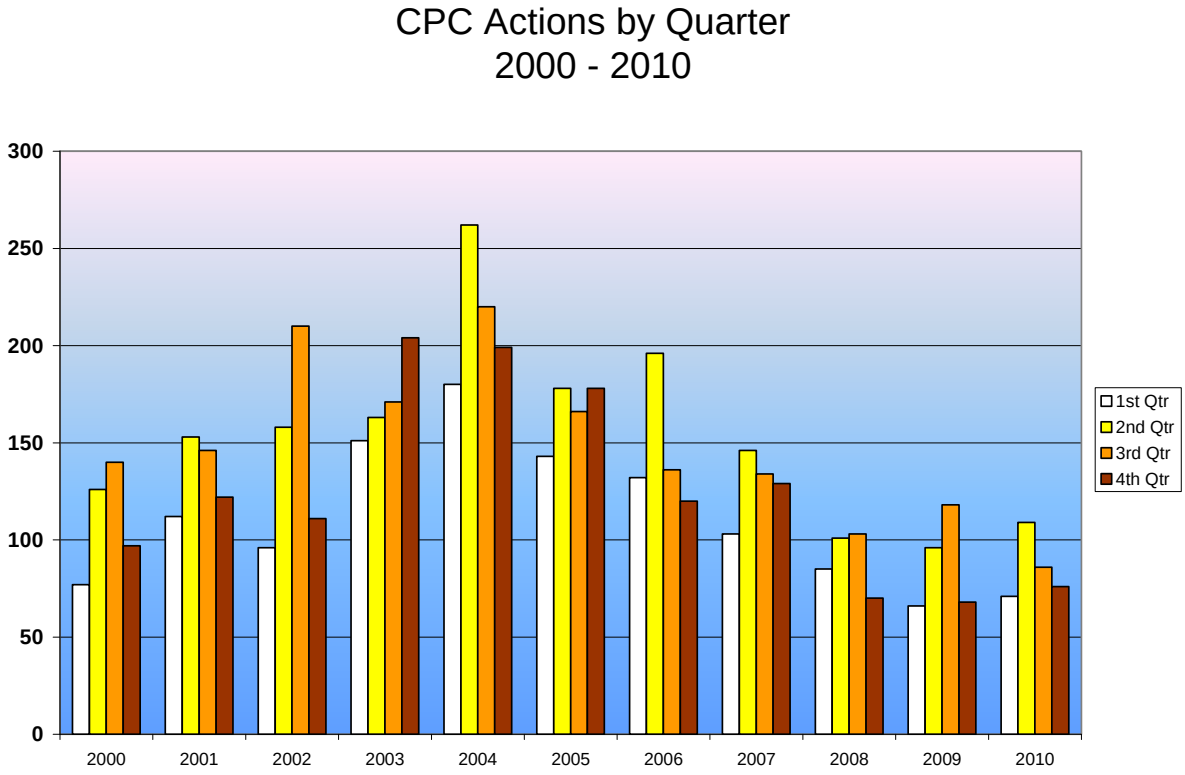
Total Number of Applications Acted Upon:	
Conditional Use Permit	**97**
Site Plan	**47**
Rezoning	**26**
Variance	**126**
Minor Subdivision	**4**
Plat	**9**
Registered Land Survey	**7**
Vacation	**9**
Nonconforming Use Certificate	**0**
Expansion of a Nonconforming Use	**8**
Change of a Nonconforming Use	**6**
Total	**339**

Total Number of Text Amendments Acted Upon:	
Text Amendments	**10**

Agenda Items Per Public Hearing:			
January 11, 2010	2	June 28, 2010	18
January 25, 2010	4	July 19, 2010	18
February 8, 2010	20	August 2, 2010	21
February 22, 2010	16	August 16, 2010	16
March 8, 2010	6	September 7, 2010	18
March 29, 2010	15	September 20, 2010	14
April 12, 2010	12	October 4, 2010	2
April 26, 2010	8	October 18, 2010	10
May 10, 2010	24	November 1, 2010	12
May 24, 2010	17	November 15, 2010	12
June 14, 2010	27	December 13, 2010	38

