CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #7
February 8, 2016

REZONING STUDY SUMMARY

Project Name:	Linden Hills Rezoning Study
Prepared By:	Brian Schaffer, Principal City Planner, 612.673.2670
Ward:	13
Neighborhoods:	Linden Hills Neighborhood Council
Existing Land Use Features:	*Neighborhood Commercial Node:*
	43rd & Upton
	44th & Beard
	44th & France
	Community Corridors:
	44th Street W
	France Ave
Zoning Plate Number:	*29*

APPLICABLE SECTION(S) OF THE ZONING CODE

Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, revising the Linden Hills Overlay District and Pedestrian Oriented Overlay District and amending the zoning map as part of a rezoning study consistent with the guidance of the Linden Hills Small Area Plan:

1. Chapter 521 relating to Zoning Districts and Maps Generally.
2. Chapter 551 relating to Overlay Districts.

BACKGROUND

The *Linden Hills Small Area Plan* was approved by the City Council in 2013 and amended into *The Minneapolis Plan for Sustainable Growth* in 2015. It was produced by the Department of Community Planning & Economic Development (CPED) and the Linden Hills Neighborhood Council (LHiNC) to guide land use and development in portions of the Linden Hills neighborhood for the next 20 years. It articulates a vision for the neighborhood's commercial nodes and community corridors based on existing City policy and input from community stakeholders 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.

CPED has conducted a rezoning study as a significant step in implementing 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 goal of this rezoning study is to encourage the type of development envisioned in the *Linden Hills Small Area Plan* and prevent development that is inconsistent with the plan. The City also has a legal obligation to ensure that zoning reflects adopted land use goals.

PUBLIC PARTICIPATION

Linden Hills Small Area Plan (2013)

The Linden Hills Rezoning Study is intended to implement the policies and recommendations of the *Linden Hills Small Area Plan*. Understanding the public participation for the *Linden Hills Small Area Plan* creates a foundation and context the rezoning study.

The public engagement process for the Linden Hills Small Area Plan kicked off in February 2013 with a survey to gather feedback from the community on desires for the future of Linden Hills. The online survey was supplemented by hard copy surveys that were delivered to every household in Linden Hills. In total, over 400 responses were received. A summary of the survey results can be found on the project webpage or by clicking here.

Following the survey in February 2013, a community workshop was held to discuss preliminary results of the survey and discuss issues and opportunities in the project area. A summary of the February workshop can be found on the project webpage, or by clicking here.

In April 2013, two community workshops were held to work through ideas and alternatives for specific elements of the plan including Land Use, Building and Site Design, Public Realm, Connectivity and Parking, and Heritage Preservation. Over 100 people attended the workshops. A summary of the April workshops can be found on the project webpage, or by clicking here.

In June 2013, in-person and online open houses were held to allow residents to review and comment on draft concepts that were created based on the input of the April community workshops. In total, over 100 people provided comments on the concepts presented in the open house. A summary of the June Open House can be found on the project webpage, or by clicking here.

In September 2013 – one week after the draft plan was open for the 45-day public comment period – an open house was held to allow the public to review and discuss the plan's recommendations with the project team. Approximately 40 people attended the open house.

During the course of the 45-day public comment period, the City Planning Commission and CPED identified concerns over the ability of the draft plan's proposed height limit of three-stories to forward the policies of *The Minneapolis Plan for Sustainable Growth*. In response to this concern, the plan was changed to allow for a four-story building, but additional guidance limited the height of a four-story building to 44 feet (the Minneapolis Zoning Code defines a four-story building as 56 feet and a three-story building as 42 feet in height). To further reduce the perception of the fourth story, additional guidance was added that required a fourth story of a new development to be stepped back 10 feet from street-facing facades. The City Planning Commission forwarded its recommendation of approval of the plan with several conditions, one of which included the removal of the reference to limiting four-story buildings to 44 feet in height, while retaining the guidance in the plan to allow for four-story buildings. The Linden Hills Small Area Plan was adopted by the City Council in December 2013 with language allowing for building heights of three or four stories (see page 46 of the *Linden Hills Small Area Plan*)

Linden Hills Rezoning Study (2015)

Public outreach for the Linden Hills Rezoning Study started with a presentation at the LHiNC Board Meeting on October 6, 2015, followed by a presentation at the Board of Directors meeting of the Linden Hills Business Association on October 8, 2015. The purpose of these meetings were to introduce the rezoning study, identify the scope of the project and discuss the timeline for the project. An additional introductory meeting was held at the General Members meeting of the Linden Hills Business Association on October 28, 2015.

On November 4, 2015, the City hosted an open house at the Linden Hills Park Building to review and discuss the draft staff recommendations for the rezoning. Property owners within 350 feet of properties with proposed zoning changes received a mailed notice. Additionally, the notice of the meeting was publicized by the Ward 13 office and the Linden Hills Neighborhood Council. The November 4, 2015 open house kicked off the 45-day public comment period for the rezoning.

On December 1, 2015, City staff attended the LHiNC board meeting to provide clarity on and answer questions about the draft staff recommendations.

The public comment period on the draft staff recommendations ran from November 4, 2015 through December 30, 2015. Initially, the public comment period was scheduled to end on December 19, 2015, however due to City wide website and server migrations many of the documents linked on the project's webpage were unavailable for two different periods of time. As a result, CPED extended the comment period to December 30, 2015. In total, 153 comments were received on the draft staff recommendations for the rezoning study. See more information on the public comments in the "Public Comment" section of this staff report.

ANALYSIS – CONSIDERATIONS AND ISSUES

The adopted *Linden Hills Small Area Plan* policies set up evaluation of the following topics related to the zoning code:

A. Rezone underlying base property zoning
B. Study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance of the Small Area Plan, including the amount and location of parking and allowed uses
   - Explore the expansion of the Linden Hills/Pedestrian Oriented Overlay to the 44th and France Neighborhood Commercial Node
   - Implement building design guidance

A. Rezone underlying base property zoning

The Future Land Use Map in the *Linden Hills Small Area Plan* (LHSAP) (page 41 of LHSAP) identifies Land Use Refinements. These are numbered 1 through 6. The following corresponds to this graphic.

1. Expansion of Neighborhood Commercial Node at 44th & France

The boundary of the Neighborhood Commercial Node has been amended to *The Minneapolis Plan for Sustainable Growth.* There is no action in the rezoning study required to implement this expansion. The existing commercial zoning is consistent with policy and not recommended for change.

While no rezoning action is required to implement the expansion of the node, there is currently a property with spilt zoning, 4531 France Avenue South. It is currently zoned C2 Neighborhood Corridor Commercial District and R1A Single Family District. The zoning boundary splits the parcel through its parking lot. CPED recommends that this parcel be fully zoned C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay District.

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

   All but two of the parcels in this area were rezoned to R5 Multiple Family District in 2013 during the development of the Linden Hills Small Area Plan for a developer-initiated development project, which has now been constructed and is open. These R5 zoned properties are not proposed for any zoning change. The remaining two parcels contain two multiple family dwellings and are currently zoned R2B. CPED recommends that these two parcels be rezoned R4 Multiple Family District and PO Pedestrian Oriented Overlay District.

3. **Redefine as Medium Density Residential along 44th Street between the 44th and France neighborhood commercial node and Drew Ave South**

   There are two parcels located in this area. One parcel contains townhomes that are zoned R4 Multiple Family District and the other is a childcare facility zoned R1A Single Family District. CPED recommends that the R1A parcel be rezoned to R4 Multiple Family District and PO Pedestrian Oriented Overlay District.

4. **New Neighborhood Commercial Node at 44th & Beard**

   The boundary of the Neighborhood Commercial Node identified in the LHSAP has been amended to *The Minneapolis Plan for Sustainable Growth.* With the exception of one property, owned by the City of Minneapolis, the existing commercial zoning is consistent with adopted policy and not recommended for change. The City of Minneapolis owned property is currently used as a parking lot serving the commercial businesses in the area. The property is currently zoned R1A. CPED recommends that the parcel be rezoned to C1 Neighborhood Commercial District and PO Pedestrian Oriented Overlay District.

5. **Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. John the Apostle**

   This area includes six parcels that are currently zoned R1A Single Family District. Five of these parcels contain multiple family dwellings. CPED recommends that the parcels be rezoned to R4 Multiple Family District and PO Pedestrian Oriented Overlay District.

6. **Expansion of Neighborhood Commercial Node at 43rd & Upton**

   The boundary of the Neighborhood Commercial Node has been amended to *The Minneapolis Plan for Sustainable Growth.* There is no action in the rezoning study required to implement this expansion. Current commercial zoning in this node is consistent with policy and not recommended for change.

   One property currently has split zoning (commercial and residential). CPED recommends that this parcel be fully zoned C1 Neighborhood Commercial District and PO Pedestrian Oriented Overlay District.

Rezoning Areas Identified as Medium Density Residential

As noted above, there are three areas where the future land use map of the *Linden Hills Small Area Plan* specifically calls for medium density residential, which is defined in the Plan as allowing between 20 and 50 dwelling units per acre.

CPED recommends rezoning these areas to R4 Multiple Family District. The Minneapolis Zoning Code has two residential zoning districts that accommodate medium density: The R3 Multiple Family Residential District and the R4 Multiple Family Residential District.

As of right Maximums	R3 District	R4 District
Dwelling units per acre	29	35
Height	2.5 stories, not to exceed 35 feet	4 stories, not to exceed 56 feet
Floor Area Ratio (FAR)	1	1.5
Required Front Yard	20 feet	15 feet

The *Linden Hills Small Area Plan* states that "a maximum height of three or four stories is allowed for multifamily residential & mixed use buildings within the three neighborhood commercial nodes and along the community corridors of 44th Street West (from Upton to France Avenues) and France Avenue (Glendale to 46th Street W) where the future land use is identified as medium or high density."

The LHSAP further states "due to the existing character and development patterns of 43rd & Upton, 44th & Beard, 44th & France and along the 44th Street and France Community Corridors allowing 3 or 4-story buildings while encouraging shorter overall building heights, expressed in feet, is considered the most respectful of existing character. The intent is to allow the[sic] for the achievable densities called for in the City policies while encouraging compatible design through lower maximum foot height of building heights than allowed in the current Zoning Ordinance."

The LHSAP states that three or four stories is allowed and that through the application of all the policies and recommendations of the LHSAP that three or four-story buildings are respectful to the existing surrounding character in the three areas proposed to be rezoned to accommodate medium density. Due to its maximum height of 2.5 stories or 35 feet, the R3 District does not allow for either three or four story-buildings to be achieved as of right; the R4 District, allows three and four-stories as of right, which is consistent with the policy language of allowing three or four-story buildings.

The *Linden Hills Small Area Plan* also states the following about building site and design "the fourth story of any building in the three neighborhood commercial nodes and along the community corridors shall be stepped back from the street facing façade(s) of the building by at least 10 feet." The LHSAP further states that "when a new three or four story building is adjacent to single- or two-family structures, the top floor shall be setback an additional 10 feet

from the required rear and side yards of the property. Adjacent structures are defined as properties that share a side or rear property line or an alley with the subject property."

Additionally, the LHSAP states that "the Neighborhood Commercial Nodes and Community Corridors are valued for their eclectic diversity of buildings and their scale. New development should reflect the character of the area through articulation, such as massing intervals and varied setbacks. This should be achieved through more than just a change in building materials."

To ensure compliance with the building design guidance of the *Linden Hills Small Area Plan,* these areas are also proposed to be included in the new Linden Hills area portion of the Pedestrian Oriented Overlay District and would be subject to the zoning requirements of that district, including:

- The fourth story of any commercial building or multiple-family dwelling shall be stepped back ten feet from any building wall that faces a public street. This implements the building design guidance of the Small Area Plan.
- The top floor of a building of three (3) or more stories shall be set back not less than ten feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property. This implements the building design guidance of the Small Area Plan.

