Minneapolis City Planning Commission

2011 Annual Report

Photograph by Lisa Baldwin

2011 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
Ryan Kronzer	City Council Appointee
Dan Cohen	Hennepin County Representative
Richard Mammen	School Board Member
Liz Wielinski	Park Board Member
Alissa Luepke-Pier	Mayoral Appointee
Erika Carter	Mayoral Appointee

*Membership as of 12/31/2011

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 through most of 2011 was Barbara Sporlein. Ms. Sporlein resigned to take another position in October, 2011, and is being replaced on an interim basis by Jason Wittenberg.

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.

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.

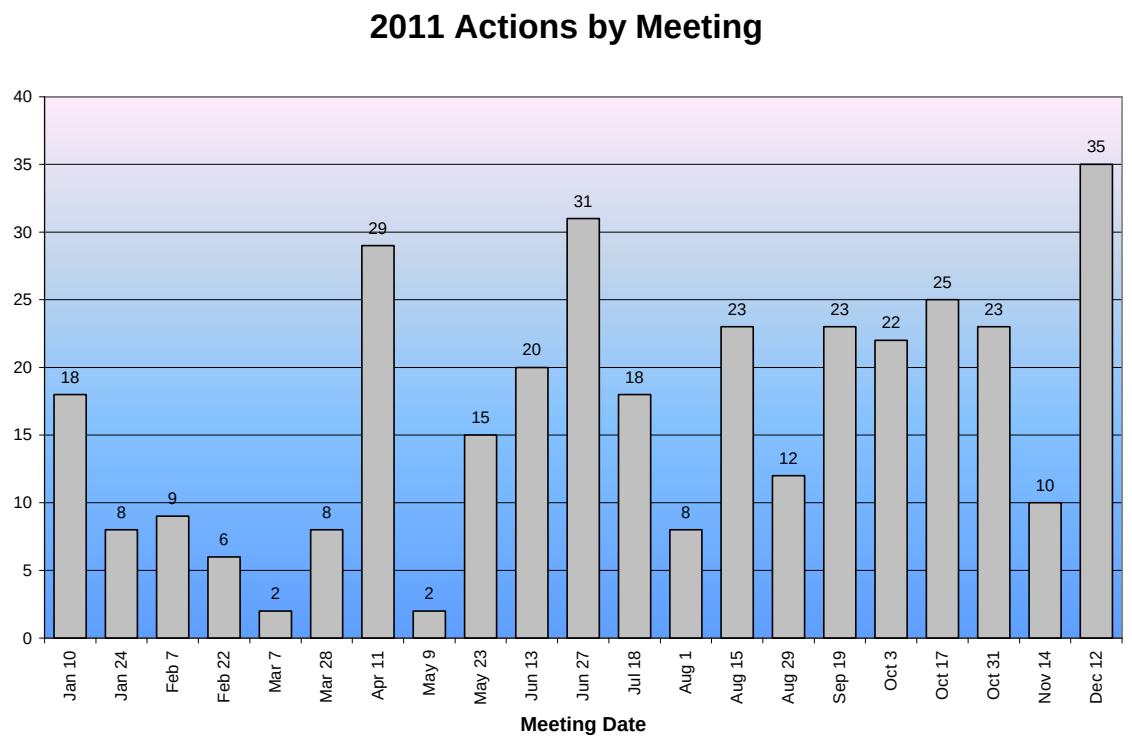
2011 Land Use Applications

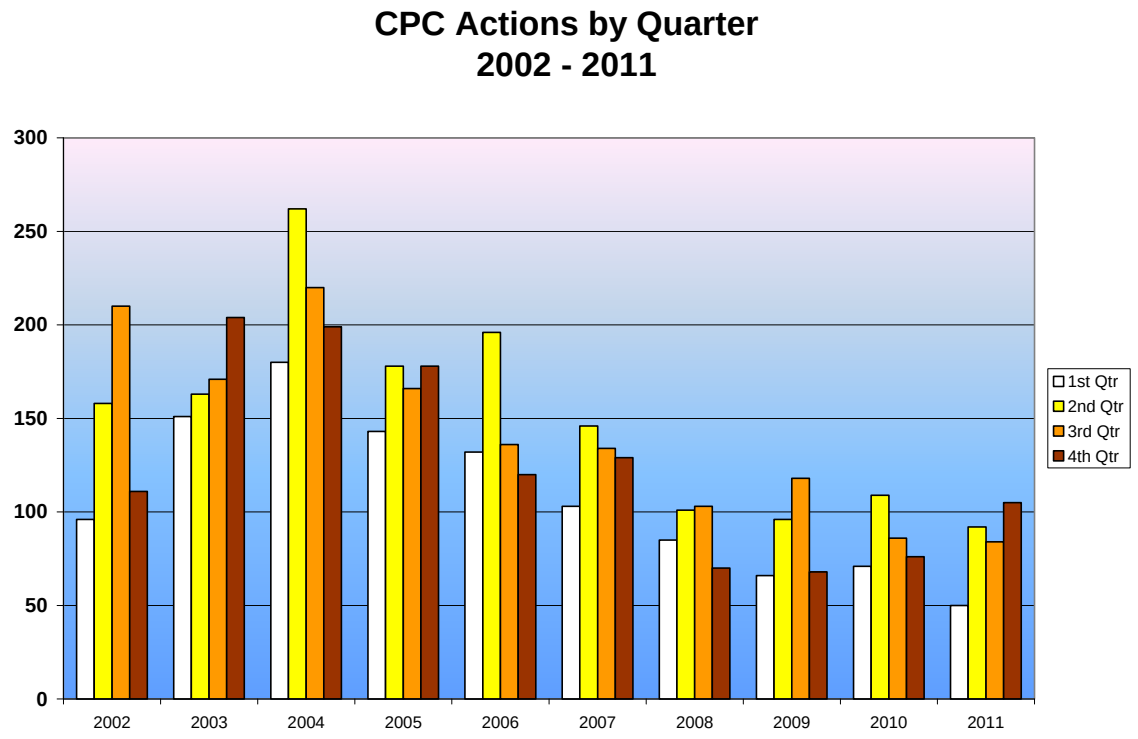
Total Number of Applications Acted Upon:	
Rezoning	**31**