2010 Land Use Applications

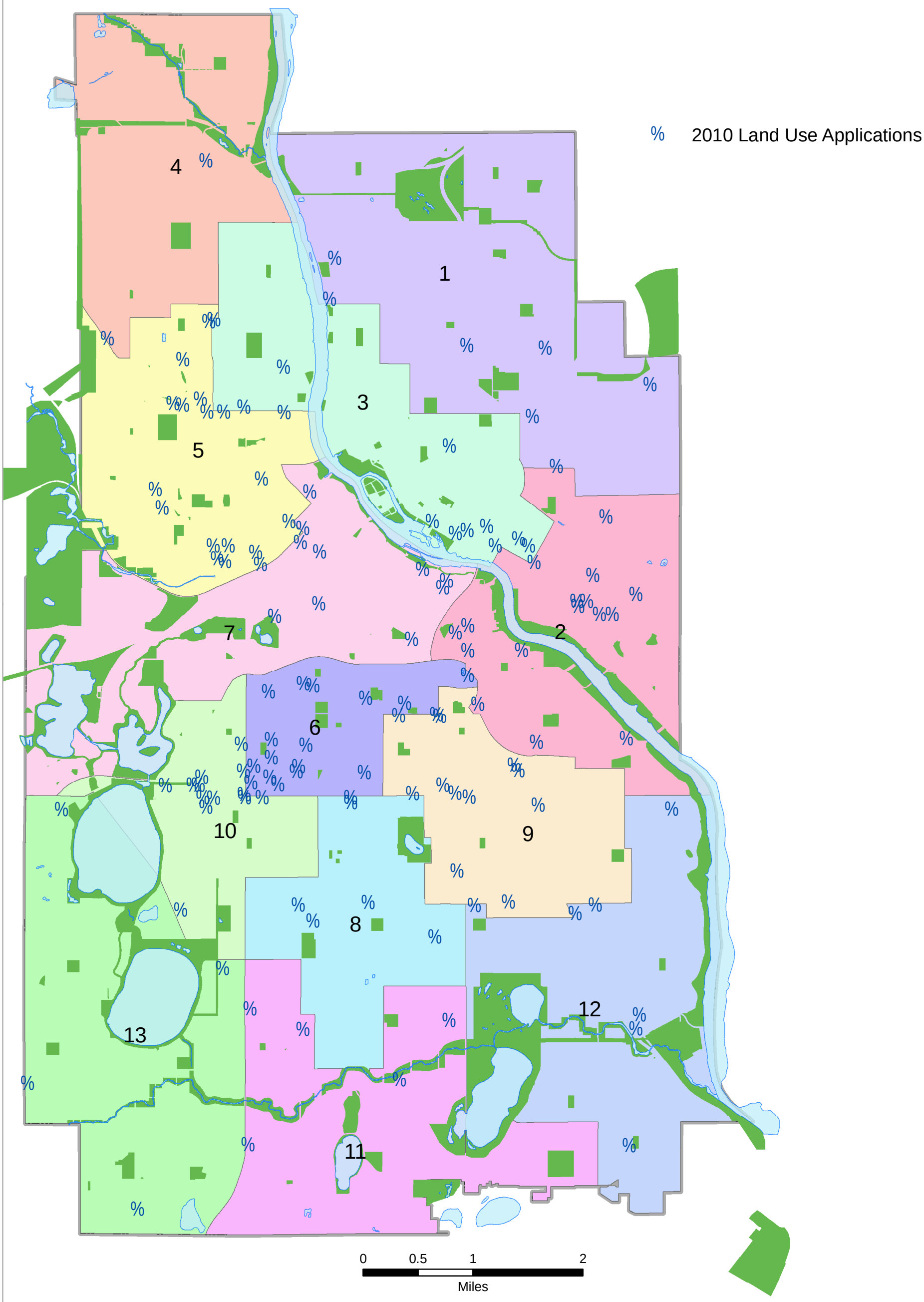




2010 Land Use Applications

Applications acted upon (all types) where Planning Division staff recommended:			
	Approval	330	94.3%
	Denial	20	5.7%
Applications acted upon (all types) where CPC:			
	Granted	328	93.7%
	Denied	22	6.3%
Variance applications where CPC:			
	Granted	115	91.3%
	Denied	11	8.7%
Text Amendments where CPC:			
	Granted	11	100%
	Denied	0	0%
Conditional Use Permits where CPC:			
	Granted	94	96.9%
	Denied	3	3.1%
Site Plan Reviews where CPC:			
	Granted	46	97.9%
	Denied	1	2.1%
Rezonings where CPC:			
	Granted	21	80.8%
	Denied	5	19.2%
Minor Subdivisions where CPC:			
	Granted	4	100%
	Denied	0	0%
Plats where CPC:			
	Granted	9	100%
	Denied	0	0%
Registered Land Surveys where CPC:			
	Granted	7	100%
	Denied	0	0%
Right of Way Vacations where CPC:			
	Granted	7	77.8%
	Denied	2	22.2%
Expansion/Alterations of Nonconforming Uses where CPC:			
	Granted	8	100%
	Denied	0	0%
Changes of Nonconforming Uses where CPC:			
	Granted	6	100%
	Denied	0	0%