Residential to Commercial

CPED proposes rezoning three parcels from a residence to a commercial zoning district. These properties have been previously identified in this staff report. Two of these properties fix split zoning where the properties have both residential and commercial zoning. State statute requires that written consent be obtained from the owners of two-thirds of the properties within 100 feet of any property being changed from residential to either commercial or industrial zoning unless the amendment is based on a 40-acre survey/planning study AND the Planning Commission determines that the number of properties affected by the proposed amendment(s) renders obtaining of such written consent impractical.

The City Planning Commission, therefore, must make a formal finding of impracticality. If the finding is made by the City Planning Commission that obtaining consent signatures is impractical, the City Council voting requirement to approve the rezoning is two-thirds (with consent signatures obtained, the voting requirement is a majority).

Obtaining consent from the owners of properties within 100 feet of the three properties would involve staff approaching the owners of over 50 properties. Reaching these owners and obtaining signatures would require a substantial amount of staff time. In addition, there is a level of impracticality of contacting these property owners when the zoning changes are intended in part to comply with another part of state statute requiring consistency between adopted land use policy and zoning. In effect, obtaining consent for implementing a plan that was developed with public input and previously adopted by the City.

B. The Linden Hills Overlay District and the Proposed Linden Hills Area Pedestrian Oriented Overlay District.

The *Linden Hills Small Area Plan* provides direction to "study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance in the Small Area Plan, including the amount and location of parking and allowed uses." During the course of the work on the rezoning study, guided by the LHSAP, CPED determined that many elements of the Linden Hills Overlay District are redundant, less restrictive, or inconsistent with other elements of the Minneapolis Zoning Code.

The Linden Hills Overlay was adopted in 1997 prior to the creation of the Pedestrian Oriented Overlay District. The Pedestrian Oriented Overlay District is currently applied to a variety of areas within Minneapolis. While these include areas such as Dinkytown, Uptown, West Broadway and Transit Stations along the LRT lines, it is also applied to five Neighborhood Commercial Nodes in Minneapolis: 44th & Penn Ave North, 54th & Lyndale Ave South, 58th & Lyndale Ave South, 38th & Chicago Ave South, and 48th & Chicago Ave South.

The existing Pedestrian Oriented Overlay District shares much of the same guidance as the existing Linden Hills Overlay District related to building design. Where the requirements in the Linden Hills Overlay District are not covered by requirements in the Pedestrian Oriented Overlay, the requirements from Chapter 530 Site Plan Review of the Zoning Code provides similar or more restrictive requirements.

In reviewing approaches to implementing the policies of the *Linden Hills Small Area Plan*, it was determined that the extent of changes necessary to implement the LHSAP policy guidance around parking, location of parking and allowed uses as well as making changes necessary to the existing Linden Hills Overlay District to correct the inconsistencies and redundancies outlined in the paragraph below would result in very similar guidance to that offered in the existing Pedestrian Oriented Overlay District. As a result, CPED recommends removing the existing Linden Hills Overlay and moving applicable portions of the Linden Hills Overlay into a newly created Linden Hills area portion of the Pedestrian Oriented Overlay District.

The existing Linden Hills Overlay District contains language that prohibits certain uses, has higher parking requirements for certain uses than anywhere else in the City and guidance related to screening and setbacks that is currently less restrictive than the guidance offered in Chapter 530 Site Plan Review of the Minneapolis Zoning Code. A highlighted summary of those existing Linden Hills Overlay District elements that are redundant, less restrictive, or inconsistent with other elements of the code is below.

- The Linden Hills Overlay prohibits bike and inline skate rental, no other portions of the Zoning Code prohibit this use.
- The Linden Hills Overlay has a parking requirement that is based on the number of seats within a restaurant and coffee shop, which includes outdoor seating. Chapter 541 of the Zoning Code, defines parking based on Gross Floor Area of the use—a different way of calculating parking than by number of seats. No other portion of the Zoning Code, and thus no other portion of the City, uses number of seats in determining parking requirements nor does any other portion of the Zoning Code—and thus no other portion of the City counts outdoor seating in the parking requirements. While calculations vary based on the layout of each specific establishment, the examples staff tested show that under the Linden Hills Overlay these businesses have a larger parking requirement than they would in any other part of the City under the Zoning Code.
- The Linden Hills Overlay has a parking requirement for grocery stores and banks that is higher than other areas of the City subject to Chapter 541 of the Zoning Code. Under the existing Linden Hills Overlay, the parking requirement for these uses is higher than in any other portion of the City.
- The Linden Hills Overlay allows backlit canopy signs, while the Pedestrian Oriented Overlay District prohibits this type of signage.

- The Linden Hills Overlay requires that parking areas fronting public streets and sidewalks have at least a 5 foot setback containing evergreen or deciduous shrubs that form a continuous screen of 3 feet in height. Chapter 530 requires a landscaped yard that is at least 7 feet wide as well as screening that is 3 feet in height and not less than 60 percent opaque. Chapter 530 requires a larger landscaped setback. This is an example where the Site Plan Review requirements of Chapter 530 are more restrictive than the Linden Hills Overlay. It is also an example where the guidance is inconsistent with how it is administered throughout the City. It also an example of being redundant since another section of the Zoning Code covers this provision.
- The Linden Hills Overlay requires that parking areas abutting or across an alley from a residence district or office residence district have at least a 5 foot setback containing either evergreen or deciduous shrubs that form a continuous screen of 3 feet in height OR a six foot tall decorative fence. Chapter 530 requires a landscaped yard at least 7-9 feet wide AND screening that is 6 feet in height and not less than 60 percent opaque. This is another case where the Site Plan Review requirements of Chapter 530 of the Zoning Code are more restrictive than the Linden Hills Overlay. It is also an example where the guidance is inconsistent with how it is administered throughout the City. It also an example of being redundant since another section of the Zoning Code covers this provision.
- The trigger for Site Plan Review is higher in the Linden Hills Overlay than it is in Chapter 530 of the Zoning Code. Chapter 530 of the Zoning Code requires Site Plan Review for additions of 1,000 square feet or more, while the Linden Hills Overlay District requires it for additions of 3,000 square feet or more. This is another case where the Site Plan Review requirements of Chapter 530 of the Zoning Code are more restrictive than the Linden Hills Overlay.

Four additional requirements are recommended for inclusion into the proposed Linden Hills area portion of the Pedestrian Oriented Overlay District to implement the adopted policy of the *Linden Hills Small Area Plan* regarding the location of parking, building design and transitions between multiple family and commercial development and low-scale residential development.

- Off-site, off-street parking serving nonresidential uses in the Linden Hills area may be located in any commercial district and may be located in the residence and office residence districts. In the residence and office residence districts, the off-site parking area shall be accessory to an institutional or public use.

- The Zoning Code currently prohibits off-site, off-street parking for commercial uses in residentially zoned areas. The institutional uses in Linden Hills have accessory parking that could potentially be used for parking to support commercial areas, but currently under the Zoning Code, this is prohibited. This new provision allows for the institutional uses to enter into arrangements with nearby commercial uses to utilize their accessory parking. This implements the guidance of the Small Area Plan which looks to manage and maximize the existing overall supply of parking resources.
- The fourth story of any commercial building or multiple-family dwelling shall be stepped back ten feet from any building wall that faces a public street. This implements the building design guidance of the Small Area Plan which states that “the fourth story of any building in the three neighborhood commercial nodes and along the community corridors shall be stepped back from the street facing façade(s) of the building by at least 10 feet.

- The top floor of a building of three (3) or more stories shall be set back not less than ten feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property. This implements the building design guidance of the Small Area Plan which states that, "when a new three or four story building is adjacent to single- or two-family structures, the top floor shall be setback an additional 10 feet from the required rear and side yards of the property."
- A continuous screen not less than three (3) feet or more than six (6) feet in height shall be provided between any commercial building or multiple-family dwelling and abutting R1, R1A, R2 or R2B zoned property. Required screening shall be at least ninety-five (95) percent opaque throughout the year and shall be satisfied by a hedge, decorative fence, or masonry wall. This implements building design guidance in the Small Area Plan which states, "encourage site designs that use vegetative buffers to reduce the visual impact of higher density development on adjacent lower density development." Additionally, this is very similar to an element of the Linden Hills Overlay District that is not covered by the Pedestrian Oriented Overlay District or other applicable portions of the Minneapolis Zoning Ordinance.

Under CPED's recommendation, there are three elements of the existing Linden Hills Overlay District that are not proposed for inclusion in the proposed Linden Hills area portion of the Pedestrian Oriented Overlay District and not covered by other portions of the Zoning Ordinance.

- The Linden Hills Overlay District encourages (it does not require) commercial delivery and shipment of products, merchandise or supplies in straight trucks or smaller vehicles. This type of regulation is not addressed in other sections of the Zoning Code. It is also only stated as an encouragement and not a requirement. The Linden Hills Overlay cannot be used to require the use of straight trucks or smaller vehicles for commercial delivery and shipment. Regulations that address commercial delivery vehicles are found in the Traffic Code.

- The Linden Hills Overlay District allows for a shared loading facility between two uses to be provided in lieu of 1 required automobile parking space. Shared loading facilities are allowed Chapter 541 of the Zoning Code, however, outside the Linden Hills Overlay shared loading cannot be provided in lieu of 1 required parking space.

- The Linden Hills Overlay District sets the maximum width of driveways for parking areas at 20 feet. Chapter 541 of the Zoning Code sets the maximum width of driveways for parking areas at 25 feet. The Pedestrian Oriented Overlay District does not modify or reduce the driveway width established in Chapter 541. Driveways in the City not covered by the Linden Hills Overlay District are allowed to be up to 5 feet wider.

This zoning code text amendment results in the removal of redundant and inconsistent language and places similar guidance in Zoning Code under one article of the Zoning Code- Article II. Pedestrian Oriented Overlay District. It is anticipated that the Zoning Code text amendment will provide clarity in implementing adopted policy, as well as eliminate the previously identified inconsistencies.

Applying the new Linden Hills area Pedestrian Oriented Overlay District to the 44th & France Neighborhood Commercial Node

The existing Linden Hills Overlay District is currently only applied to properties in the 43rd & Upton and 44th & Beard Neighborhood Commercial Nodes. *The Linden Hills Small Area Plan* recommended studying its application to the 44th & France Neighborhood Commercial Node. The area of 44th & France originally developed in a more auto-centric pattern than the other commercial areas of Linden Hills. The application of the existing Linden Hills Overlay District was envisioned as a way to guide improvements to and redevelopment of property to a more traditional urban pattern similar to other commercial areas in Linden Hills. As noted above, CPED is recommending using a new Linden Hills area of the Pedestrian Oriented Overlay District in lieu of the Linden Hills Overlay District. Under the application of either overlay district automotive service uses are prohibited. There is one automotive services use in this area, a gas station at 4419 France Avenue South. Under the CPED recommendation, the gas station would become non-conforming but would be allowed to remain under rights afforded by the City and State for non-conforming uses.

FINDINGS AS REQUIRED BY THE MINNEAPOLIS ZONING CODE

1. **Whether the amendment is consistent with the applicable policies of the Comprehensive Plan.**

The rezoning recommendations are consistent with and directly implement the land use and building and site design guidance of the *Linden Hills Small Area Plan* and *The Minneapolis Plan for Sustainable Growth*.

