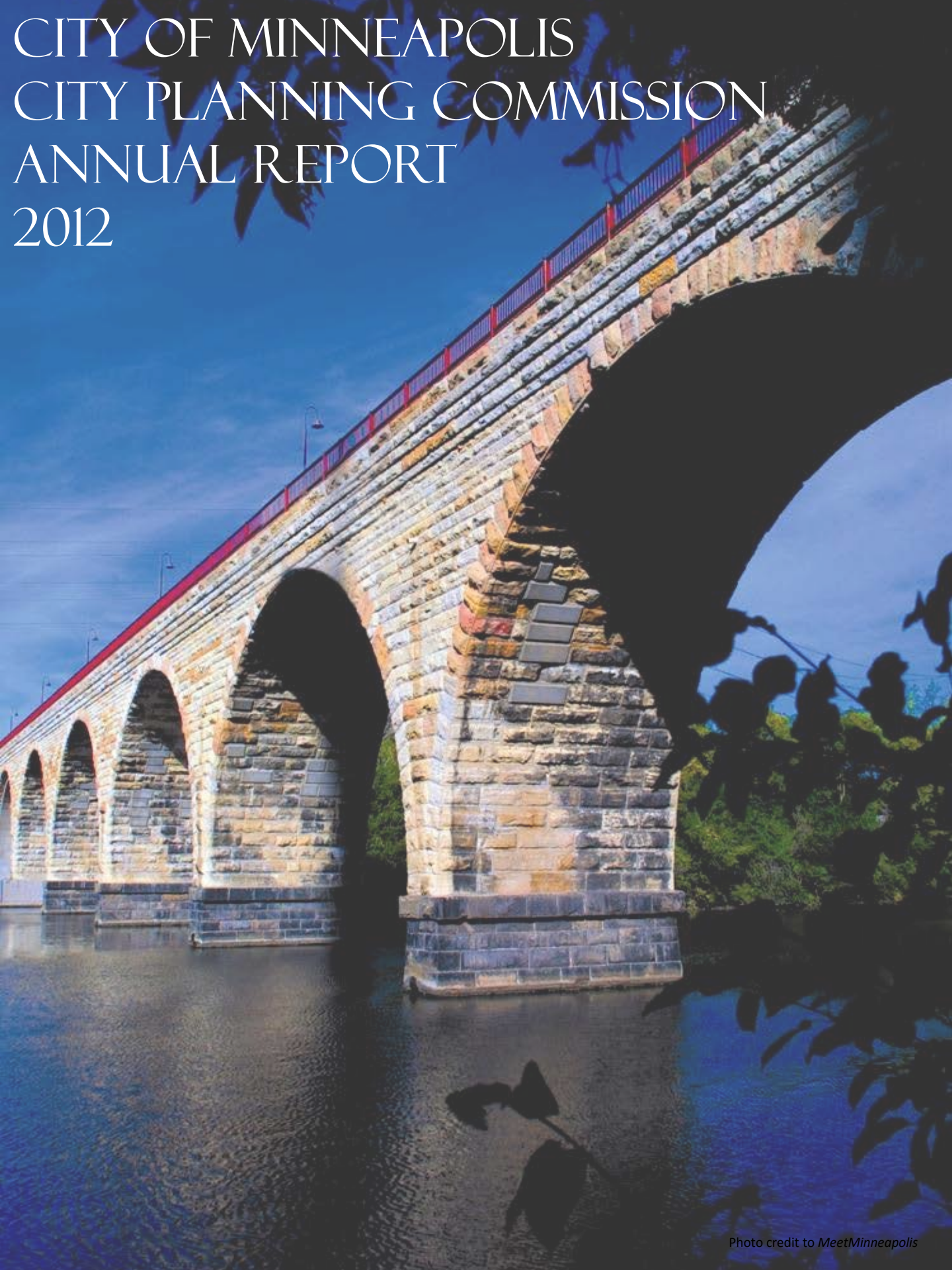
CITY OF MINNEAPOLIS
CITY PLANNING COMMISSION
ANNUAL REPORT
2012



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2012 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**
Vacant	**Mayoral Appointee**

CITY PLANNING COMMISSION

The Minneapolis City Planning Commission is staffed by the Planning Division of the Community Planning and Economic Development Department. The Interim Planning Director is 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 citizens' 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 applications for conditional use permit, variance, site plan review, expansion/change of nonconforming use, and land subdivision**.