2010 Land Use Applications - City Planning Commission



MPLS PLAN

City of Minneapolis

Community Planning and Economic Development - Planning Division

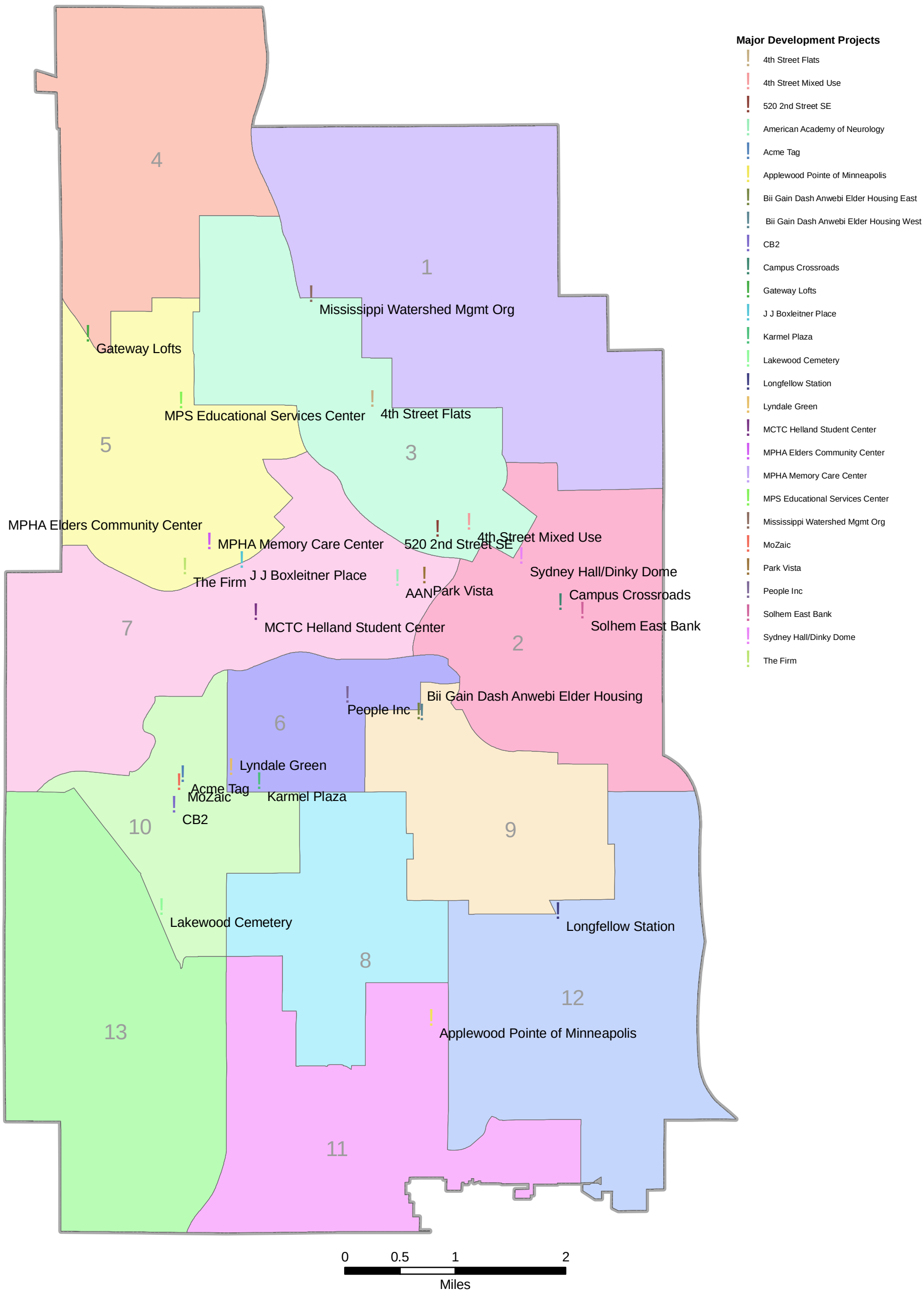
Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