Designated land use features found in the study area include:

- *Neighborhood Commercial Node:*
  - *43rd & Upton*
  - *44th & Beard*
  - *44th & France*
- *Community Corridors:*
  - *44th Street W*
  - *France Ave S*

The following general land use policies of the *Minneapolis Plan for Sustainable Growth* apply:

Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the

surrounding area.

Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

1.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial uses on the ground floor.

1.11.6 Encourage the development of medium-density housing immediately adjacent to Neighborhood Commercial Nodes to serve as a transition to surrounding low-density residential areas.

Policy 2.3: Encourage walking throughout the city by ensuring that routes are safe, comfortable, pleasant, and accessible.

2.3.5 Continue to enforce standards for building placement and design based primarily on the needs of pedestrians.

Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community

2.8.1 Implement off-street parking regulations which provide a certain number of parking spaces for nearby uses, while still maintaining an environment that encourages bicycle, pedestrian, and transit travel

Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

10.5.1 Smaller-scale, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.

Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.

10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

The following goals and specific implementation recommendations from the *Linden Hills Small Area Plan* apply:

Goal 2: Ensure appropriately-scaled development.

2.1 Encourage development that reinforces the 43rd & Upton, 44 & Beard, and 44th & France Neighborhood Commercial nodes and appropriately connects them along 44th Street.

2.2 Promote measures to facilitate new investment that embrace economic, environmental, and social sustainability.

2.3 Promote contextual infill redevelopment through policies and regulations that address the width, length, massing and height of new development, building expansions, and renovations.

Goal 3: Encourage complementary uses, activities, and public realm enhancements.

3.4 Manage and reconfigure existing overall supply of parking resources to their maximum potential while also seeking opportunities for expanding car share, bike rental and neighborhood transit circulator service.

Goal 5: Support the development of a broad spectrum of life-cycle housing options.

5.1 Encourage the development of a range of housing types and sizes.

5.2 Promote housing options that meet the needs and desires of people throughout their lives (from young adults to seniors).

5.3 Encourage a mix of dwelling unit types and sizes within new or renovated multi-family buildings.

Specific Implementation Recommendations for: Land Use & Development Intensity

- Study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance in this Small Area Plan, including the amount and location of parking and allowed uses. The study should also consider applying the overlay district to the 44th & France Neighborhood Commercial Node to further encourage more pedestrian-oriented development patterns.
- Redefine the area along France Avenue from the corner of 46th Street up to the south property line of 4519 France Avenue South as Medium Density Residential.
- Redefine the area along the north side of 44th Street between Drew Avenue and France 44 Liquors as Medium Density Residential.
- Redefine the area along the north side of 44th Street between Xerxes Avenue and St. John the Apostle Church and School as Medium Density Residential.

Specific Implementation Recommendations for: Building & Site Design

- A maximum height of three or four stories is allowed for multifamily residential & mixed use buildings within the three neighborhood commercial nodes and along the community corridors of 44th Street West (from Upton to France Avenues) and France Avenue (Glendale to 46th Street W) where the future land use is identified as medium or high density.
- The fourth story of any building in the three neighborhood commercial nodes and along the community corridors shall be stepped back from the street facing façade(s) of the building by at least 10 feet.
- The Neighborhood Commercial Nodes and Community Corridors are valued for their eclectic diversity of buildings and their scale. New development should reflect the character of the area through articulation, such as massing intervals and varied setbacks. This should be achieved through more than just a change in building materials.
- When a new three or four story building is adjacent to single- or two-family structures, the top floor shall be setback an additional 10 feet from the required rear and side yards of the property. Adjacent structures are defined as properties that share a side or rear property line or an alley with the subject property.
- Encourage building designs that articulate or enliven the rear façade.
- Encourage site designs that use vegetative buffers to reduce the visual impacts of higher density development on adjacent lower density development.

Specific Implementation Recommendations for: Movement, Connectivity & Parking

- Manage and reconfigure existing supply of parking resources to their maximum potential while also seeking opportunities for expanding car share, bike rental, and neighborhood transit circulator service.
- Ensure that parking facilities maintain and enhance the character of Linden Hills through their location, design and the types of facilities.

2. **Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

   The recommended zoning changes affect 135 properties, and thus are not in the interest of a single property owner. The recommendations implement a small area plan and a comprehensive plan that involved the participation of multiple stakeholders and both of which have been adopted as policy by the City Council.

3. **Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

   The proposed changes to primary zoning designations are guided by the adopted small area plan and the Comprehensive Plan. These plans and policies consider the growth and evolution of the entire area, including integration with and transition between surrounding land uses.

4. **Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

   The proposed zoning identifies reasonable changes to fulfill long-term land use objectives of adopted City Plans.

   Eight of the nine properties where R4 zoning is proposed are currently non-conforming due to the existing density and existing zoning classifications as R2B or R1A. These properties can continue to operate as non-conforming under the existing zoning classification. The recommended rezoning would bring the properties into or closer into compliance with regard to their current density.

   As a result of the CPED recommendations, a gas station located 4419 France Avenue South will become a non-conforming use under the proposed Pedestrian Oriented Overlay District. The Pedestrian Oriented Overlay District prohibits automotive service uses, which includes gas stations. The gas station use will have non-conforming rights afforded by the City and State for non-conforming uses.

5. **Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

   The City's Comprehensive Plan was developed more recently than when the present zoning classifications in the project area were established. The current zoning classifications date back to at least 1987, when a rezoning and downzoning occurred and was adopted by the Minneapolis City Council.

   The adopted City policy guidance from *The Minneapolis Plan for Sustainable Growth,* which was reinforced and clarified by the *Linden Hills Small Area Plan*, was initially adopted by the City Council in 2009. The proposed zoning classification changes implement current adopted City Policy.

PUBLIC COMMENT

The following reflects public comments received during the public comment period. The public comment period ran from November 4, 2015 through December 30, 2015. Initially, the public comment period was scheduled to end on December 19, 2015, however due to City wide website and server migrations, many of the documents linked on the project's webpage were unavailable for two different periods of time. Due to the documents unavailability on the website, CPED made the decision to extend the comment period to ensure those who wanted to comment had ample opportunity to do so.

Comments on draft staff recommendations were received in a few formats: via hand written form at the November 4, 2015 open house, via email to the CPED project manager, Brian Schaffer, via email or online contact form to Council Member Palmisano's office, and via an online comment portal hosted by CPED. In total 153 comments were received on the draft staff recommendations. Those comments are included in the attachments in two ways: their raw format via email or web portal and a document that catalogs all comments received into one document which includes the date the comment was received, the commenter's name (if provided), and the comment.

Summary of Comments

The following is a brief summary of the comments received between November 4, 2015 and December 30, 2015. As noted above, all of the comments received during the public comment period are attached. A few of the businesses in the area expressed support for some or all of the staff recommendations—specifically the proposed changes regarding parking requirements and the location of allowed off-street parking. While there were some commenters that expressed support for some or all of the draft staff recommendations, many of the comments received expressed concern with the draft staff recommendations. Most of those concerns focused on the following two areas:

- Concern of draft staff recommendation for R4 Multiple Family District for all areas where it was recommended and specifically in the area adjacent to 44th & Xerxes Ave South. Many respondents expressed concern over density, the potential of increased traffic, and concern about building heights that could be four-stories or 56 feet in height, and a four-story building's ability to fit into the existing character of the area. There was interest expressed in using the R3 Multiple Family District in lieu of the proposed R4 District. Respondents felt the R3 District met the policy recommendations of the *Linden Hills Small Area Plan* regarding density and was more in keeping with the character of the area.

- Concerns about Linden Hills Overlay District being removed. Respondents expressed concern that the *Linden Hills Small Area Plan* language did not explicitly call for the removal of the Linden Hills Overlay District—it only called for CPED to "study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance in the Small Area Plan, including the amount and location of parking and allowed uses." Other concerns were expressed over the idea that the proposed application of the Pedestrian Overlay District would "move Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery[sic]."

Independent Survey conducted by a Linden Hills resident

During the course of the public comment period a Linden Hills resident, who also identifies himself as a member of the LHiNC Board and the LHiNC Zoning Committee Chair, published his own survey to gather feedback to several questions. Advertisement for this individual resident's survey was published in the Linden Hills Line, which is a hard copy publication of LHiNC and distributed to all properties in Linden Hills, including commercial businesses. Additional advertisement was placed in the LHiNC E-Newsletter. CPED neither initiated nor requested this survey. The owner of the survey provided the CPED project manager the results of the survey on December 22, 2015. There were over 300 respondents to the survey. These results can be found in the attachments. The survey questions asked were:

- Do you support, remain neutral, or oppose making parts of Linden Hills into more Urban Districts?
- Do you support, remain neutral, or oppose making parts of Linden Hills into more Historic Districts?
- Do you support, remain neutral, or oppose rezoning Linden Hills?
- Do you support, remain neutral, or oppose Linden Hills being grouped with areas of West Broadway, Hennepin-Lake, Nicollet-Franklin, Dinkytown, Stadium Village, and Central-Lowry for purposes of zoning?
- Do you support, remain neutral, or oppose Linden Hills keeping the Linden Hills District Overlay for purposes of zoning?
- Do you support, remain neutral, or oppose the Linden Hills Small Area Plan and its enforcement?
- Do you support, remain neutral, or oppose Conditional Use Permits to increase heights beyond allowed As of Right Height Maximum?
- Should Linden Hills have more, the same, or less off street parking?
- Have you heard about, read or not read the Linden Hills Small Area Plan, the community of Linden Hills policy document which was approved by the City Council in 2013?
- Have you heard about, read or not read the Linden Hills Overlay Zoning District, which was approved by the Planning Commission and City Council in 1997?
- Have you heard about, read, or not read An Ordinance Of the City of Minneapolis, Council Member Linea Palmisano's rezoning proposals for Linden Hills to become part of a larger city Pedestrian Oriented Overlay, which was presented to the Planning Commission last month, and the City Council this November?
- Have you reviewed the Linden Hills Rezoning Study proposal on which Minneapolis's Community Planning and Economic Development (CPED) Department is currently taking comment?
- Are you well informed by LHiNC in regards to zoning and rezoning issues in the Linden Hills?
- Would you like to be better connected to find out information on zoning and rezoning issues in our neighborhood?

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development:

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council adopt staff findings and amend Title 20 of the Minneapolis Code of Ordinances, amending chapters 521 and 551 relating to Zoning Districts and Maps Generally and Overly Districts and find that obtaining consent signatures for the rezoning of properties from residential to commercial in the Linden Hills Rezoning Study is impractical, as follows:

A. Zoning Text Amendment
   Recommended Motion: **Approve** the zoning text amendments removing the Linden Hills Overlay District and adding the Linden Hills area to the Pedestrian Oriented Overlay District as written in the attached exhibits.
B. Zoning Map & Zoning Text Amendment
   Recommended Motion: **Approve** the zoning map amendment and zoning text amendments for the rezoning of parcels in the attached exhibits.