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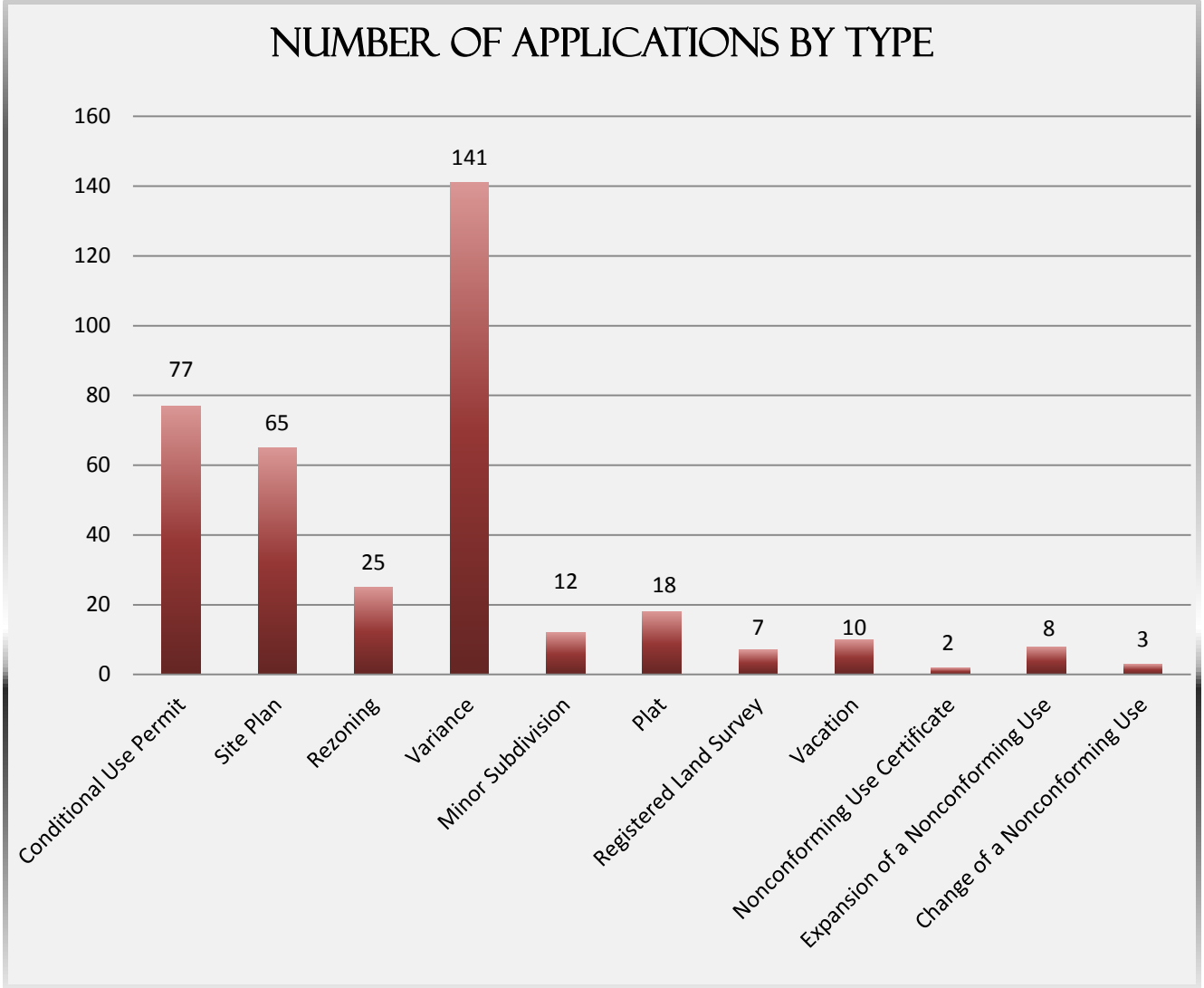
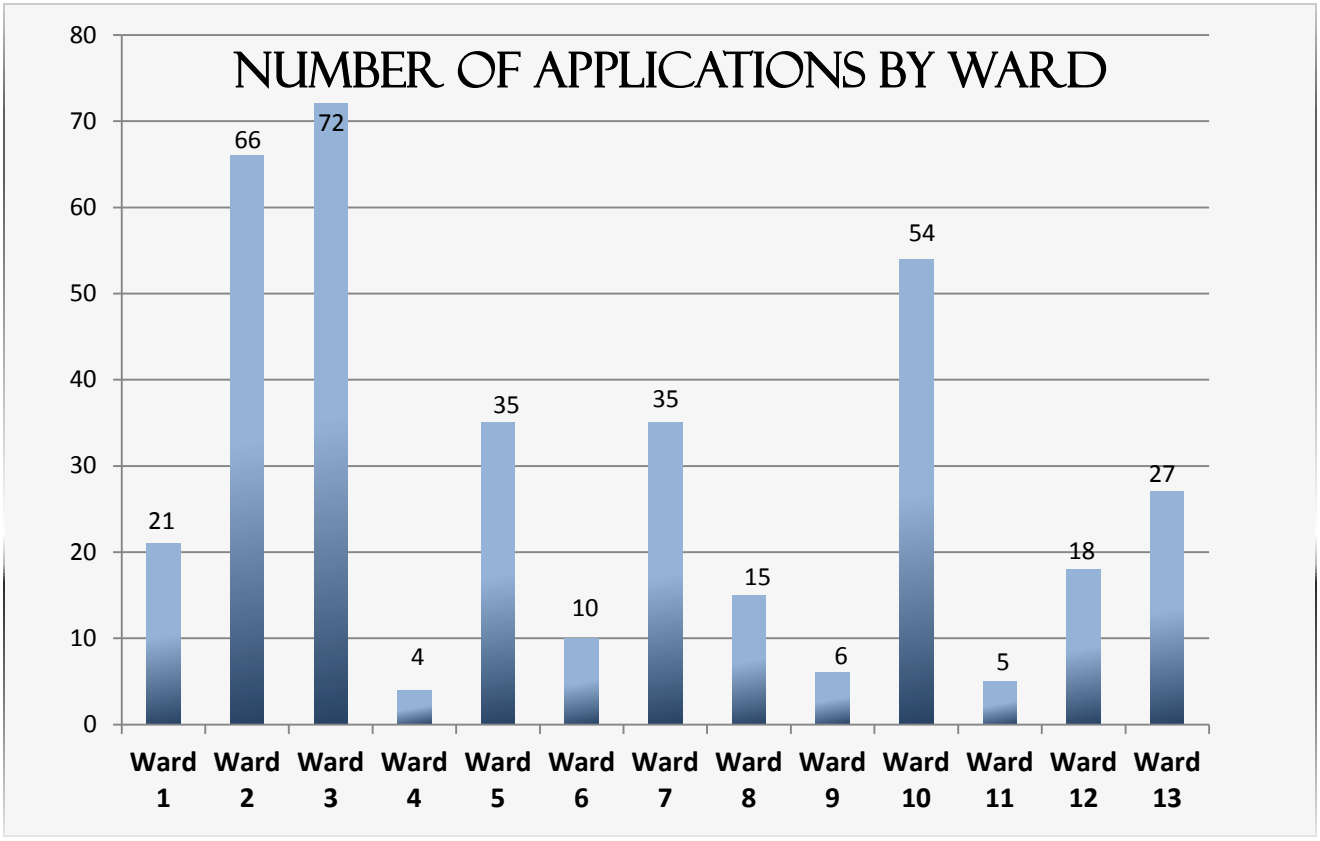
2012 LAND USE APPLICATIONS