Created on: February 28, 2011

Major Projects By Quarter

First Quarter		
Campus Crossroads	810 Washington Ave SE	Revised plan for new mixed use development with 120 dwelling units and 19,000 sq. ft. of commercial space
Lakewood Cemetery	3600 Hennepin Ave	New mausoleum with 24,000 sq. ft.
Sydney Hall/Dinky Dome Redevelopment	1500 4th St SE	Additional 17 dwelling units (125 to 142) within a previously approved mixed use development.
Second Quarter		
Acme Tag Redevelopment	2838 Fremont Ave S	Revisions to previously approved plan. New residential development with 237 dwelling units.
Minneapolis Public Housing Authority Memory Care Facility	901 4th Ave N	New 48-unit assisted living facility
Minneapolis Public Housing Authority Elders Community Center	901 4th Ave N	New 48,000 sq. ft. community center
Residential building	520 2nd St SE	New 91-unit residential development
Solhem East Bank	2428 Delaware St SE	New 75-unit residential development
J Jerome Boxleitner Place	165 Glenwood Ave	New 85-unit supportive housing facility and 251-bed overnight shelter
People Incorporated	2120 Park Ave	Conversion of an existing building to a 16-unit community residential facility
The Firm	1100 2nd Ave N	Conversion of existing building, and 10,000 sq. ft. addition, for a major sports and health facility
Third Quarter		
Mississippi Watershed Management Organization	2522 Marshall St NE	New 12,000 sq. ft. office building
Lyndale Green	610 28th St W	Amend previously approved plan, including additional dwelling units, for a new mixed use building with 63 dwelling units and approximately 7,400 sq. ft. of commercial space.
Gateway Lofts	2601 West Broadway	New 46-unit residential building
Karmel Plaza	2910 Pillsbury Ave	24,200 sq. ft. self storage addition and 4,000 sq. ft. addition to existing shopping center.
MCTC Helland Student Center	50 Willow St	Approximately 16,000 sq. ft. addition to existing college campus
4th Street mixed use	811 4th St SE	New mixed use building with 12 dwelling units and 1,713 sq. ft. of commercial space
Fourth Quarter		
American Academy of Neurology	800 Washington Ave S	New 63,000 sq. ft. office building
MPS Educational Services Center	1250 West Broadway	New 170,000 sq. ft. educational services center.
Applewood Pointe of Minneapolis	1611 46th St E	New planned unit development with 107 dwelling units
MoZaic mixed use development	1320 Lagoon Ave	New, multi-phased planned unit development with 11,000 sq. ft. of retail and office space, six floor of off-street parking, plaza, and Midtown Greenway access
Calhoun Square/CB2	3045 Hennepin Ave	New 15,000 sq. ft. retail building, part of a multi-phased planned unit development
Bii Gain Dash Anwebi Elder Housing East	2401 Bloomington Ave S	New 29-unit senior housing development
Bii Gain Dash Anwebi Elder Housing West	2400 Bloomington Ave S	New 18-unit residential development

2010 Major Development Projects



MPLS PLAN

City of Minneapolis

Community Planning and Economic Development - Planning Division

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Created on: March 1, 2011

Approved Text Amendments

In 2010, City approved 10 text amendments. The City also undertook one rezoning study for properties along the Midtown Greenway. Ongoing revisions to the zoning code in the form of text amendments occur to ensure consistency with adopted plans, to respond to changing market conditions and development patterns, to respond to changing policy direction and to simplify and streamline where possible. A summary of each amendment adopted in 2010 is provided below.

On-premise and Off-Premise Signs: ***Approved by CPC 12/14/2009***
Approved by City Council 1/15/2010

The purpose of the amendment is to make corrections to the recently revised zoning code and building code provisions related to on-premise signs. This amendment essentially addresses a number of housekeeping items in Chapters 543 and 544 of the zoning code.

Compensation of City Planning Commission and Board of Adjustment Members: ***Approved by CPC/25/2010***
Approved by City Council 2/26/2010

This amendment adjusts the compensation of City Planning Commission and Board of Adjustment members, consistent with the adopted 2010 budget. In order to absorb a budget reduction for the boards and commissions staffed by the department of Community Planning and Economic Development, the zoning ordinance was amended to reduce stipends for members of the City Planning Commission and Board of Adjustment from $50 per meeting to $35 per meeting.