ATTACHMENTS

1. Proposed Zoning Ordinance
2. Proposed Primary Zoning Map Changes
3. Proposed Overlay District Map Changes
4. List of Properties with Zoning Classification Changes
5. Linden Hills Small Area Plan Future Land Use Plan
6. Comments received
   A. Summary document
   B. All Comments
   C. Survey results from a Linden Hills resident's survey, dated December 22, 2015

ORDINANCE

By Palmisano

Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.10 contained in Chapter 521, Zoning Districts and Maps Generally, be amended to read as follows:

521.10. Establishment of zoning districts. In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

(1) *Residence Districts*.
R1 Single-family District
R1A Single-family District
R2 Two-family District
R2B Two-family District
R3 Multiple-family District
R4 Multiple-family District
R5 Multiple-family District
R6 Multiple-family District

(2) *Office Residence Districts.*
OR1 Neighborhood Office Residence District
OR2 High Density Office Residence District
OR3 Institutional Office Residence District

(3) Commercial Districts.
C1 Neighborhood Commercial District
C2 Neighborhood Corridor Commercial District
C3A Community Activity Center District
C3S Community Shopping Center District
C4 General Commercial District

(4) *Industrial Districts.*
I1 Light Industrial District
I2 Medium Industrial District
I3 General Industrial District

(5) *Downtown Districts.*
B4 Downtown Business District
B4S Downtown Service District
B4C Downtown Commercial District
B4N Downtown Neighborhood District

(6) *Overlay Districts.*

PO Pedestrian Oriented Overlay District
~~LH Linden Hills Overlay District~~
IL Industrial Living Overlay District
TP Transitional Parking Overlay District
SH Shoreland Overlay District
FP Floodplain Overlay District
MR Mississippi River Critical Area Overlay District
DP Downtown Parking Overlay District
B4H Downtown Housing Overlay District
DH Downtown Height Overlay District
NM Nicollet Mall Overlay District
HA Harmon Area Overlay District
AP Airport Overlay District
WB West Broadway Overlay District
UA University Area Overlay District
DS Downtown Shelter Overlay District

Section 2. That Section 551.175 contained in Chapter 551, Overlay Districts, be amended to read as follows:

~~**551.175. Transit Station areas.** The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:~~

~~Cedar-Riverside LRT Station~~
~~Franklin Avenue LRT Station~~
~~Lake Street/Midtown LRT Station~~
~~38th Street LRT Station~~
~~46th Street LRT Station~~
~~50th Street/Minnehaha Park LRT Station~~
~~VA Medical Center LRT Station~~
~~West Bank LRT Station~~
~~Stadium Village LRT Station~~
~~Prospect Park LRT Station~~

~~(1) *Prohibited uses.* The following uses shall be prohibited in the PO Overlay District:~~
~~a. Self service storage.~~
~~b. Commercial parking lots, including the expansion of any existing commercial parking lot.~~
~~c. The conversion of any accessory parking lot to a commercial parking lot.~~

~~(2) *Wholesaling, warehousing and distribution; furniture moving and storage.* Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.~~

~~(3) *Density bonuses.* Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.~~

~~(4) *Minimum floor area.* New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio~~

~~Requirements. Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.~~

~~**Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements**~~

~~Transit Station Area~~	~~Minimum FAR~~			
	~~Commercial, OR2 and OR3 Districts~~	~~Industrial Districts~~	~~Residence and OR1 Districts~~	
~~Cedar-Riverside~~		~~1.0~~	~~1.0~~	~~none~~
~~Franklin Avenue~~		~~1.0~~	~~1.0~~	~~none~~
~~Lake Street/Midtown~~		~~1.0~~	~~1.0~~	~~none~~
~~38th Street~~		~~1.0~~	~~1.0~~	~~none~~
~~46th Street~~		~~1.0~~	~~1.0~~	~~none~~
~~50th Street/Minnehaha Park~~		~~1.0~~	~~1.0~~	~~none~~
~~VA Medical Center~~		~~1.0~~	~~1.0~~	~~none~~
~~West Bank~~		~~1.0~~	~~1.0~~	~~none~~
~~Stadium Village~~		~~1.0~~	~~1.0~~	~~none~~
~~Prospect Park~~		~~1.0~~	~~1.0~~	~~none~~

~~(5) *Off-street parking.*~~
~~a. *Multiple-family dwellings.* The minimum off-street parking requirement for multiple-family dwellings in close proximity to frequent transit service may be reduced as authorized by Chapter 541, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy (70) percent of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.~~

551.175. - Linden Hills area. (a) The following additional regulations shall govern development within the PO Overlay District within the commercial areas at the intersections of 43rd Street and Upton, 44th Street and Beard, and 44th Street and France and the multiple family residence districts along 44th Street West between Upton and Xerxes Avenues and between Chowen and France Avenues, and along France Avenue between 45th Street West and 46th Street West as shown on the official zoning map:

(1) *Off-site parking*. Notwithstanding any other provision to the contrary, off-site parking serving nonresidential uses in the Linden Hills area may be located in any commercial district and may be located in the residence and office residence districts. In the residence and office residence districts the off-site parking area shall be accessory to an institutional or public use and shall be existing on the effective day of this ordinance.

(2) *Fourth story step back.* The fourth story of any commercial building or multiple-family dwelling, and any story above the fourth, shall be stepped back ten (10) feet from any building wall that faces a public street.

(3) *Commercial buildings and multiple-family dwellings abutting residence districts.*

a. The top floor of a building of three (3) or more stories shall be set back not less than ten (10) feet from the applicable interior side or rear yard setback required from abutting R1, R1A, R2 or R2B zoned property.

b. A continuous screen not less than three (3) feet or more than six (6) feet in height shall be provided between any commercial building or multiple-family dwelling and abutting R1, R1A, R2 or R2B zoned property. Required screening shall be at least ninety-five percent (95%) opaque throughout the year and shall be satisfied by a hedge, decorative fence, or masonry wall.

Section 3. That Section 551.180 contained in Chapter 551, Overlay Districts, be amended to read as follows:

~~**551.180. - Purpose.** The LH Linden Hills Overlay District is established to preserve and promote the pedestrian character of the Linden Hills commercial districts, to establish parking requirements for certain high impact uses, to reduce the impact of commercial uses and off-street parking and loading facilities on adjacent properties, to maintain the economic viability of the Linden Hills commercial districts while retaining a core of businesses providing neighborhood services, and to mitigate the impacts of vehicular speeds and congestion in the neighborhood. Small, neighborhood scale commercial uses are encouraged.~~

551.180. - Transit Station areas. (a) The following additional regulations shall govern development within PO Overlay Districts in and around the following existing or proposed transit stations, as shown on the official zoning maps:

Cedar-Riverside LRT Station
Franklin Avenue LRT Station
Lake Street/Midtown LRT Station
38th Street LRT Station
46th Street LRT Station
50th Street/Minnehaha Park LRT Station
VA Medical Center LRT Station
West Bank LRT Station
Stadium Village LRT Station
Prospect Park LRT Station

(1) *Prohibited uses.* The following uses shall be prohibited in the PO Overlay District:
a. Self service storage.
b. Commercial parking lots, including the expansion of any existing commercial parking lot.
c. The conversion of any accessory parking lot to a commercial parking lot.

(2) *Wholesaling, warehousing and distribution; furniture moving and storage.* Uses shall be limited to thirty thousand (30,000) square feet of gross floor area.

(3) *Density bonuses.* Where the primary zoning district or Industrial Living Overlay District provide a density bonus of twenty (20) percent, such bonus shall be thirty (30) percent.

(4) *Minimum floor area.* New development shall be subject to a minimum floor area ratio requirement, as specified in Table 551-0, Transit Station Area Minimum Floor Area Ratio Requirements. Individual

phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.

Table 551-0 Transit Station Area Minimum Floor Area Ratio Requirements

Transit Station Area	Minimum FAR		
	Commercial, OR2 and OR3 Districts	Industrial Districts	Residence and OR1 Districts
Cedar-Riverside	1.0	1.0	none
Franklin Avenue	1.0	1.0	none
Lake Street/Midtown	1.0	1.0	none
38th Street	1.0	1.0	none
46th Street	1.0	1.0	none
50th Street/Minnehaha Park	1.0	1.0	none
VA Medical Center	1.0	1.0	none
West Bank	1.0	1.0	none
Stadium Village	1.0	1.0	none
Prospect Park	1.0	1.0	none

(5) *Off-street parking.*

a. *Multiple-family dwellings.* The minimum off-street parking requirement for multiple-family dwellings in close proximity to frequent transit service may be reduced as authorized by Chapter 541, Off-Street Parking and Loading, except in the following transit station areas, where the minimum off-street parking requirement for multiple-family dwellings shall be seventy percent (70%) of the number specified in the UA University Area Overlay District: Cedar-Riverside, West Bank, Stadium Village, and Prospect Park.

Section 4. That Sections 551.190 through 551.320 contained in Chapter 551, Overlay Districts, be and are hereby repealed.

~~**551.190. - Established boundaries.** All land located within the established boundaries of the LH Overlay District shall be subject to the requirements of this chapter. All applicants are encouraged to meet with the designated neighborhood organizations to discuss and review proposed plans for development within the Linden Hills commercial districts. The boundaries of the LH Overlay District shall be the areas known as the following as shown on the official zoning map:~~

~~(1) Forty-third Street West and Upton Avenue South commercial district.~~
~~(2) Forty-fourth Street West and Beard Avenue South commercial district.~~

~~**551.200. - Prohibited uses.** The following uses shall be prohibited in the LH Overlay District:~~

~~(1) Drive-through facilities.~~
~~(2) Automobile services uses.~~
~~(3) Video stores of more than two thousand (2,000) square feet gross floor area.~~
~~(4) Bicycle and in-line skate rental.~~

~~**551.210.- Commercial deliveries.** All commercial deliveries and shipments of products, merchandise or supplies shall conform to existing road and truck use restrictions on residential streets, and are encouraged to be provided by use of straight trucks or smaller vehicles and not semi-tractor trailers.~~

~~**551.220.- Fast food restaurants.** Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.~~

~~**551.230. - Restaurant seating plan.** All restaurants and coffee shops shall provide to the zoning administrator a complete accounting of the number of seats in the establishment, including all indoor and outdoor customer seating, and shall conspicuously post upon the premises the legal seating permitted and approved site plan for outdoor seating, if any.~~

~~**551.240.- Building placement.** The placement of buildings shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of buildings shall be located not more than eight (8) feet from the front lot line, except where a greater yard is required by this zoning ordinance. In the case of a corner lot, the building wall abutting each street shall be located not more than eight (8) feet from the lot line, except where a greater yard is required by this zoning ordinance. The area between the building and the lot line shall include amenities such as landscaping, tables and seating. Buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site.~~

~~**551.250.- Building façade.** (a) Window area. At least forty (40) percent of the first floor façade of any nonresidential use that faces a public street or sidewalk, shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building. Windows shall be distributed in a more or less even manner. Minimum window area shall be measured between the height of two (2) feet and ten (10) feet above the finished level of the first floor.~~

~~(b) Awnings and canopies. Awnings and canopies are encouraged to provide protection for pedestrians and shall be placed to emphasize individual storefronts and entrances. Plastic, vinyl or similar material and backlit awnings shall be prohibited.~~

~~**551.260.- Prohibited on-premise signs.** The following on-premise signs shall be prohibited in the LH Overlay District:~~

~~(1) Pole signs.~~
~~(2) Backlit awning signs.~~
~~(3) Backlit insertable panel projecting signs.~~

~~**551.270.- Accessory parking.** (a) Location. On-site accessory parking facilities established after June 1, 1997 shall be located to the rear or interior side of the site, within the principal building served, or entirely below grade.~~

~~(b) Dimensions. Parking lots shall be limited to not more than sixty (60) feet of street frontage.~~

~~(c) Driveways. Driveway width for all parking areas shall not exceed twenty (20) feet of street frontage. Parking areas existing on or before June 1, 1997 shall not be affected by this provision regardless of the~~

~~amount of street frontage, provided that street frontages shall not be increased beyond the limits of this section.~~

~~**551.280.- Specific parking requirements.** Accessory off-street parking shall be provided as specified in Table 551-1, LH Overlay District Minimum Off-Street Parking Requirements.~~