Conditional Use Permit	**96**
Variance	**97**
Site Plan Review	**60**
Plat	**16**
Registered Land Survey	**0**
Minor Subdivision	**9**
Nonconforming Use Certificate	**0**
Change of a Nonconforming Use	**1**
Expansion of a Nonconforming Use	**11**
Vacation	**12**
Street Renaming	**0**
Total	**333**

Other Plans and Zoning Code Modifications:	
Text Amendments	**8**
Rezoning Studies	**2**
Small Area Plans	**2**
Comprehensive Plan Modifications	**2**

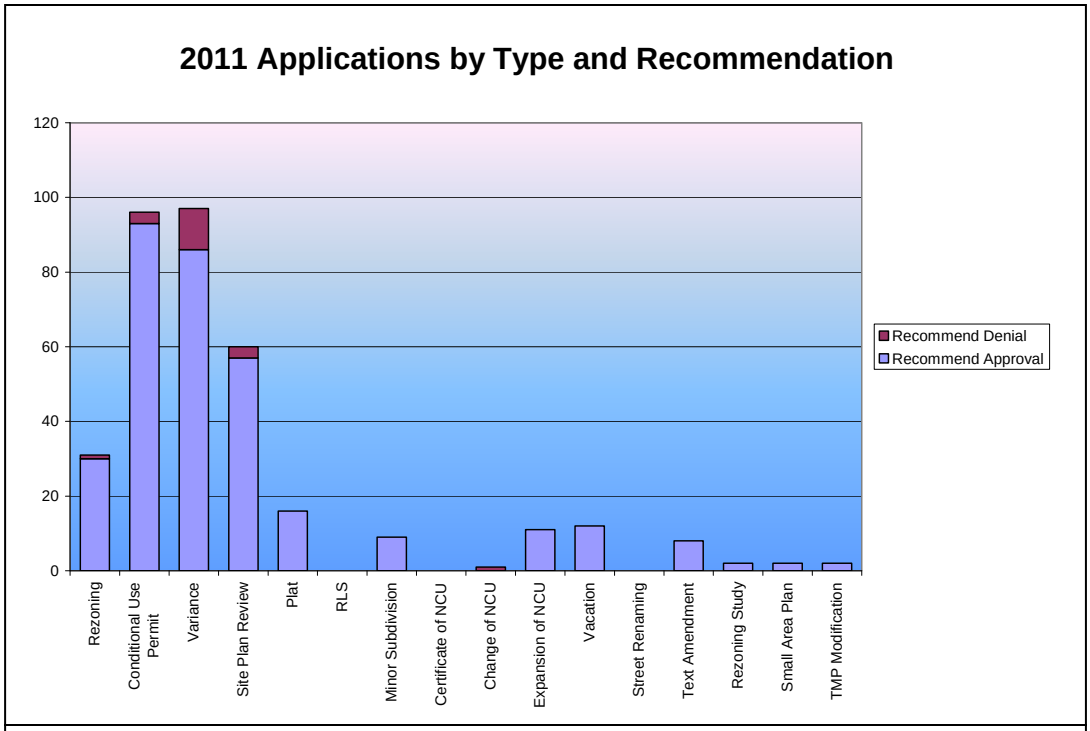
Agenda Items Per Public Hearing:			
January 10, 2011	18	July 18, 2011	18
January 24, 2011	8	August 1, 2011	8
February 7, 2011	9	August 15, 2011	23
February 22, 2011	6	August 29, 2011	12
March 7, 2011	2	September 19, 2011	23
March 28, 2011	8	October 3, 2011	22
April 11, 2011	29	October 17, 2011	25
May 9, 2011	2	October 31, 2011	23
May 23, 2010	15	November 14, 2011	10
June 13, 2011	20	December 12, 2011	35
June 27, 2011	31		