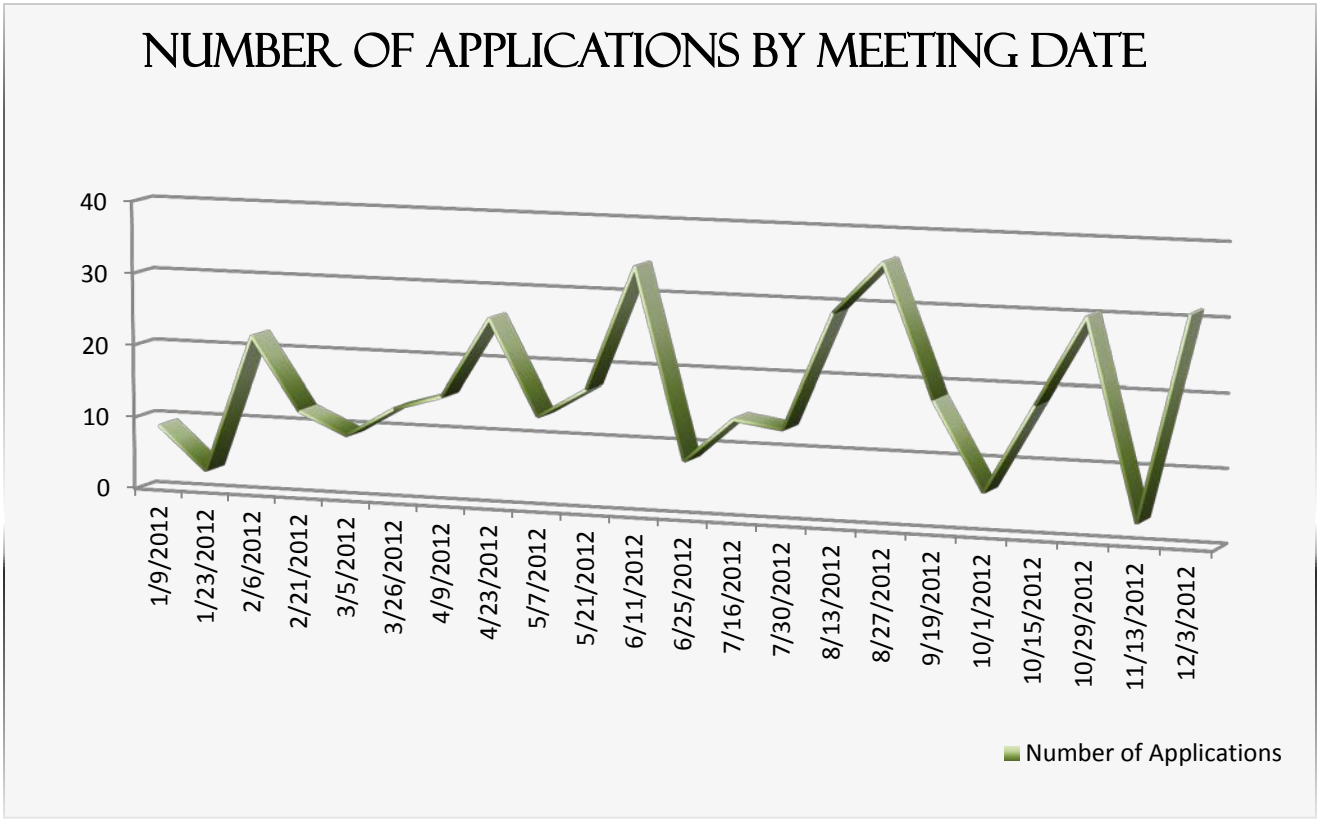


TOTAL NUMBER OF TEXT AMENDMENTS ACTED UPON:	
TEXT AMENDMENTS	10

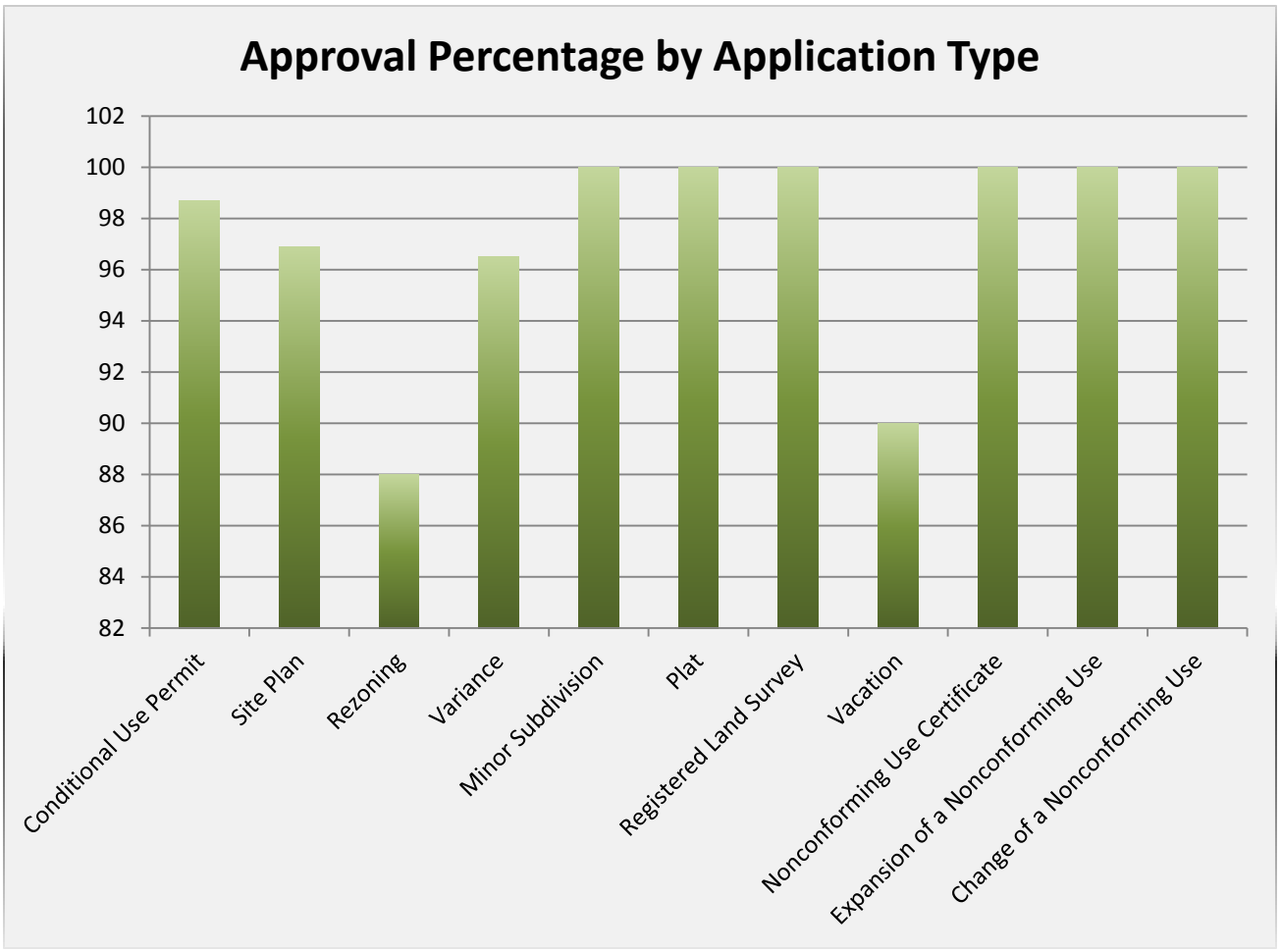
TOTAL NUMBER OF DWELLING UNITS APPROVED:	
DWELLING UNITS	4,335

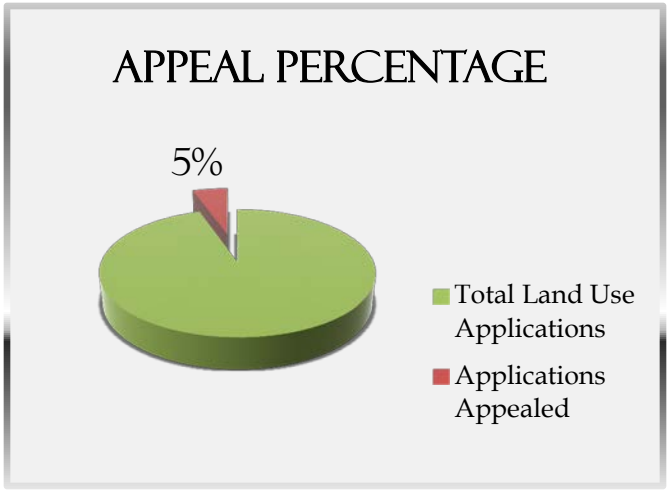
2012 LAND USE APPLICATIONS

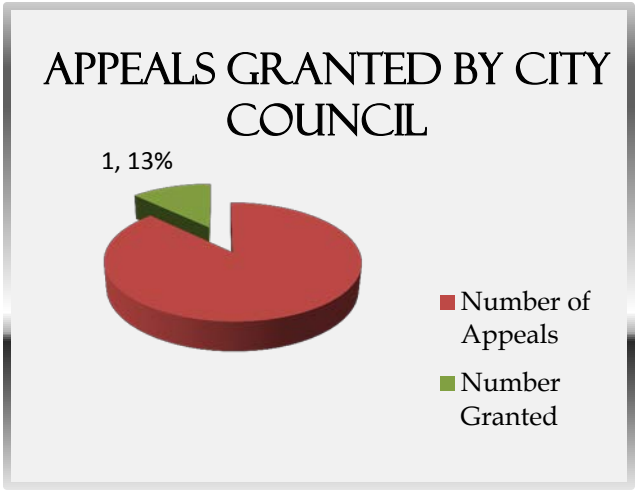




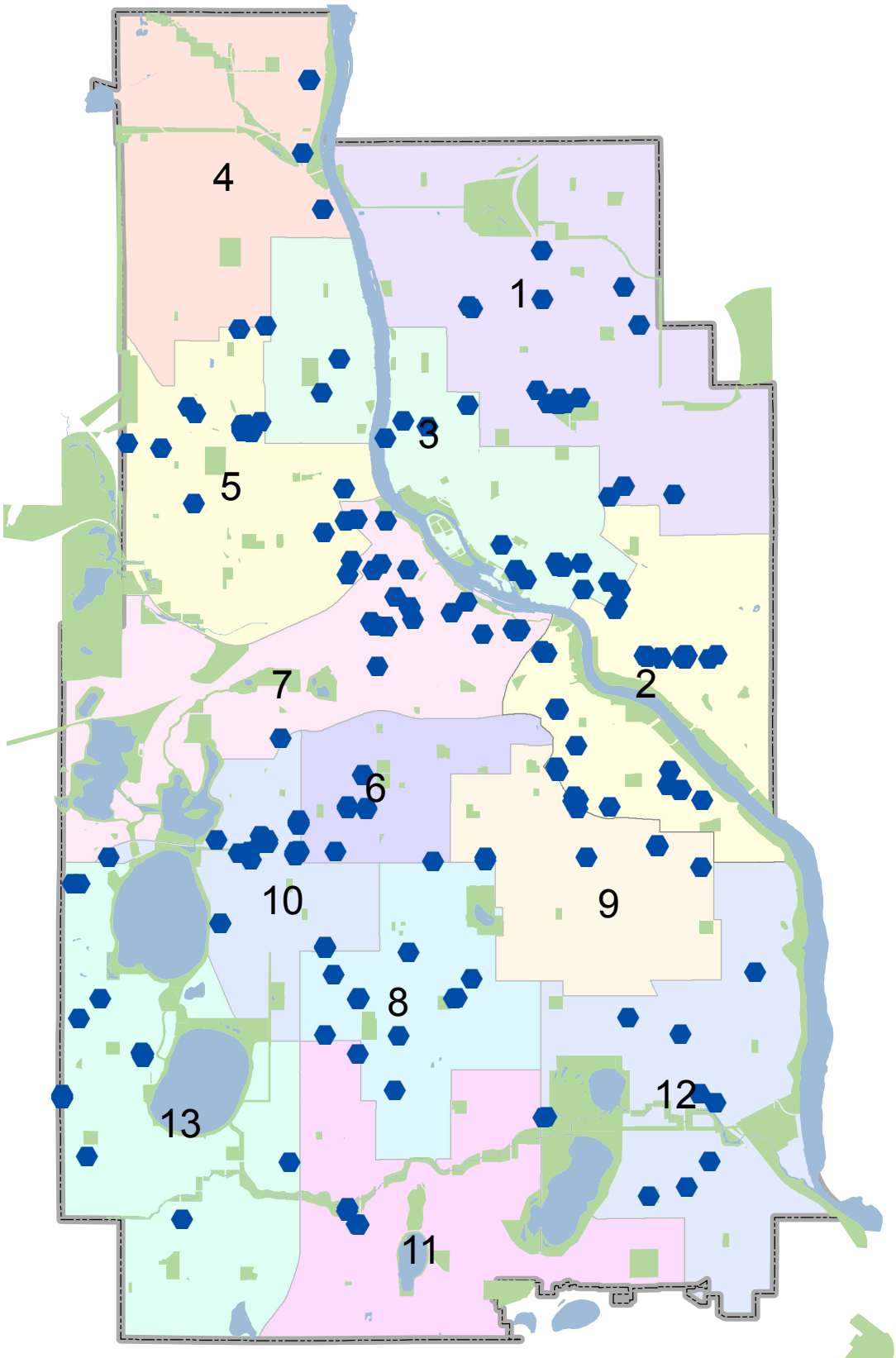
2012 LAND USE APPLICATIONS







2012 Land Use Applications - City Planning Commission



City of Minneapolis

Community Planning and Economic Development - Planning Division

Created on: February 25, 2011

N W E S

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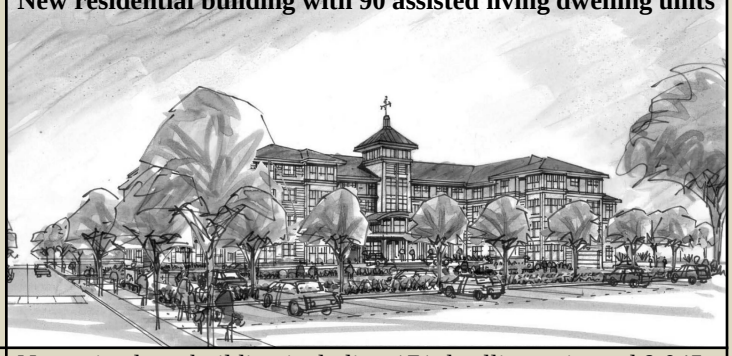
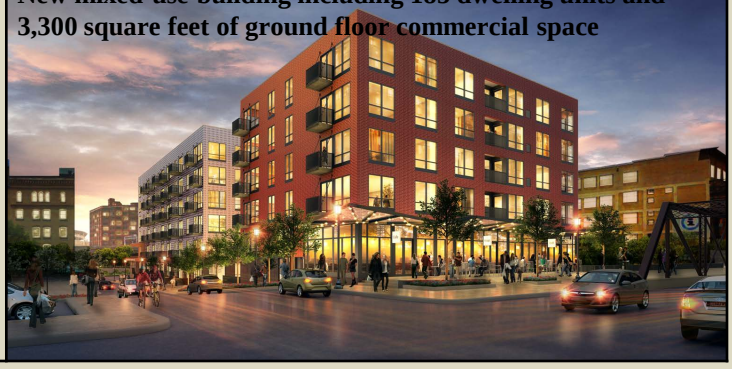
MAJOR PROJECTS: FIRST QUARTER

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
Waters on 50th	3500 W 50th St	**New residential building with 90 assisted living dwelling units** 