~~Table 551-1LH Overlay District Minimum Off-Street Parking Requirements~~

~~Use~~	~~Minimum Parking Requirement~~	~~Specific Parking Standards~~
~~Video store not more than 2,000 square feet of gross floor area~~	~~1 space per 250 square feet of gross floor area but not less than 4 spaces.~~	~~Nonconforming parking rights shall apply. Off-site parking shall be prohibited.~~
~~Bank or financial institution~~	~~1 space per 300 square feet of gross floor area but not less than 4 spaces.~~	~~Off-site parking shall be permitted within 300 feet of the property line.~~
~~Grocery store~~	~~1 space per 300 square feet of gross floor area but not less than 4 spaces.~~	~~Off-site parking shall be prohibited.~~
~~Coffee shop~~	~~1 space per 3 seats but not less than 4 spaces.~~	~~Off-site parking shall be prohibited.~~
~~Restaurants without wine or beer~~	~~1 space per 3 seats but not less than 4 spaces~~	~~Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.~~
~~Restaurants with wine or beer~~	~~1 space per 3 seats but not less than 4 spaces. Parking shall be provided for all customer seating, including outdoor seating.~~	~~Off-site parking permitted within 300 feet of the main entrance of the premises to the property line of the parking lot.~~

~~**551.290.- Maximum number of accessory parking spaces.** The number of accessory parking spaces for nonresidential uses shall not exceed one hundred fifty (150) percent of the minimum required parking spaces, as specified in Chapter 541, Off-street Parking and Loading, except where it is determined by the zoning administrator that such excess parking spaces serve to provide parking for another use, subject to the requirements of this section. Parking areas existing on or before June 1, 1997 shall not be affected by this provision provided that the amount of off-street parking shall not be increased if it is already in excess of one hundred fifty (150) percent of the minimum required parking.~~

~~**551.300.- Site plan review required.** The following shall be subject to the standards of Chapter 530, Site plan Review, and the site plan review standards of this article:~~

~~(1) All uses listed in Chapter 530, Site Plan Review.~~
~~(2) Any increase in gross floor area to three thousand (3,000) square feet or more through expansion of an existing building or construction of a new building.~~
~~(3) Any increase in impervious parking surface area that results in a principal or accessory parking facility of ten (10) or more spaces.~~

~~**551.310. LH Overlay District site plan review requirements.** All uses subject to site plan review shall comply with the standards of Chapter 530, Site Plan Review, and the following requirements:~~

~~(1) Commercial buildings adjacent to residence or office residence districts. Commercial buildings on property adjacent to a residence or office residence district boundary shall comply with the following:~~
~~a. Exterior materials and appearance of the rear and side walls of any building shall be the same as the front of the building.~~
~~b. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in height within two (2) years shall be provided between any building and the residence or office residence district boundary. The city planning commission may consider the substitution of a decorative fence or masonry wall in lieu of planted materials.~~

~~(2) Parking areas fronting along public streets. Parking areas fronting along a public street shall comply with the following:~~
~~a. A landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen three (3) feet in height within two (2) years shall be provided between the parking area and public street. The city planning commission may consider the substitution of a decorative fence, masonry wall or similar architectural feature in lieu of planted materials.~~
~~b. One canopy tree at least three (3) inches in caliper shall be provided for every fifteen (15) feet of parking lot frontage. Trees shall be planted between the parking area and the sidewalk, or between the sidewalk and the street.~~

~~(3) Parking areas adjacent to residence or office residence districts. Parking areas adjacent to a residence or office residence district boundary shall provide a six (6) foot decorative solid fence or a landscaped setback area of at least five (5) feet containing evergreen or deciduous shrubs that form a continuous screen not less than three (3) feet nor more than six (6) feet in height within two (2) years between the parking area and the residence or office residence district boundary.~~

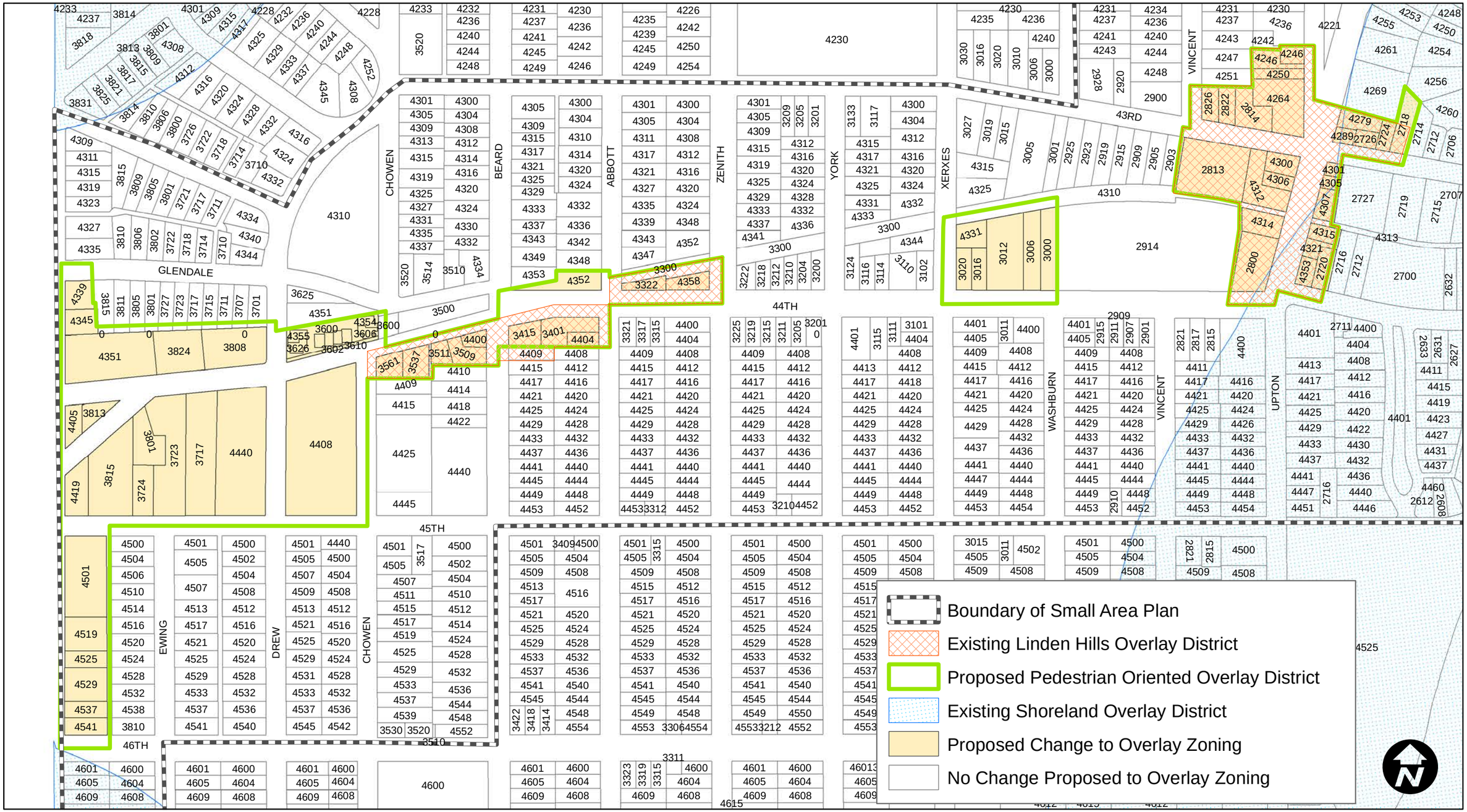
~~(4) Maneuvering and loading. Any expansion of an existing building or construction of a new building resulting in a gross floor area of five thousand (5,000) square feet or more shall be subject to the following additional standards:~~
~~a. Vehicle maneuvering. In order to encourage pedestrian activity and to enhance public safety to the extent practical, all vehicle maneuvers associated with parking and loading shall occur in the off-street parking or loading area or structure. Public streets shall not be used to conduct any parking maneuver, including backing out onto the street.~~
~~b. Commercial deliveries. The commercial delivery and shipment of products, merchandise or supplies in straight trucks or smaller vehicles shall be encouraged.~~
~~c. Shared loading. A loading facility shared by two (2) or more uses may be provided in lieu of one (1) required automobile parking space, subject to the provisions of Chapter 541, Off-street Parking and Loading.~~

~~**551.320. Exceptions to LH Overlay District site plan review requirements.** The city planning commission may approve exceptions to the LH Overlay District site plan review requirements upon finding that the use or development includes site amenities that address any adverse effects of the exception or where the planning commission finds that strict adherence to the requirements is impractical because of site location or conditions.~~

Linden Hills Rezoning Study: CPED Recommendations to City Planning Commission

Primary/Base Zoning Changes

February 8, 2016



Linden Hills Rezoning Study: CPED Recommendations to City Planning Commission

Proposed Overlay Zoning Changes

February 8, 2016

Linden Hills Rezoning Study: CPED Recommendation

The following is a list of properties currently proposed to have a change in zoning.

Property ID#	Address	Existing Base Zoning	Existing Overlay Zoning	Proposed Base Zoning	Proposed Overlay Zoning
0802824410021	2718 43RD ST W	C1 & R4	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420003	2724 43RD ST W	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420004	2726 43RD ST W	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420101	2813 43RD ST W	C2	LH-Linden Hills Overlay	C2	PO-Linden Hills area
0802824420033	2814 43RD ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420034	2822 43RD ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420035	2826 43RD ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420014	2720 44TH ST W	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420197	2800 44TH ST W #103	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824429003	2800 44TH ST W 103	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH Shoreland Overlay
0802824420198	2800 44TH ST W #104	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420199	2800 44TH ST W #105	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420200	2800 44TH ST W #106	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420201	2800 44TH ST W #107	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420202	2800 44TH ST W #108	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420203	2800 44TH ST W #109	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420204	2800 44TH ST W #110	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420205	2800 44TH ST W #201	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420206	2800 44TH ST W #202	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420207	2800 44TH ST W #203	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420208	2800 44TH ST W #204	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420209	2800 44TH ST W #205	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420210	2800 44TH ST W #206	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420211	2800 44TH ST W #207	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420212	2800 44TH ST W #208	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420213	2800 44TH ST W #209	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay

0802824420214	2800 44TH ST W #210	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420215	2800 44TH ST W #301	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420216	2800 44TH ST W #302	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420217	2800 44TH ST W #303	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420218	2800 44TH ST W #304	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420219	2800 44TH ST W #305	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420220	2800 44TH ST W #306	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420221	2800 44TH ST W #307	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420222	2800 44TH ST W #308	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420223	2800 44TH ST W #309	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420224	2800 44TH ST W #310	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420225	2800 44TH ST W #401	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420226	2800 44TH ST W #402	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420227	2800 44TH ST W #403	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420228	2800 44TH ST W #404	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420229	2800 44TH ST W #405	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420230	2800 44TH ST W #406	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420231	2800 44TH ST W #407	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420232	2800 44TH ST W #408	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420233	2800 44TH ST W #409	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420234	2800 44TH ST W #410	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420235	2800 44TH ST W #501	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420236	2800 44TH ST W #502	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420237	2800 44TH ST W #503	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420238	2800 44TH ST W #504	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420239	2800 44TH ST W #505	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420240	2800 44TH ST W #507	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420241	2800 44TH ST W #508	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420242	2800 44TH ST W #509	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420243	2800 44TH ST W #510	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420244	2800 44TH ST W #601	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay