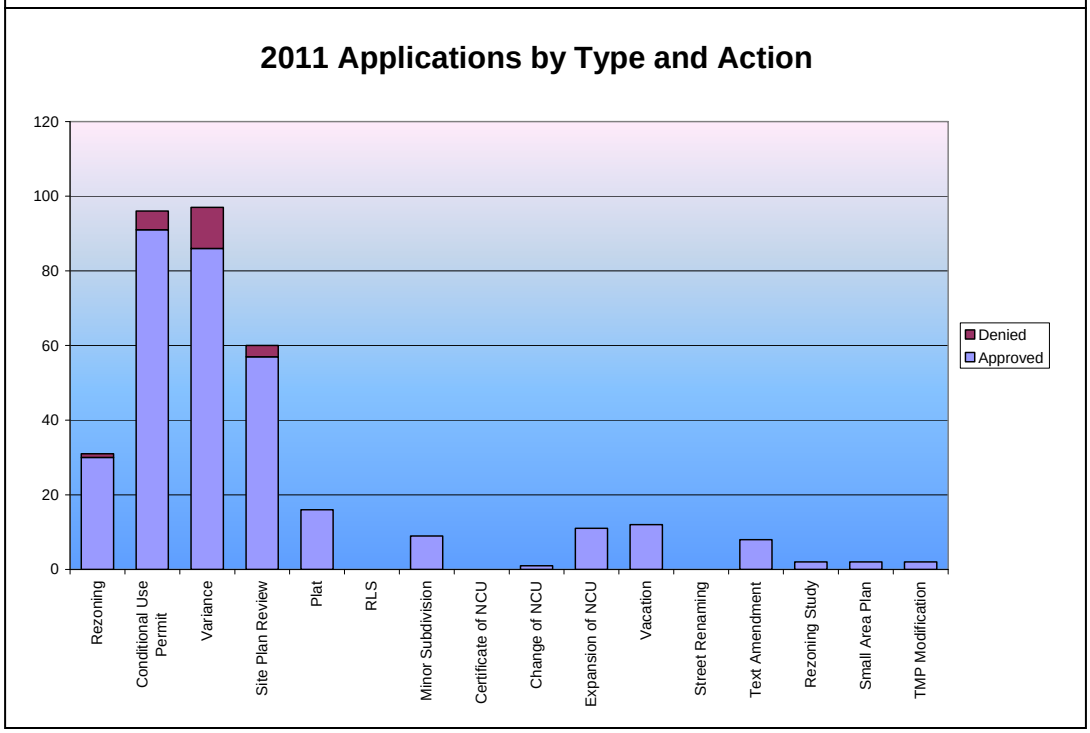
2011 Land Use Applications





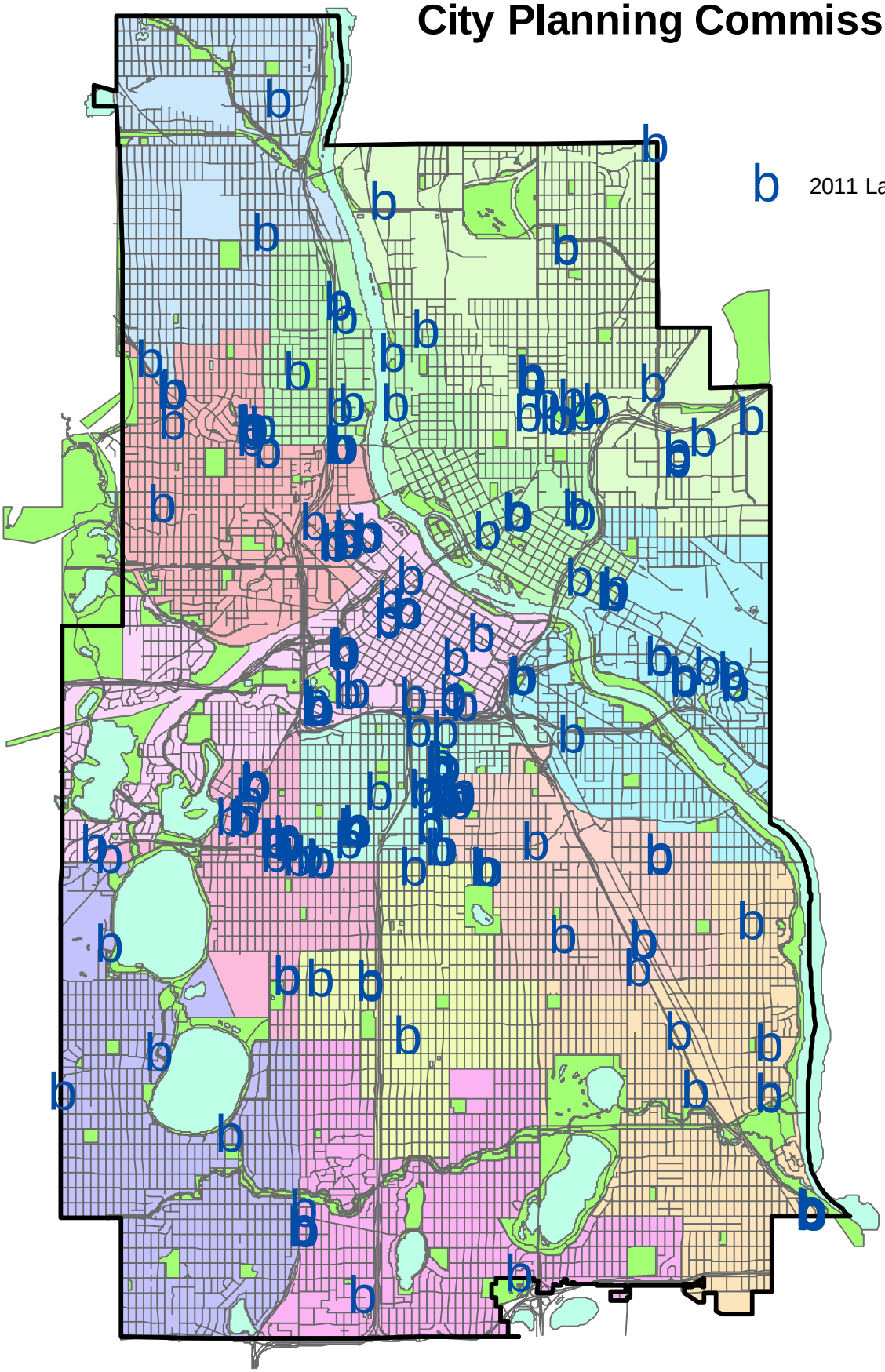
2011 Land Use Applications





	Rezoning	Conditional Use Permit	Variance	Site Plan Review	Plat	RLS	Minor Subdivision	Certificate of NCU	Change of NCU	Expansion of NCU	Vacation	Street Renaming	Text Amendment	Rezoning Study	Small Area Plan	TMP Modification	Total
Total Applications	31	96	97	60	16	0	9	0	1	11	12	0	8	2	2	2	347
Recommended Approval	30	93	86	57	16	0	9	0	0	11	12	0	8	2	2	2	328
Approved	30	91	86	57	16	0	9	0	1	11	12	0	8	2	2	2	327

2011 Land Use Applications
City Planning Commission



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City of Minneapolis

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Community Planning and Economic Development - Planning Division

