

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Beth Elliott, Principal City Planner, (612) 673-2442
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DATE: September 10, 2015

SUBJECT: Loring Park Rezoning Study

Background

The *Loring Park Neighborhood Master Plan* was approved by the City Planning Commission and the City Council in 2013 and amended into *The Minneapolis Plan for Sustainable Growth* in 2015. It was undertaken and paid for by Citizens for a Loring Park Community (CLPC) to guide land use and development in the Loring Park neighborhood for the next 20 years. It articulates a vision for the neighborhood based on existing City policy and input from community stakeholders – both public and private - throughout the planning process. The City, public partners, and community organizations use the plan to guide their own decision-making processes, implementing incremental changes to realize the full vision.

As required by State Statute, CPED Long Range Planning is conducting a rezoning study to guide implementation of the adopted plan. A rezoning study is a key tool that allows the City to implement land use policy adopted by the City Council. Studies usually take place shortly after the completion of a planning process and result in a recommendation to change the zoning of multiple parcels so that zoning is consistent with adopted future land use plans.

The goals of this rezoning study are to encourage the type of development envisioned in the *Loring Park Neighborhood Master Plan* and to prevent development that is inconsistent with the plan. The City also has a legal obligation to ensure that zoning reflects adopted land use goals. The two main tools we use in analyzing potential future zoning are the future land use and build form maps.

Public Participation

The process for creating the plan itself was based on the theory of collective efficacy, a method of organizing neighbors in such a way that they see a benefit in working together toward the common good. CLPC organized an engagement process through creative strategies that broadened interest from diverse stakeholders. The process kicked off in the fall of 2010 and was designed to ensure maximum accessibility, transparency and opportunities for community members to provide both formal and informal input, including ten topical focus groups, twelve stakeholder interviews, Thursday evening education forums, and Saturday morning planning workshops.

The Thursday educational forums and Saturday workshops were designed to work in tandem by giving stakeholders the opportunity to learn in a creative setting and then apply their knowledge during hands-

on activities that following Saturday. The Master Plan Steering Committee met monthly throughout the process to guide engagement and provide direction on content issues. Additionally, planning issues were discussed at regular CLPC monthly committee meetings. This engagement process was multi-faceted and far-reaching in its ability to inform and engage the community. Implementing a plan effectively – whether it's the public, nonprofit, or private sector – relies on neighborhood stakeholders being invested in the future vision and the steps required to get there.

The City kicked off the Loring Park Rezoning Study – the first neighborhood-wide implementation step - with a community meeting in January of 2015, advertised to residents and taxpayers through a direct mailing. This meeting introduced the project to the public and resulted in input on the areas to prioritize in the rezoning study. Staff then spent the first half of 2015 conducting the technical analysis to arrive at draft staff recommendations. We also did an urban design analysis on Loring Hill, a neighborhood district just south of the park, to determine if the proposed base zoning adequately achieves the Plan's form-based recommendations.

Once the technical analysis was completed and initial recommendations drafted, staff began a summer-long engagement period to gather feedback. Summer engagement included presentations and discussions with:

- CLPC Land Use Committee
- CLPC Master Plan Working Group
- Loring Business Association
- Nicollet Avenue businesses
- Six property owners

Staff also interacted with residents at the Loring Park National Night Out event. This was the last activity prior to a community meeting held August 12th. The community meeting was advertised throughout the summer but also with a mailing to over 3,100 residents and taxpayers. The mailing also laid out important dates throughout the rest of the process, including a proposed public hearing date on October 19, 2015.

Approval Timeline

Staff made some changes to the recommendations based on consideration of City goals, additional internal analysis, feedback received throughout the summer, and feedback from Commissioners at a July Committee of the Whole meeting in preparation for the 45-day review period. The review period began on August 17th and ends September 30th. Once the public review and comment period is complete, staff will again review the draft recommendations based on the criteria above and make any necessary revisions to the staff recommendation prior to the formal City approval process.

A proposed public hearing at the City Planning Commission is set for October 19th.

Information about the adopted plan, staff recommendations, feedback loops, and timeline can be found on the project website at www.minneapolismn.gov/cped/loringparkrezoning.

Attachment

- Map of staff recommended zoning changes for 45-day public review

Loring Park Rezoning Study Recommendations

45-Day
Public Review
Draft for
CPC COW

Legend

- Changed due to feedback
 - Existing Zoning
- Proposed Zoning Change**
- No
 - Yes