29th and Lyndale	2900-2910 Lyndale Ave S and 2901-2919 Aldrich Ave S	New mixed use building including 171 dwelling units and 9,045 square feet of commercial space
Mill and Main	501 Main St SE	**New 180-unit residential building**
Press Sure Print	600 26th Ave NE, 2604 6th St NE and 2607 6th St NE	12,000 square foot addition to an existing warehouse building
City Walk Uptown	1312 Lake St W	**New mixed use building with 92 dwelling units and 26,000 square feet of commercial space**
Spirit on Lake	1238 Lake St E and 2930 13th Ave S	New mixed use building with 46 dwelling units and 3,867 square feet of commercial space
North Loop Green PUD - Dock Street Apartments	333 Washington Ave N and 328 4th St N	**New mixed-use building including 185 dwelling units and 3,300 square feet of ground floor commercial space** 

MAJOR PROJECTS: SECOND QUARTER

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
Orchestra Hall	1100 Marquette Ave	**11,564 square foot addition to Orchestra Hall**
Touchstone/PPL	2304-2312 Snelling Ave	New mixed use building with 40 assisted living units and 13,580 square feet of commercial space
Velo Flats	103 2nd St N	**New mixed use building including 106 dwelling units and 11,598 square feet of commercial space**
Nicollet Avenue Apartments	5422-5426 Nicollet Ave	New mixed use building with 45 dwelling units and 3,240 sq. ft. of commercial space
Keewaydin School Expansion	5209 30th Ave S	45,000 square foot addition to existing school building, including a gymnasium, auditorium, cafeteria, offices, and eight new classrooms.
Minneapolis Leased Housing Associates	100 3rd Ave SE, 300 2nd St SE, 400 2nd St SE	New Planned Unit Development with 255 dwelling units
Ambassador Press	1400 Washington Ave N	13,650 sq. ft. addition to an industrial building
1101 University	1101 University Ave SE	Multiple-family dwelling with 95 units
3533 Grand	3533-43 Grand Ave S	Multiple-family dwelling with 30 units
1810 Apartments	1810-14 Washington Ave S	New mixed use building with 214 dwelling units and 3,000 sq. ft. of commercial space
Washington and Walnut Flats	616-630 Washington Ave NE and 308 Walnut St	**New mixed use building with 98 dwelling units and 11,172 sq. ft. of commercial space**
Lake Harriet Lower School Addition	4030 Chowen Ave S	32,000 square foot addition to existing school building
Dwell – Bigos Calhoun Greenway	3140 Chowen Ave S, 3129 Ewing Ave S	New Planned Unit Development with 185 new dwelling units
Soo Line City Apartments	101 5th St S	New mixed use building with 255 dwelling units and 11,100 sq. ft. of commercial space