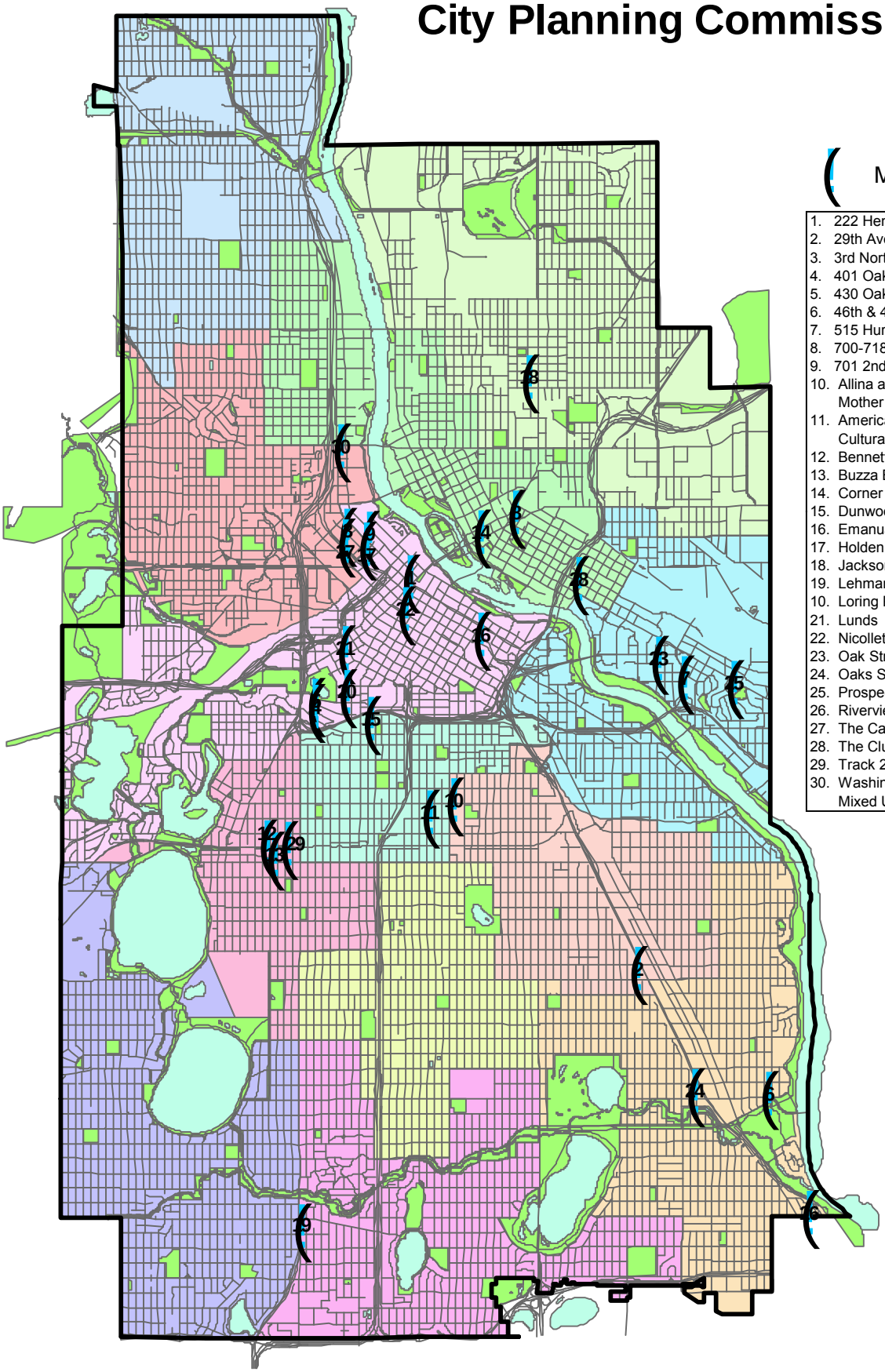
Created on: February 21, 2012

Major Projects By Quarter

First Quarter		
29th Avenue Apartments	3725 29th Ave. S.	New 64-unit residential development.
Dunwoody Apartments	110 E. 18th St.	New planned unit development with 123-dwelling units.
Washington & West Broadway mixed use	229 West Broadway	Retail and office addition with 13,000 sq. ft. of additional floor area.
Track 29	2841 Bryant Ave. S.	New construction of an additional 198 dwelling units in a planned unit development.
American Swedish Institute – Nelson Cultural Center	2636 Park Ave.	35,000 square-foot addition to an existing museum.
Holden Building	607 Washington Ave. N.	Establish 120 dwelling units in an existing building
Prospect Place	3020-3028 University Ave. SE	New mixed use building with 17 dwelling units and 35,000 square feet of commercial space
Second Quarter		
Riverview Senior Housing	5100 E. 54th St.	New 42-unit senior housing development.
Lehman's Garage	5431 Lyndale Ave. S.	New automobile repair facility with 19,000 sq. ft. of floor area.
Oaks Station Place	3550 E. 46th St.	New mixed use development with 104 dwelling units and 9,300 sq. ft. of commercial space.
Allina and Children's Hospitals Mother Baby Program Project	2545 Chicago Ave.	75,000 sq. ft. hospital expansion.
Lunds	1201-1213 Hennepin Ave.	11,350 sq. ft. building expansion to accommodate a new grocery store.
Oak Street Apartments	309-313 Oak St. SE	New mixed use building with 60 dwelling units and 1,400 sq. ft. of commercial space.
401 Oak Grove St.	401 Oak Grove St.	New residential building with 124 dwelling units.
Third Quarter		
430 Oak Grove St.	430 Oak Grove St.	Establish 78 dwelling units in an existing building.
Buzza Building	1006 W. Lake St.	Establish 137 dwelling units in an existing building.
Bennett East Residences	2828 Dupont Ave. S.	New residential planned unit development with 217 dwelling units in first phase.
701 2nd St. N. Apartments	701 2nd St. N.	Second phase of residential planned unit development, adding 100 dwelling units.
46th & 46th	4556 E. 46th S.	New residential building with 48 dwelling units.
Emanual Housing	822 3rd St. S.	New 101-unit supportive housing development.
222 Hennepin Ave.	222 Hennepin Ave.	New mixed use building with 283 dwelling units and a 45,000 sq. ft. grocery store.
700-718 Central Ave. NE	700-718 Central Ave. NE	Establish 105 dwelling units and 10,000 sq. ft. of commercial space with an addition and re-use of existing buildings.