0802824420245	2800 44TH ST W #602	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420246	2800 44TH ST W #603	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420247	2800 44TH ST W #604	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420248	2800 44TH ST W #605	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420249	2800 44TH ST W #607	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420250	2800 44TH ST W #608	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420251	2800 44TH ST W #609	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420252	2800 44TH ST W #610	OR3	LH-Linden Hills Overlay, SH-Shoreland Overlay	OR3	PO-Linden Hills area, SH-Shoreland Overlay
0802824420119	3000 44TH ST W	R1A	none	R4	PO-Linden Hills area
0802824420185	3006 44TH ST W #1	R1A	none	R4	PO-Linden Hills area
0802824429002	3006 44TH ST W 1	R1A	none	R4	PO-Linden Hills area
0802824420186	3006 44TH ST W #2	R1A	none	R4	PO-Linden Hills area
0802824420187	3006 44TH ST W #3	R1A	none	R4	PO-Linden Hills area
0802824420188	3006 44TH ST W #4	R1A	none	R4	PO-Linden Hills area
0802824420189	3006 44TH ST W #5	R1A	none	R4	PO-Linden Hills area
0802824420121	3012 44TH ST W	R1A	none	R4	PO-Linden Hills area
0802824420122	3016 44TH ST W	R1A	none	R4	PO-Linden Hills area
0802824420124	3020 44TH ST W	R1A	none	R4	PO-Linden Hills area
0802824310003	3322 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824340234	3401 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824340116	3415 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330009	3509 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330139	3511 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330159	3537 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330005	3561 44TH ST W	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330157	3600 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330158	3602 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330155	3606 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330154	3610 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330153	3614 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330152	3618 44TH ST W	R5	none	R5	PO-Linden Hills area

0802824330151	3622 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330150	3626 44TH ST W	R5	none	R5	PO-Linden Hills area
0802824330098	3717 44TH ST W	C2	none	C2	PO-Linden Hills area
0802824330095	3723 44TH ST W	C2	none	C2	PO-Linden Hills area
0802824330146	3808 44TH ST W	R1A	none	R4	PO-Linden Hills area
0802824330088	3813 44TH ST W	C1	none	C1	PO-Linden Hills area
0802824330163	3824 44TH ST W	R4	none	R4	PO-Linden Hills area
0802824330096	3724 45TH ST W	C2	none	C2	PO-Linden Hills area
0802824310016	4352 ABBOTT AVE S	R1A	none	C1	PO-Linden Hills area
0802824340090	4404 ABBOTT AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330006	4400 BEARD AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824330156	4354 CHOWEN AVE S	R5	none	R5	PO-Linden Hills area
0802824330101	4408 CHOWEN AVE S	R5	none	R5	PO-Linden Hills area
0802824330149	4355 DREW AVE S	R5	none	R5	PO-Linden Hills area
0802824330097	4440 DREW AVE S	C2	none	C2	PO-Linden Hills area
0802824320179	4339 FRANCE AVE S	C1	none	C1	PO-Linden Hills area
0802824330083	4345 FRANCE AVE S	C1	none	C1	PO-Linden Hills area
0802824330164	4351 FRANCE AVE S	C2 & R1A	TP- Transitional Parking Overlay	C2	PO-Linden Hills area
0802824330166	4405 FRANCE AVE S	C1	none	C1	PO-Linden Hills area
0802824330092	4419 FRANCE AVE S	C2	none	C2	PO-Linden Hills area
0802824330143	4501 FRANCE AVE S	C2	none	C2	PO-Linden Hills area
0802824330073	4519 FRANCE AVE S	C1	none	C1	PO-Linden Hills area
0802824330072	4525 FRANCE AVE S	R5	none	R5	PO-Linden Hills area
0802824330071	4529 FRANCE AVE S	R5	none	R5	PO-Linden Hills area
0802824330070	4537 FRANCE AVE S	R2B	none	R4	PO-Linden Hills area
0802824330069	4541 FRANCE AVE S	R2B	none	R4	PO-Linden Hills area
0802824420184	4279 SHERIDAN AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420183	4289 SHERIDAN AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824330094	3801 SUNNYSIDE AVE	C2	none	C2	PO-Linden Hills area
0802824330093	3815 SUNNYSIDE AVE	C2	none	C2	PO-Linden Hills area
0802824420028	4246 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area

0802824420030	4246 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420031	4250 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420032	4264 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420099	4300 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420010	4301 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420011	4305 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420100	4306 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420009	4307 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420098	4312 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420116	4314 UPTON AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area
0802824420015	4315 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420016	4321 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420017	4353 UPTON AVE S	C1	LH-Linden Hills Overlay, SH Shoreland Overlay	C1	PO-Linden Hills area, SH Shoreland Overlay
0802824420123	4331 XERXES AVE S	R1A	none	R4	PO-Linden Hills area
0802824310002	4358 ZENITH AVE S	C1	LH-Linden Hills Overlay	C1	PO-Linden Hills area

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
11/4/2015		(handwritten comment provided at open house) Losing the LH overlay is a bad idea Losing parking requirements will not provide more parking for business, just push it into residential The whole process feels decided- and using the SAP as reason to remove overlay is false.
11/4/2015	Wally Daniels	(handwritten comment provided at open house) 44th & Beard- Why rezone to C1? What was it?-R1A. (Can remain a nonconforming use) 44th & Xeres- Why rezone to R4? What as it?-R1. Same answer as at 44th & Beard- may remain nonconforming.
11/4/2015		(handwritten comment provided at open house) I am against changing the parking restrictions. Having cars driving around neighboring streets to try to find parking spot is poor planning. Please reconsider this. Leave the LH Overlay as it is. Keep your unique areas unique. They are an asset to the City.
11/4/2015		(handwritten comment provided at open house) We are so thrilled. As a mid-career couple starting our family we are excited about the growth in Linden Hills. As a former home-owner in the neighborhood, we always walked to restaurants and other commercial stores and do not believe the parking was a concern. We support the Overlay change and other ideas. Thank you for the hard work facilitating growth in our City.
11/5/2015	Alan Schultz	Hi Brian, I am just following up to the Linden Hills re-zoning meeting last night. Thanks for your time and it was a pleasure meeting you. I thought you would find this interesting. I walked down to 44th and France today for lunch and attached is what I encountered. Hopefully the two photos will help folks better understand the parking situation at 44th and France and why eliminating/changing the Linden Hills Pedestrian Overlay and reducing parking requirements is detrimental to the area. It is a good example of how the current situation is already stressed and unsafe due to space. Note one the first picture the no parking zone. Note on the second picture how the bus completely blocks the crosswalk and sticks out into the intersection in order for the riders to board. This is certainly not pedestrian friendly and certainly not safe. Please include these in your study as this is a regular occurrence throughout the day. I realize zoning changes can be emotional but hopefully factual evidence like what is attached removes it from the equation so we do the right thing for the area. Copying Linea Palmisano's staff for her review and records. Alan Schultz 4327 France Ave S.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
11/6/2015	Walter Pitt	Brian, Thank you for your time last nite, you and your team. I saw just now, that Linea Palmisano apparently forgot to mention to the neighbors of Linden Hills who attended your CPED meeting in good faith last night, that she was on the City Council agenda the very next day, today. If you were aware of this, I am surprised you did not mention it as well. The City Council agenda states in regard to this item: “as part of a rezoning study consistent with the guidance of the Linden Hills Small Area Plan”. To be “consistent with the guidance" the city administration has to follow what the Linden Hills Small Area Plan states, now that it is adopted to the Comprehensive Plan. FACT: Eliminating the Linden Hills Overlay is not recommended in the LHSAP. Quite to the contrary: the LHSAP specifically directs to revise the Linden Hills Overlay not eliminate it: The Linden Hills Small Area Plan specifically states (p.37), in regard to regulations that are out of date or counter productive to the direction of the Plan: “These provisions should be refined and the Linden Hills Overlay Zoning District revised to reflect the guidance of this Plan." For the Zoning Study, dictated by the Linden Hills Small Area Plan, the specified and constructive work at hand is: To synchronize the Linden Hills Overlay District with the visions, goals, policies and recommendations of the Small Area Plan. Please respect the adopted Linden Hills Small Area Plan, or be kind enough to show me where the LHSAP specifies the elimination of the Linden Hills District Overlay. Sincerely, Walter Pitt LHiNC Board Member LHiNC Zoning Chair

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
11/11/2015		MR. SCHAFFER, THIS IS A MAJOR MISSTATEMENT OF THE LINDEN HILLS SMALL AREA PLAN GUIDANCE (apparently that is the business of CPED staff) THE LHSAP NEVER calls for the elimination of the Linden Hills Zoning District Overlay or to put the Linden Hills Overlay District into the Pedestrian Overlay. Never Says It. The Linden Hills Overlay is to be in sync with the Linden Hills Small Area Plan. The following statement you have written is just made up by you, not written anywhere else as policy directive but here, by you. The following which you wrote is certifiable Hogwash: You have rewritten what the LHSAP actually says which is: The Linden Hills Small Area Plan p. 37 says, "These provisions should be refined and the Linden Hills Overlay Zoning District revised to reflect the guidance of this plan." And p. 39 it says: "Study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance in the Linden Hills Small Area Plan". The Linden Hills Small Area Plan says to Revise And Refine the Existing Linden Hills Overlay Zoning District Not Eliminate and roll cherry picked parts of it into the Pedestrian Overlay. Doesn't say that anywhere. But during your course of work CPED, guided by your agenda to further urbanize Linden Hills, beyond the scope of the LindenHills Small Area Plan, you have decided to remove Linden Hills District Overlay, but not Harmon's or West Broadways. The Linden Hills Small Area Plan actually encourages INCREASING (NOT REMOVING) the areas under the Linden Hills District Overlay to 44th and France. What a waste of time and money for Linden Hills. CPED does what ever it wants using the Ward 13 Office as a tool. Your agenda is to reduce neighborhood participation and involvement in the decisions of their communities and make them at CPED. The Neighborhood of Linden Hills doesn't want to loose its Linden Hills District Zoning Overlay. You are making what the LHSAP states into a joke. As worthless as the paper it is written on. It has even been adopted as policy but what do you care, whatever it says it must be so badly written that you have so much trouble following it. You said to me "its up to interpretation" why have a community spend 60,000 dollars that can be so up to interpretation, beyond what it actually states? CPED's reputation precedes it at this point with many people and communities, and it is not a good one in Linden Hills. The whole process is so disingenuous, from start to finish, just like the Linden Hills Small Area Plan. You start with the Planning Commission's COW, don't inform stake holders of this public meeting, move around LHiNC the neighborhood organization funded with NRP dollars, have a public engagement period (have CPED employees post as well in the "public" comments) and no matter what the community says, "3 stories not 4", we want to keep our district overlay and do not want to be urbanized like UPTOWN, which has massive COMMERCIAL CORRIDORS when Linden Hills has COMMUNITY CORRIDORS…very different but makes no difference to you, because it is a detail that does not fit your agenda drive process, and then when the people have had their worthless powerless, needless engagement , CPED writes what they want, get the Council member on board as part of the team, and you Wrtie what the say and present at the City Council. The work is done. Fair-no, right- definitely not, honest- not even close, Democratic - no…Corrupt- borderline at best, Disingenuous- yes, Divisive - most affirmatively.. City government In the service of the almighty dollar- yes, City government In service of the the people who live here- no… Note: nowhere in this website do you mention the work you are doing behind the scenes with the Ward 13 City Council Representative, Linea Palmisano whose name appears on the documents as author which were already presented at the the PC COW and City Council, probably better to not show that connection, people might think the process was corrupt and the resulting community engagement a farce.
11/15/2015	Sam Chump	Dear Mr. Schaffer, I've lived at 44th and Beard since 1991 and have always loved my nieborhood. I think a lot of people love our nieborhood, people who don't live here. That includes people who want to put businesses in this unique and family oriented place. They want to take advantage of our nieborhood and build more condo's and resturants even though there are no parking spaces for it. You say these businesses are hurt by the rules that are in place. How can they be hurt if they are not here to begin with. This area I live in is great because of the people that live here now and have lived here for years It's bad enough that the charm is being taken away by the rich people building huge houses next to small ones. I'm sure the city just loves the taxes they pay but the people who's sun is blocked out by them don't like being looked down from three stories up. We feel betrayed by our representatives for not listening to our grievenses. You people always side with the money. I don't have a garage and I knew what that would mean for me and parking. That was 24 yrs ago. Now we just missed a bullet with that resturant that almost went in at 44th and Beard. That would have been a parking nightmare for the whole nieborhood. As it is, the street is always full because of the apartments and Turtle Bread customers. We all went to the meetings and pleaded them not to let it go through and it would have gone through had the resturant owner not pulled out. Then we keep hearing about density, how density is good and wonderful. For who? Certanly not for the people living here now. How would crowding more people into Linden Hills improve our lives? All it will bring is more traffic, congestion, trash, parking problems and crime. Take a look at the crime maps of Minneapolis. Uptown and Lynn Lake have more crime then ever because of density. Then look at Linden Hills and you will see a wonderfull absence of criminal activity. All you people care about is this will generate more taxes and you'll get to be coveted by people with money that want to cash in on our nieborhood. A nieborhood that the people living here made great. Do you get to live next to the new density and put up with the construction mess? Will the owners of the new apartments and resturants live here? Probably not, but I really doubt that anyone one will listen to us lowly peons. We voice our opinion but you don't ever listen. Greg Scholes, 4425 Beard ave s, Linden Hills