Radio and Television Stations: ***Approved by CPC 2/22/2010***
Approved by City Council 4/2/2010

This amendment allows for radio or television stations as permitted uses in the C1 Neighborhood Commercial District, and establishes specific development standards for these uses. Radio or television station uses were already permitted in all of the City's commercial districts aside from the C1 Neighborhood Commercial District.

Approved Text Amendments

Overnight Shelters: ***Approved by CPC 3/8/2010***
Approved by City Council 4/2/2010

This amendment allows overnight shelters as a principal use in specific geographic areas within downtown. The defined area is bounded by East Lyndale Avenue North, Glenwood Avenue, 10th Street North, Hawthorne Avenue, and Linden Avenue. Within the defined area there is also a spacing requirement being proposed that would not allow two overnight shelters to be built within 1,000 feet of one another.

Pump Island Canopy Lighting: ***Approved by CPC 3/8/2010***
Approved by City Council 4/16/2010

This amendment modifies the lighting standards of service area pump island canopies by instituting a maximum illumination level. The amendment is intended to control brightness while still maintaining proper illumination levels for patrons of the business.

Definitions: ***Approved by CPC 4/26/2010***
Approved by City Council 5/28/2010

This amendment revises existing zoning code definitions, establishes new definitions, amends provisions referencing revised definitions accordingly, and amends the tables of permitted and conditional uses accordingly. In all, 32 definitions were modified as part of this amendment.

Permeable and Pervious Pavement Systems: ***Approved by CPC 7/19/2010***
Approved by City Council 8/20/2010

This amendment allows permeable or pervious pavement systems for parking areas and driveways. This amendment relates only to parking areas and associated drive aisles and driveways and not to other hard-surfaced areas, such as patios or walkways.

Approved Text Amendments

Parkland Dedication: Approved by CPC 8/2/2010
Approved by City Council 9/24/2010

This amendment establishes a park dedication ordinance for new residential, commercial and industrial development and establishes dedication requirements, definitions and administrative processes. This ordinance does not take effect immediately upon adoption.

Birth Centers: Approved by CPC 11/1/2010
Approved by City Council 12/10/2010

This amendment revises zoning code provisions to recognize birth centers as an allowed use in the Office Residence, Commercial, Downtown and Industrial zoning districts. The amendment also establishes specific development standards for this use.

Billboards: Approved by CPC 11/15/2010
Approved by City Council 12/17/2010

This amendment adjusts the possible locations where digital off-premise advertising signs and billboards may be allowed.

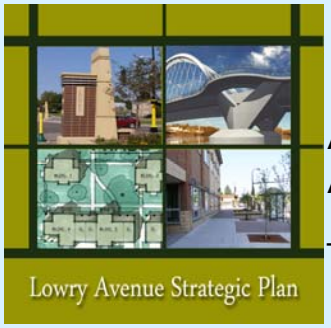
North Loop Small Area Plan

Adopted by City Planning Commission March 8, 2010
Adopted by the Minneapolis City Council April 16, 2010

The North Loop Small Area Plan is a policy document produced by the City of Minneapolis to guide land use and development in the North Loop neighborhood for the next 20 years. It is officially an update to the *Downtown East/North Loop Master Plan,* adopted by the City in 2003, and builds upon the policy direction of *The Minneapolis Plan for Sustainable Growth*. It is meant to articulate a vision for the neighborhood based on existing City policy and input from community stakeholders – both public and private - throughout the planning process.

The plan examines the current conditions of the area, develops a future vision of what community members want the neighborhood to become and then formulates specific goals, objectives, and policies that will help implement that vision. The plan itself builds on past planning efforts and public involvement processes, particularly with respect to adherence to the original plan.

The purpose of the North Loop Small Area Plan is to be a complementary piece to the *Downtown East/North Loop Master Plan*. The update is meant to encapsulate the remainder of the North Loop neighborhood that has not had small area planning.



Lowry Avenue Strategic Plan

Adopted by City Planning Commission November 15, 2010
Adopted by the Minneapolis City Council December 17, 2010

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.

The purpose of this Plan is to sharpen the long-range vision for Lowry Avenue and to create a strategy for fostering change. It is the groundwork for ongoing efforts led by the City of Minneapolis, Hennepin County, the neighborhood organizations, Lowry Avenue businesses, and developers. The study area extends from the city limits on the west and the river on the east, and one block north and south of Lowry Avenue for the length of the corridor between the river and the city limits.