Corner Apartments	24 University Ave. NE	New residential building with 94 dwelling units.. Part of a planned unit development with multiple phases.
Fourth Quarter		
The Cameron	756 4th St. N.	Establish 44 dwelling units in an existing building.
3rd North	800 3rd St. N.	New residential building with 205 dwelling units.
515 Huron Boulevard Apartments	515, 517 and 521 Huron Blvd SE	New residential building with 75 dwelling units.
Jackson Flats	1839 Jackson St. NE	New residential building with 35 dwelling units.
The Cluster on 4th	1011 4th St SE	New residential building with 12 dwelling units.
Nicollet Residences	415-27 Nicollet Mall	New mixed use development with 330 dwelling units and approximately 26,000 square feet of commercial space
Loring Park Apartments	1368 LaSalle Ave	New mixed-use building including 354 dwelling units and 22,704 square feet of commercial space

*For this report, "Major Projects" signifies development projects that create 10 or more dwelling units, and/or 10,000 square feet of new non-residential floor area.

2011 Major Projects Approved
City Planning Commission



Major Projects

1. 222 Hennepin Ave.
2. 29th Avenue Apartments
3. 3rd North
4. 401 Oak Grove Street
5. 430 Oak Grove Street
6. 46th & 46th
7. 515 Huron Boulevard Apartments
8. 700-718 Central Ave. NE
9. 701 2nd Street North Apartments
10. Allina and Childrens Hospitals Mother Baby Program Project
11. American Swedish Institute - Nelson Cultural Center
12. Bennett East Residences
13. Buzza Building
14. Corner Apartments
15. Dunwoody Apartments
16. Emanual Housing
17. Holden Building
18. Jackson Flats
19. Lehman's Garage
10. Loring Park Apartments
21. Lunds
22. Nicollet Residences
23. Oak Street Apartments
24. Oaks Station Place
25. Prospect Place
26. Riverview Senior Housing
27. The Cameron
28. The Cluster on 4th
29. Track 29
30. Washington & West Broadway Mixed Use

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City of Minneapolis ®

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Community Planning and Economic Development - Planning Division

Created on: February 21, 2012

Approved Text Amendments

In 2011, the City approved eight Zoning Code text amendments. The City also approved two rezoning studies—for properties in the area of the Chicago Avenue Corridor Plan, and the other for downtown properties in the newly created B4N zoning district. 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 2011 is provided below.