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
11/15/2015	Lisa Lange	Dear Brian, I am excited about the possible changes to Linden Hills. We would like to downsize and still live in the neighborhood. To date, there are no affordable condos to buy. My dream would be a mixed family condo with affordable amenities. It would be as eco friendly as possible and have a day care where I could volunteer. Thanks, Lisa Lange 4332 Ewing Ave. S. Goal 5: Support the development of a broad spectrum of life-cycle housing options. Policies: 5.1 Encourage the development of a range of housing types and sizes. 5.2 Promote housing options that meet the needs and desires of people throughout their lives (from young adults to seniors). 5.3 Encourage a mix of dwelling unit types and sizes within new or renovated multi-family buildings.
11/15/2015		Using the Linden Hills Small Area plan as a guide is not representative of the Linden Hills residents requests. The plan that is currently in use, is not the plan that was submitted to the City. Rather it was changed at the last minute in a direction other than what the neighborhood spent $60,000 and a lot of time to develop. It is our desire that the 2-3 story overlay be respected.
11/15/2015		I am happy to hear that parking requirements for businesses will be lessened. I was disappointed that Linden Hills Kitchen did not go forward due to parking issues. I believe that we should promote pedestrian and bike friendly streets and that excessive parking requirements are harmful to the livability and accessibility of the neighborhood.
11/21/2015	Greg Maltby	Change proposed R4 zoning to R3 or add specific building height limits to R4. 56' is too high to be adjacent to R1 even with 10' setbacks on the top floor. Add more designated crosswalks on 44th St, especially at 44th & Drew by the child care center. Totally support a right in/right out one way east at Sunnyside Ave/Linden Hills Co-op.
11/24/2015	Kathy Kresge	Brian, I do not support the removal of the Linden Hills Overlay District. Linden Hills is not Uptown, Hennepin-Lake, Dinkytown or West Broadway. The most common thing I hear when I say I live in Linden Hills is about how charming the area is and how they would like to live in Linden Hills. Please do not put Linden Hills in the same category as the other areas. The Linden Hills Overlay District was developed for a reason. I also do not support the rezoning of 44th from Xerxes to St. Thomas Church. Higher density housing will cause traffic issues and make pulling out onto 44th dangerous. Again, Linden Hills is not Uptown or the other . The re-zoning Linea Palmisano is supporting will change Linden Hills character and what makes people want to live in Linden Hills and pay more for housing. There is no reason compelling reason to put medium density structures on 44th Street. This area is already dealing with airplane noise that has not been addressed. Please do not re-zone Linden Hills. Keep it Linden Hills. Regards, Kathleen Kresge Linden Hills
11/25/2015		R4 is too high for 44th St.
11/25/2015		I do not support the removal of the Linden Hills Overlay District. Linden Hills is not in the same category as Uptown, Hennepin-Lake, Dinkytown, West Broadway or Nicollet-Franklin. The most common thing Please do not put Linden Hills in the same category as the other areas. The Linden Hills Overlay District was developed for a reason. I also do not support the rezoning of 44th from Xerxes to St. Thomas Church. Higher density housing will cause traffic issues and make pulling out onto 44th dangerous. Again, Linden Hills is not Uptown or the other . The re-zoning Linea Palmisano is supporting will change Linden Hills character. There is no compelling reason to put medium density structures on 44th Street. This area is already dealing with airplane noise that has not been addressed. Please do not turn Linden Hills into Uptown.
11/24/2015	John Gray	I am writing to express my opposition to the proposed zoning changes in Linden Hills. Specifically the changes to buildings along 44th Street between Xerxes and St. Thomas Church. Allowing higher density housing will increase traffic on already busy 44th street. We live on Washburn Ave and already have problems trying to get onto 44th street. Linden Hills has a village feel to it which is what makes it unique. Large apartment buildings will distract from this special character. We don't need to be another Uptown, Dinkytown or Hennepin and Lake.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
11/26/2015	Linda Zespy	Hello. I've reviewed the main points of the Linden Hills rezoning plan and wanted to say that, as a resident directly affected (I live at 44th and Washburn Avenue), I support most of the plan. Since I'm just a few houses off 44th, I realize this will probably result in more parking in front of my house. I'm OK with that since I believe it will help the downtown area thrive and hopefully fill up again. Small businesses need community support to thrive. To tell businesses we want them to come, and then saddle them with unachievable parking rules, is the same as telling them we don't want them here. I am here in part because of the community small businesses I can walk to and I want to support them. I also appreciate the idea of diversifying our neighborhood's income levels.I have many friends who can't live here due to the income requirements. We can and should be more inclusive. Also, this would be a step in the right direction with adding more ethnic diversity to the neighborhood. I moved here a year ago from a much more income-diverse and ethnically diverse neighborhood and I very much miss that part of the old neighborhood. I am very suspicious of people who make an association between lower income levels and crime--it's simply not true in my experience (we're not talking about poverty-level income, it's still Linden Hills for goodness sake) plus I believe the research does not bear out that association. There's one part of the plan I'd like to understand better. What is the rationale of not allowing churches to lease parking spaces to businesses? Seems like a good idea to help keep spaces filled all week long but would like to hear more on why the city thinks that is important. Keep up your good work. Please let me know if there's anything else I can do to help support the plan. -- Linda Zespy cell: 651.329.9229
11/27/2015	Gretchen Musicant	I support the proposed changes.
11/28/2015		I do not agree with the rezoning recommendations in Linden Hills and I reject the proposal to increase housing density in the locations on France Ave S and 44th St W and continuing eastward down 44th St W to Vincent Ave S.
12/1/2015	Patrick Coleman	Mr Schaffer: I first moved into Linden Hills in 1960 when my parents bought a home at 44th & Washburn. Now I am a home-owner in Linden Hills (4101 Vincent Av S). I have read through the draft plans and have only one concern, one that I have not heard made by anyone else: There is no accommodation for delivery trucks to park at the former Famous Dave's site other than on the street. This short-sighted and a folly in my view. This building will accommodate three or four businesses plus all the residences. People will move in and out of the residences, less often than an apartment building, but often enough that vans will be parked on the street for hours at a time. The retail establishments will have deliveries daily and frequent trash pick-up. All of these must also be performed while blocking the main transportation corner in Linden Hills. Such difficulties should not be built into the future of the business area. Once build there will be little room for change to take these trucks off the street. By the way, unlike many of my neighbors, I have no problem with the height of the new construction nor with its architecture. With best regards, Patrick L Coleman inishkeel@gmail.com "Writing is Nature's way of showing us how fuzzy our thinking is." Guindon cartoon