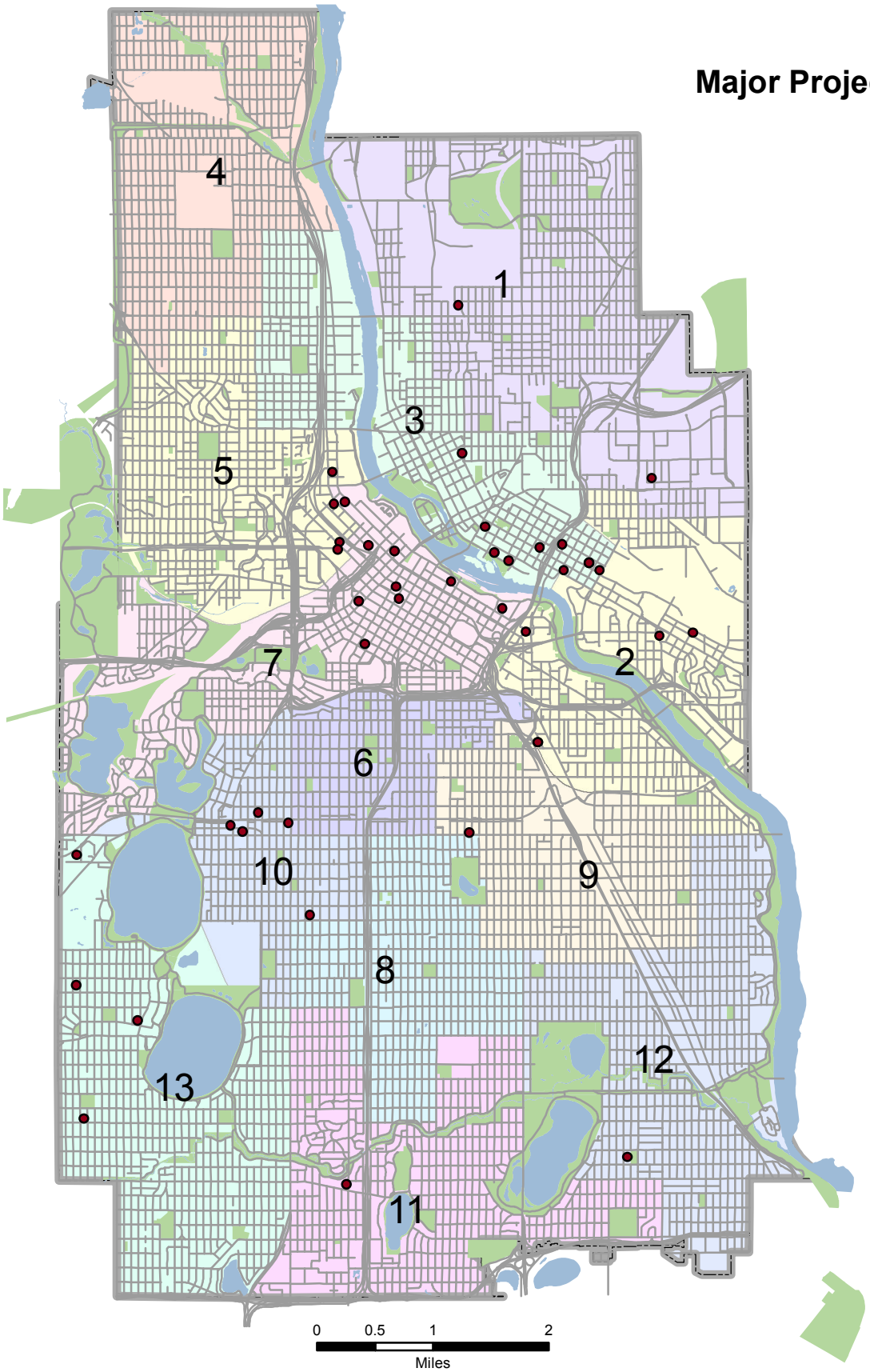
MAJOR PROJECTS: THIRD QUARTER

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
600 5th Street LLC	600 5th St N	Mixed use building with 78 dwelling units and 4,800 square feet of ground floor retail
Walker Library	2880 Hennepin Ave S	A new 14,680 square foot library
Bennett Center and West	2820-28 Dupont Avenue South and 281228 Emerson Avenue South and 1209 28th Street West	**New Planned Unit Development with 387 new dwelling units**
Andrew Riverside Apartments	401 8th Ave SE (412 8th Ave SE)	Multi-family residential building with 56 units and an approximately 4,630 square foot ground level space to be used by the Andrew Riverside Presbyterian Church
WaHu/CPM Development	1016-1032 Washington Avenue SE, 1025 Delaware Street SE, and 2408 University Avenue SE	New mixed-use building with 333 residential dwelling units and approximately 30,500 square feet of ground level commercial/retail space
Bepex Warehouse	340 Taft St NE	A new 22,000 square foot warehouse
Xcel Energy	401 Nicollet Mall	**A new 221,000 square foot office building**
Brunsfield Place	915 Washington Ave N	Mixed-use development that includes a total of 50 market-rate apartments, 9,000 square feet of ground floor commercial/retail space
Park Vista	110 and 124 12th Ave S and 1102 2nd St S	Multi-family residential building with 169 units
The Interchange	417 5th St N (528 7th St N)	**Multi-modal transportation hub**
UTEC Mixed Use	1313 5th St SE	Planned Unit Development consisting of 330 dwelling units and approximately 46,500 square feet of commercial space
815 2nd Street Apartments	901 2nd St N	Multi-family residential building with 137 units