Hours Open to the Public: ***Approved by CPC 1/10/2011***
Approved by City Council 4/1/2011

This amendment eliminated most zoning code references to hours open to the public. The authority for the enforcement of hours of operation and extended hours of operation was transferred from the zoning code to License and Consumer Services. (Chapters 536, 546, 547, 548, 549 and 550).

Donation Collection Bins: ***Approved by CPC 5/23/2011***
Approved by City Council 7/1/2011

This amendment allowed donation collection bins as an accessory use and establishes development standards for this accessory use. (Chapters 525 and 537).

Variances: ***Approved by CPC 6/13/2011***
Approved by City Council 7/22/2011

This amendment revised the required findings for variances to align with a recent change in state law. (Chapters 520 and 525).

B4N Downtown Neighborhood District: ***Approved by CPC 6/13/2011***
Approved by City Council 7/22/2011

This amendment established the B4N Downtown Neighborhood District to promote the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living. (Chapters 521, 541, 543, 549 and 551).

Catering: ***Approved by CPC 8/1/2011***
Approved by City Council 9/2/2011

This amendment expanded the locations where catering is a permitted accessory use. (Chapter 537).

Fees: ***Approved by CPC 8/15/2011***
Approved by City Council 9/2/2011

This amendment adjusted the fees for specific land use applications and establishes fees for new application types. (Chapter 525).

Pedestrian Oriented Overlay Districts: ***Approved by CPC 11/14/2011***
Approved by City Council 12/9/2011

This amendment identified additional Pedestrian Oriented Overlay districts as Transit Station Areas. (Chapter 551).

Conditional Use Permits for Multiple-Family Dwellings:
Approved by CPC 12/12/2011
Approved by City Council 12/16/2011

This amendment eliminated the conditional use permit application requirement for multiple-family residential uses with five or more dwelling units. (Chapters 530, 546, 547, 548).

Urban Agriculture Policy Plan

Adopted by City Planning Commission February 22, 2011
Adopted by the Minneapolis City Council April 15, 2011

The development of the *Urban Agriculture Policy Plan* was an outgrowth of the Homegrown Minneapolis initiative. Homegrown Minneapolis is an effort of the City of Minneapolis initiated in December 2008 by Mayor RT Rybak to improve the growth, processing, distribution, consumption and waste management of healthy, locally grown foods within the city and the surrounding region. One early goal of the Homegrown Minneapolis effort was the development of a topical plan that addressed how urban agriculture can be a vital part of the variety of urban land uses found in Minneapolis.

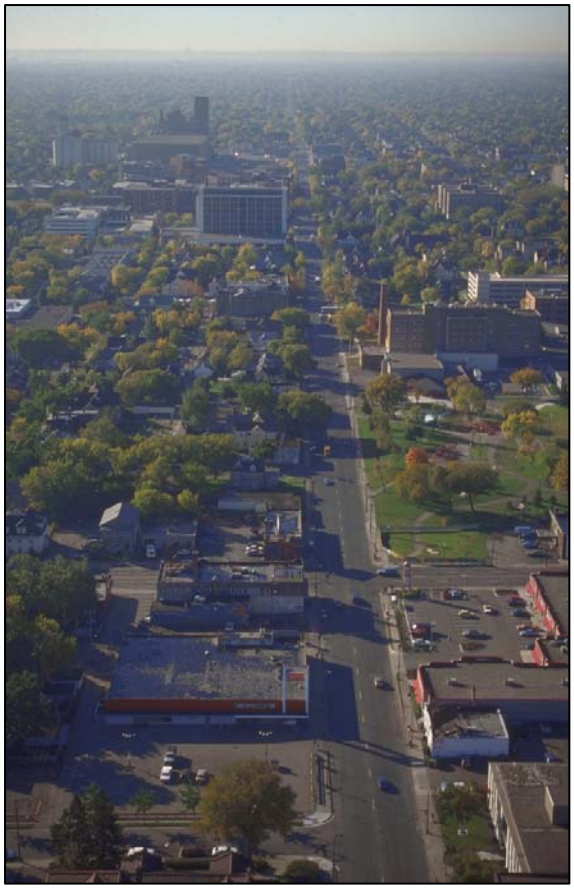
The plan outlines existing conditions related to urban agriculture in order to provide context for issues and opportunities. It addresses community gardens, farmers markets, access to food and many other topics. The recommendations in the plan focus on four areas: land use and zoning, land availability, the community garden pilot program and economic development.

