

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole  
**FROM:** [Brian Schaffer](#), Principal City Planner, (612) 673-2670  
**DATE:** October 22, 2015  
**SUBJECT:** Linden Hills Rezoning Study

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On December 13, 2013 the City Council adopted the [Linden Hills Small Area Plan](#). An important steps in implementing the small area plan is to examine the zoning of the properties within the boundary of the small area plan to ensure it matches the guidance of the adopted small area plan. The adopted Linden Hills Small Area Plan (LHSAP) policies set up evaluation of the following topics related to the zoning code:

- A. Rezone underlying base property zoning (see page 41 of plan)
- B. Refine the Linden Hills Overlay to be more consistent with standard Pedestrian Oriented Overlay
- C. Explore the expansion of the Linden Hills/Pedestrian Oriented Overlay to the 44<sup>th</sup> and France Neighborhood Commercial Node
- D. Implement building design guidance

**A. Rezone underlying base property zoning**

The Future Land Use Map in the LHSAP (page 41 of LHSAP and attached to this document) identifies Land Use Refinements. These are numbered 1 through 6. The following corresponds to this graphic.

**1. Expansion of Neighborhood Commercial Node at 44<sup>th</sup> & France**

*Rezoning study direction to be evaluated:* No action in rezoning study required to implement. The existing commercial zoning is consistent with policy and not recommended for change.

**2. Redefine as Medium Density Residential along France Avenue between commercial node and 46<sup>th</sup> Street**

*Rezoning study direction to be evaluated:* Evaluate upzoning identified properties with low density residential zoning to a zoning district that support medium density residential uses.

**3. Redefine as Medium Density Residential along 44<sup>th</sup> Street between neighborhood commercial node and Drew Ave South**

*Rezoning study direction to be evaluated:* Evaluate upzoning identified properties with low density residential zoning to a zoning district that supports medium density residential uses.

**4. New Neighborhood Commercial Node at 44<sup>th</sup> & Beard**

*Rezoning study direction to be evaluated:* With the exception of one property, owned by the City of Minneapolis, the existing commercial zoning is consistent with policy and not recommended for change. The City of Minneapolis owned property will be evaluated for upzoning from a residential zoning district to a commercial zoning district.

**5. Redefine as Medium Density Residential along 44<sup>th</sup> Street between Xerxes Avenue South and St. Thomas the Apostle**

*Rezoning study direction to be evaluated:* Evaluate upzoning identified properties with low density residential zoning to a zoning district that supports medium density residential uses.

**6. Expansion of Neighborhood Commercial Node at 43<sup>rd</sup> & Upton**

*Rezoning study direction to be evaluated:* Current commercial zoning in node is consistent with policy and not recommended for change. One property currently has split zoning (commercial and residential) and should be rezoned to fully support commercial uses.

**B. Refine the Linden Hills Overlay to be more consistent with standard Pedestrian Oriented Overlay**

The LHSAP identifies some elements of the Linden Hills Overlay that are contrary to existing City regulations and policy regarding parking and uses. The LHSAP calls for bringing the Linden Hills Overlay to be more consistent with the standard Pedestrian Oriented in allowing for reduced parking minimums for commercial uses – particularly restaurants and coffee shops, as well as allowing uses that were prohibited under the overlay.

Additionally, elements of the current Linden Hills Overlay District are less restrictive than or inconsistent with other elements of the Minneapolis Zoning Code. This is because elements of the Minneapolis Zoning Code has evolved since 1997 when the Linden Hills Overlay District was first codified. These elements will be examined as part of the rezoning study.

**C. Explore the expansion of the Linden Hills/Pedestrian Oriented Overlay to the 44<sup>th</sup> and France Neighborhood Commercial Node.**

The Linden Hills Overlay is not currently applied to the 44<sup>th</sup> and France Neighborhood Commercial node. This node has an automotive centered development pattern compared to the traditional storefront development pattern of the other Linden Hills Neighborhood Commercial Nodes. Applying a revamped LH Overlay to this area would help in ensuring a more pedestrian friendly development pattern in the future if properties are redeveloped.

**D. Implement of building design guidance**

The LHSAP provides direction regarding building design that can be potentially implemented through Conditional Use Permits (CUP) for height and other zoning controls. This is being evaluated.

## Process for Completion

- **October 6, 2015:** Linden Hills Neighborhood Council board meeting: Introduction to the rezoning study
- **October 8, 2015:** Linden Hills Business Association (LHBA) meeting: Introduction to the rezoning study
- **October 22, 2015:** City Planning Commission Committee of the Whole (CoW): Review draft recommendation for the rezoning study
- **October 28, 2015:** LHBA full member meeting. Introduction and update on rezoning study
- **November 4, 2015:** Linden Hills Public Meeting to review draft recommendations for the rezoning study and kick-off required 45-day public comment period. Will be held at Linden Hills Park Building.
- **Mid December:** End 45-day public comment period. Assess comments and evaluate potential revisions to draft recommendations.
- **Early January 2016:** A public hearing will be held by the City Planning Commission to evaluate, discuss, and forward rezoning recommendations to the City Council for adoption.
- **Mid to Late January 2016:** The Zoning and Planning Committee of the City Council will consider the zoning recommendations forwarded to them by the City Planning Commission.
- **Late January, early February 2016:** The City Council will consider final adoption of the zoning recommendations.

CPED staff looks forward to reviewing the proposed direction and discussing draft recommendations with the Planning Commission at its Committee of the Whole meeting.

## Attachments:

- Future Land Use Map from the Linden Hills Small Area Plan (page 41)



**LAND USE REFINEMENTS**

- ① Existing Neighborhood Commercial Node
- ② Redefine as Medium Density Residential
- ③ Redefine as Medium Density Residential
- ④ New Neighborhood Commercial Node
- ⑤ Redefine as Medium Density Residential
- ⑥ Existing Neighborhood Commercial Node

**FUTURE LAND USE MAP**

**EDINA LAND USE**

- Commercial
- Single Family Residential
- Multiple Family Residential
- Parks and Recreation
- Public / Semi-Public

**MINNEAPOLIS LAND USE**

- Low Density Residential (up to 20 DU/acre)
- Medium Density Residential (20 - 50 DU/acre)
- High Density Residential (50 - 120 DU/acre)
- Mixed Use
- Parks / Open Space
- ..... Neighborhood Commercial Nodes