MAJOR PROJECTS: FOURTH QUARTER

PROJECT NAME	ADDRESS	PROJECT DESCRIPTION
4250 Upton	4250 and 4264 Upton Ave S	**New mixed-use building including 18 dwelling units and 6,052 square feet of commercial space**
Seward Senior Housing	2304 Snelling Ave S	New multi-family residential building with 60 dwelling units
501 15th Ave SE/1423 5th St SE	501 15th Ave SE and 1423 5th St SE	**Multi-family residential building addition, with 16 new dwelling units**
UTEC Mixed Use	1313 5th St SE	New planned unit development with 317 dwelling units and approximately 45,000 sq. ft. of commercial space
525 10th Ave SE	525 10th Ave SE	New multi-family residential building with 10 units
The Station on 4th	2635 4th St SE	**New planned unit development with 194 dwelling units**
City Place Lofts	730 Hennepin Ave	Incorporate 55 dwelling units and ground-floor commercial uses in an existing building
Ceresota Building	512 2nd St S	Incorporate 117 dwelling units into existing building
The 155	312 Central Ave SE	New mixed-use planned unit development with 81 dwelling units

2012 Major Projects-
City Planning Commission



City of Minneapolis

Community Planning and Economic Development - Planning Division

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2012 ZONING CODE TEXT AMENDMENTS

Film, Video and Audio Production
Ordinance No. 2012-Or-011 and -012 (adopted 3/8/2012). This amendment allows for film, video and audio production as a permitted use in the Commercial Districts and establishes specific development standards for these uses. (Chapters 536 and 548).

Urban Agriculture
Ordinance No. 2012-Or-016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027 (adopted 03/30/2012). This amendment implements the policies of the Urban Agriculture Policy Plan. (Chapters 520, 530, 535, 536, 537, 541, 543, 546, 547, 548, 549, and 550).

Fees
Ordinance No. 2012-Or-014 and -015 (adopted 3/30/2012). This amendment adjusts the fees for specific land use and subdivision applications and establishes fees for new application types. (Chapter 525 and 598).

Length of Approvals
Ordinance No. 2012-Or-053 and 057 (adopted 8/3/2012). This amendment extends the length of time for which a decision from the Zoning Administrator or Planning Director or zoning approval granted by the City Planning Commission, Board of Adjustment, or City Council are valid. (Chapter 525).

Secondhand Goods Stores
Ordinance No. 2012-Or-054, -055 (adopted 8/3/2012). This amendment eliminates all spacing requirements related to secondhand goods uses. (Chapters 536 and 537).

Automated Dispensing of Gasoline
Ordinance No. 2012-Or-056 (adopted 8/3/2012). This amendment allows unattended, automated dispensing of gasoline or other engine fuel. (Chapter 536).

Window Requirements for Film, Video and Audio Production Uses
Ordinance No. 2012-Or-063 (adopted 9/21/2012). This amendment establishes an exception to the minimum window requirement for film, video, and audio production uses. (Chapter 536).

Currency Exchange Regulations
Ordinance No. 2012-Or-064, -065, -066, -067, -068 (adopted 9/21/2012). This amendment revises regulations for payday lending establishments, including currency exchanges and industrial loan and thrift operations. (Chapters 520, 536, 541, 548, and 549).

Supportive Housing
Ordinance No. 2012-Or-084, -085 (adopted 12/14/2012). This amendment revises the definition and development standards for supportive housing uses, including revisions to the spacing requirements. (Chapters 520 and 536).

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STADIUM VILLAGE UNIVERSITY AVENUE STATION AREA PLAN

Adopted by the City Planning Commission July 30, 2012
Adopted by the City Council August 31, 2012

The Stadium Village University Avenue Station Area Plan is a policy document produced by the City of Minneapolis, in partnership with the University and County, to guide land use and development around the Stadium Village station and surrounding areas along the light rail line for the next 20 years. It builds upon the policy direction of The Minneapolis Plan for Sustainable Growth, the City's comprehensive plan. It is meant to articulate a vision for the neighborhood based on existing City policy and input from residents, businesses, students, and employees throughout the planning process. The City, public institutions, and community organizations will use the plan to guide their own decision-making processes with incremental changes to realize the full vision.

The land use and development patterns in the Stadium Village have changed in many ways over the years. The historic core of the University campus has expanded greatly. The industrial areas have contracted, as other uses redeveloped formerly industrial sites. Residential areas still contain historic lower density cores, but now include numerous high density multi-family areas, especially around the edges and near the University. Commercial areas, while continuing to do fairly well, have changed in mix and composition of retail and services in response to changing customer base.

The plan largely affirms the current land use policy framework for the area. The Activity Center area and Transit Station Areas continue to be guided for high density mixed use. There is additional detail as to the appropriate mix of uses and character of each subarea. The area around the Prospect Park station is guided for the most significant transformation, as envisioned through the neighborhood planning process, moving from industrial to transit oriented mixed use. The plan does not make specific recommendations for zoning changes – following the previously adopted University & 29th plan, it supports change while allowing for flexibility regarding the timing and character of that change.