Since the adoption of the plan, staff has focused on recommending changes to the zoning code that will allow more opportunities to grow and distribute food within the city limits. Those suggested zoning code text amendments will be presented to the Planning Commission and City Council in 2012.

Chicago Avenue Corridor Plan and Rezoning Study

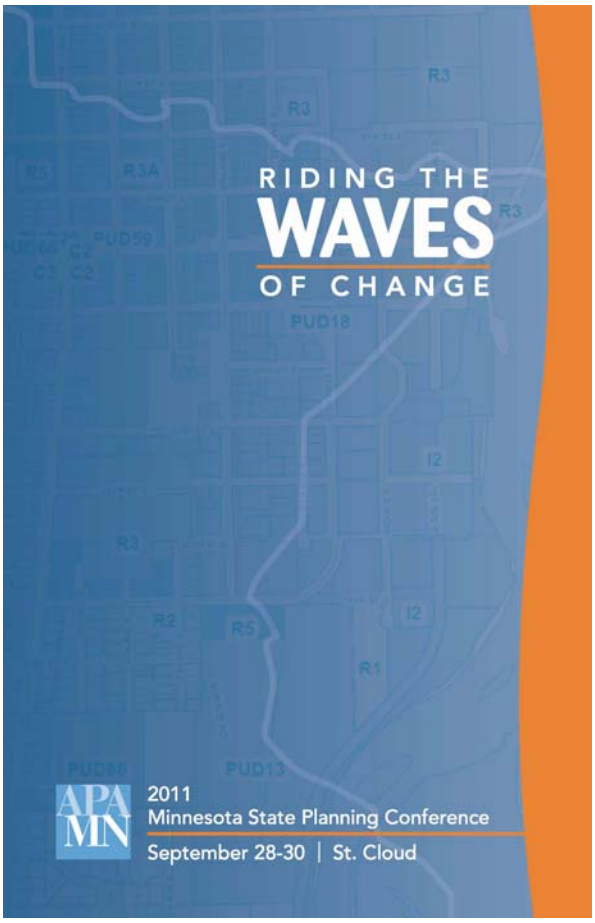
Adopted by City Planning Commission December 12, 2011
Adopted by the Minneapolis City Council January 13, 2012

The Chicago Avenue Corridor Plan is a 20-year vision for Chicago Avenue between I-94 and the Midtown Greenway. The plan guides future rehabilitation and redevelopment decisions, creating a common understanding among stakeholders regarding the future of hospital, office, retail, and housing development. The plan was accompanied by changes to the City's zoning map, and also addresses multimodal transportation, urban design, and strategies for community development.



2011 Planning Activities

Upper Midwest Planning Conference



The 2011 Minnesota State Planning Conference was held September 28-30 in St. Cloud. The theme of the conference was "Riding the Waves of Change." The City of Minneapolis was well represented at the conference. Two City employees received an award, and six staff participated in presentations.

On behalf of the City of Minneapolis, Beth Elliott and Brian Schaffer received the 2011 Innovation in Planning award for the Warehouse District Heritage Street Plan.

Principal Planners Haila Maze and Thomas Leighton co-presented a session on the City's upper riverfront entitled, "Riverfront Redevelopment: Vision Meets Reality." The session used the Minneapolis Upper Riverfront as a case study to demonstrate ways of researching and evaluating the viability of alternative development futures.

Karin Berkholtz and Aly Pennucci teamed up with Suzanne Rees to present a session titled, "Urban Agriculture – From Chicken Coop to Food System." The presenters used their experience in developing the City's Urban Agriculture Policy Plan to discuss new approaches to promoting the growth and consumption of healthy local food in an urban environment.

Other City staff participated in the State conference. Matt Goldstein, from CPED's Housing Development division, co-presented a session entitled: "Affordable Housing Finance for Planners: The Riverside Plaza Renovation." Brendon Slotterback from the City Coordinator's Department participated in the presentation of two sessions-- "Developing And Implementing An Energy Efficiency And Greenhouse Gas Plan," and "Planning for Sustainable Regional Growth – LEED ND and Location Efficiency."

American Planning Association National Conference

Beth Elliott, Brian Schaffer, and Jack Byers presented a session at the 2011 national conference in Boston, Massachusetts. The session was entitled "Integrating Green Preservation Practice into Mainstream Planning for Sustainable Economic Development." The overlapping planning projects in the North Loop Neighborhood were used as a case study to consider how to align preservation practice with more traditional development planning activities.