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/1/2015	Michael Miller	Hi Brian, Unfortunately, I can't make the LHINC meeting tonight, but I do have some input. We live at 4400 Washburn Ave. So., across the street from the "St. Thomas to Xerxes" section that is up for rezoning. I understand how that is a bit of a difficult area as it is solidly single family residential on our side of the street and multi-unit on the other. However, the multi units are all quite different. Starting on the east, there is the Jensen triplex?, then a four unit condo building (lovely old 1920s former apartment building), a residential facility (former nunnery for St. Thomas), and two two story apartment buildings. Years ago, as a long time board member of LHINC, I spent many months working on the "40 Acre Zoning Study" which precedes the ones currently under discussion. At the time the issue was that a retired professor had purchased a large grey house on W. 43rd St. and wanted to tear it down and put four townhouses on the lot. At the same time some hi-rise apartment buildings were proposed for along Lake Harriet Parkway. The neighborhood strongly objected to much of it. However, as part of the final "settlement," then Council Member Joan Niemiec required that the neighborhood accept increasing the zoning on the stretch in question on 44th St. to R-3. We agreed and, as expected, the Jensens (grey house adjoining the St. Thomas property) immediately went downtown and pulled permits to construct the building that we have enjoyed there ever since. At the same time we volunteered to down-zone our own home from R-3 to R-1 to preclude it being turned into townhouses. We have almost a double lot, which would have made it an easy target for teardown in an overheated market like the current one. However, I need more clarity on a couple things at this point, such as: - I understand that increasing the zoning to "medium density" in the area in question could yield four story buildings? To that we would strongly object as, given our elevation, even a "step-back" on the top floor wouldn't keep it from looking like four stories from our perspective. That's out of scale for the area. - I also understand that no redevelopment would take place unless a developer were to buy one of the properties for "redevelopment." - Then there is of course the issue of parking. I heartily agree that it has been made too much of in the past, particularly with regard to restricting the kind of businesses that can go into the business district. However, our immediate area is more than maxed out on parking at the moment with the existing buildings across the street. Enough said. Finally, Linden Hills is not Uptown or some of the other areas mentioned in the survey and to force it into the same mold would forever change the character of the area, the character that has made it so appealing. That's already happened to some degree with the problem of many great older houses being torn down and replaced with contractor-designed "stuff" that belongs in the suburbs. I look forward to hearing from you. Mike Miller PS: I did take the "survey," which was a frustration in itself. To be asked if one is OK with things like "urban districts" or "historic districts" with no explanation of the implications of each is frustrating. Plus the survey requires that a person have closely followed all the zoning studies to be able to give intelligent answers. How about questions like, "Would you object to a four story apartment building across the street from you?" Or, "Would you be OK with Linden Hills transitioning to a density like Uptown?"
12/14/2015	Russ Cheatham	Dear Brian Schaffer, In regards to the Linden Hills Small Area Plan draft staff recommendations, I would like to extend my full support for those recommended by CPED staff. I served as a board member and co-chair on the Linden Hills neighborhood committee (LHiNC) from the time we approved the funds for our Small Area Plan through the final adoption of the Plan and experienced much of the community conversation on the topics addressed here. As a community, working with the city of Minneapolis, it is clear we need a road map for the future development of our neighborhood. This Plan and the subsequent zoning study addressed here, is that guideline. It not only reflects an updated version of many of the development opportunities we may face in the coming years but also leverages the city as an advising partner on how we address these opportunities. Over the course of 18 months, our community discussed the importance of enhancing our commercial nodes and connecting them via community corridors to facilitate a usable, walking neighborhood. The recommendations by CPED work to achieve those goals - specifically the recommendations to increase residential density along the 44th street corridor (between Xerxes and St. Thomas) and updating the out-of-date Linden Hills overlay with the new Pedestrian Overlay. These recommendations make sense for the next generation of Linden Hills residents. Please move forward and approve the recommendations by CPED staff to the Linden Hills Small Area Plan. Thank you and regards, Russ Cheatham
12/14/2015	Patty Remes	I would like to voice my support for the following: 1. Increase zoning for more density among some parcels on West 44th. 2. Update and expand the Linden Hills Overlay with the new Pedestrian Overlay. I am tired of the group of people who continually work to avoid change and improvements to our neighborhood. I applaud those who seek progressive change.
12/15/2015	Patrick Sarver	I, as a resident of the Linden Hills neighborhood, support the adopted Linden Hills Small Area (LHSAP). I also support the efforts of the City of Minneapolis zoning staff and City Council, to implement the next phase of the LHSAP, through the approval of the Rezoning Study. I specifically support these items below (each of which are consistent with the approved guidance of the LHSAP): 1. Rezone the existing underlying base zoning to be consistent with the guidance of the approved LHSAP. 2. Refine the Linden Hills Overlay to be consistent with standard Pedestrian Oriented Overlay (as a consistent instrument of zoning protection throughout the city). 3. Expand the Linden Hills/Pedestrian Oriented Overlay to the 44th and France Neighborhood Commercial Node. 4. Implement building design guidance.
12/15/2015	Lorna wilson	I support the goals of greater -medium- density in the linden hills business areas, and this looks like good work to make things consistent with that goal. I know there will be noisy opposition to this, but trust me that there are many residents who quietly support it. Thank you for your work.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/16/2015	Marcella Grandpre	First of all I must say that the city could not have made it harder to understand the recommendations. I was able to attend the short notice mtg at Linden Hills park and was disappointment that no presentation was made to explain recommendations and you were left to wander around and get inline to ask staff questions It only got worse from there - trying to navigate the maps on the city website - with the print so small was even more difficult and again no real explanation of things in laymen's terms. Now as well as was able to make out there are things in the Staffs recommendations I agree with and things that I'm opposed to. First some of the things I think make good sense. 1. Expansion of Neighborhood Commercial Node at 43rd & Upton Rezoning study Draft Staff Recommendation: Current commercial zoning in node is consistent with policy and not recommended for change. One property currently has split zoning (commercial and residential) and is proposed to be fully zoned C1-Neighborhood Commercial District 2. New Neighborhood Commercial Node at 44th & Beard Rezoning study direction to be evaluated: With the exception of one property, a parking lot owned by the City of Minneapolis, the existing commercial zoning is consistent with policy and not recommended for change. The parking lot is proposed to be rezoned to C1 Neighborhood Commercial District. The degree of zoning changes along 44th is alarming. 44th is not a thru street like France, 50th, 36th or Lake. It has a residential character that should be maintained. I'm sensitive to the fact that the Met Council is pressuring communities to increase density and I feel the neighborhood would not be damaged if this was done on a smaller scale than proposed. I think 44th cold maintain the residential mixed housing feel if multi unit building size was limited to the 2/1/2 stories. As I understand it this would mean I'm opposed to the following recommendations 1. Redefine as Medium Density Residential along France Avenue between commercial node and 46th Street Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. 2. Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. 3. Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District In short, I do not feel that a pedestrian overlay District is appropriate for the this area and certainly not in the best interest of the neighborhood. I'm left wondering whose interests tis the city trying to serve here? Sincerely, Marcella Grandpre
12/16/2015	Walter Pitt	The Linden Hills Small Area Plan calls for keeping the Linden Hills Overlay District and extending it. The LHSAP does not call the elimination of the LHOD or creating a LH Pedestrian Overlay. CPED calls for it, making a mockery of the LHSAP and the Comp Plan. Linea Palmisano backs it because as she has said "Betsy wants it". "Betsy" no longer lives in Linden Hills and sold out her neighborhood to CPED to become Mayor. Betsy said height limits are illegal in an email to neighbors, but truth is they are in 2 other Small Area Plans. CPED pushes for 4 stories, yet Brian Schaffer admitted in an internal CPED document that that 3 stories was compliant with the existing Comp Plan and Jack Byers backed him up saying the Planning Commission should be told in writing. Now the Planning Commission is stacked with Lisa Bender contributors. The infamous amendment that went through Jennifer Swanson at the Ward 13 office which added a 4 story to all of Linden Hills after the "public engagement" was closed and there was a second round of edits to the Plan, which Brian Schaffer had the NRC put into the original consultant contract because as Brian said, the people of Linden Hills he was dealing with were "DICEY, (Brian were you leading the neighborhood steering committee at that time or not?), and the NRC did what he asked because they were actually part of CPED, same paymaster. So it was Schaffer who wrote the amendment and Lisa, there are no height limits in Minneapolis, Goodman, who represents a completely different Ward put it up, (talk about back door business in politics) and this is the same Goodman who said publicly and revealing her prior bias that all new development would be 4 stories, (who is she the mayor?) No the mayor is her partner in the back room business, the type of business "betsy" spoke out against when she ran for mayor, but seems to like to do in practice. But Betsy may nor remember any of this now because she has no responsive data, emails etc of the LHSAP process to refresh her memory, because as she said, she has none, really. Really? I saw one, the one I mentioned above where she said height limits were in small area plans were illegal and she said she knew people were afraid the LHSAP would lead to rezoning, but she said that was rezoning of the commercial districts in Linden Hills were not a forgone conclusion...of course not Betsy, Brian had put the disingenuous and false "or 4" into the mouth of the community and its plan with your help, so, no need to rezone if you had that, but what about the residential districts "Betsy", you didn't mention them, oh, no need either they are being rezoned per the "rezoning" study CPED is selling now. I am so upset I think sometime about contacting my state senator scott dibble or maybe my representative Frank Hornstein, but then what would that accomplish... didn't they take turns as her financial campaign managers when "Betsy" ran for City Council? Nice job if you can get it. Seriously, what back room is large enough to fit y'all to do your money, I mean "monkey" business. You'all are not fooling anyone anymore. The light of day is the best antiseptic for political hogwash, but you can never get the smell out. Come out, come out, where ever you are. Back to Brian, whats behind door number 3?
12/16/2015	Mary Ollerich	surely four story buildings among our homes on 44th st and Xerxes cannot be a possibility. Please do not ruin this neighborhood.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/17/2015	Michael Martin	Dear Brian, Please do not allow the zoning to change to allow such tall buildings in our neighborhood! I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays! MIke
12/17/2015	Cindy Barriga	Brian, I, as a resident of the Linden Hills neighborhood, support the adopted Linden Hills Small Area (LHSAP). I also support the efforts of the City of Minneapolis zoning staff and City Council, to implement the next phase of the LHSAP, through the approval of the Rezoning Study. I specifically support the items listed below (each of which are consistent with the approved guidance of the LHSAP): 1. Rezone the existing underlying base zoning to be consistent with the guidance of the approved LHSAP. 2. Refine the Linden Hills Overlay to be consistent with standard Pedestrian Oriented Overlay (as a consistent instrument of zoning protection throughout the city). 3. Expand the Linden Hills/Pedestrian Oriented Overlay to the 44th and France Neighborhood Commercial Node. 4. Implement building design guidance of the LHSAP. Thank You, Cindy Barriga
12/17/2015	pepper tharp	Hi Linea, I trust you are doing as much as you can to block the rezoning at Linden Hills Business District. I've attached here my letter to Ms. Hodges. Happy Holidays, hope to see you on the block! xx pepper t. Dear Ms Hodges, I don't know if you remember me and the many years of work hard work and dedication it took to bring the business node at 44th and Upton (Linden Hills) back into being the charming village it is. I feel this new zoning is in fact a slam to a once charming district that has great historic importance. It is the lack of vision and pure greed that makes our cities un-livable. You were the representative to our district as well...and I cannot believe that you do not make a stand to help reserve and conserve such precious places..after all these places are created and cared for by neighbors like myself who took three years to construct this successful streetscape with JoAnn Ellison. Never mind wind tunnels, view obstruction, cold shadows, congestion... loss of light and sunlight to our streetscape. This is an abomination and certainly hope you do not support this travesty, Sincerely pepper tharp See below: I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal.
12/17/2015	Mary Brandstetter	Please do what you can to block the proposed height limit increase at 44th and Xerxes. Having a tall building like that will not only ruin the aesthetics of the neighborhood, but will bring traffic and parking nightmares. Xerxes is already too busy and adding buildings of this nature will only make it worse. Those of us who live on Xerxes will see our property values decline due to the increase in traffic, noise and parking problems.
12/17/2015	Peter Thill	Hello, My name is Peter Thill and I am a resident of Linden Hills. I would like to comment about the proposed rezoning of 44th/Xerxes node. I appreciate the idea of increasing population density in our village, but I feel that the proposed heights would be too tall. Additionally, I would like to request that any rezoning for more units include underground parking as things can get tight around here. Thank you for your time. Respectfully, Peter Thill
12/17/2015	Clair Daley	Dear Brian, I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays! Clair Daley 43rd/Zenith

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/17/2015	Carol Shaw	56' is too high for the area. Linden Hills has areas for the more dense, higher buildings but that corner is not it. Please reconsider. I am a voting resident in the area (on Xerxes in the 44th block). Thanks. Carol Shaw
12/17/2015	Colin Gardner-Springer	Mr. Schaffer, I live at 4421 Washburn Ave. S., a few houses away from the proposed rezoning, and wanted to let you know that I am in favor of rezoning the north side of 44th street between Xerxes and Washburn. I hope that any specific proposal for these parcels would be carefully examined to ensure a good fit for the neighborhood but generally this seems like a good place for some density, and a good time to get the zoning more in line with the current use of these properties. Normally I wouldn't get involved but I'm hearing a lot of talk amongst neighbors, generally unfavorable, and wanted to make sure that you're getting all points of view. I have no interest in the subject at hand other than living very nearby and generally favoring density vs. sprawl. Thanks, Colin
12/17/2015	Tom and Rhonda Hayes	Hello: We oppose the change in zoning for the corners of 44th and Xerxes. It is not in step with present buildings or the long term plan for future growth. We are new to Linden Hills and find it a magical and life-changing place to live. Yes, we did a tear down, but we love our neighborhood and were careful to build to blend in rather than cover every square inch and shade surrounding homes. In fact most people are surprised to learn our house is new. We feel like these zoning decisions are being made hastily and without regard to the concerns of the community. Decisions seem to be made when folks are out of town for summer or crunch time near holidays, lessening the chance for push back from Linden Hills citizens. Please reconsider this change. Tom and Rhonda Hayes

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/17/2015	Sally Mars	Dear Mr. Schafffer, I am opposed to rezoning of the 44th and Xerxes node to R4. R4 is simply too tall for this area. If the City wishes to update the code to better accommodate the current non-conforming buildings in this node, the update must take into account building height as well as density. 44th Street is naturally, geologically elevated. 56' high buildings would create a canyon-effect for those walking, driving or living along 44th Street, and a mountain-effect for those living otherwise around it. I've heard R4 is preferred because the larger-scale building can (potentially) accommodate lower rents (or price per square foot), but needless to say there is guarantee that redevelopment here would offer that. In contrast, all recent development in the area – R1, R3 and R4 – have raised relative rent and square footage costs. Additionally, the buildings currently existing in this node offer some of the more affordable living costs in the village already. If affordable (or more affordable) housing is the agenda, we should be protecting the existing structures there. Though of course, I do understand the actual agenda for rezoning is broad and far-reaching. The adjacent Trolley Right-of-Way between 43rd and 44th Streets is presently heavily used by pedestrians and cyclists accessing Linden Hills Village, and the long-term plan seeks to make this area more user-friendly, and to protect its pedestrian-oriented status. Developers taking advantage of R4 zoning are likely to pressure the city to gain access to this corridor, first for construction, and potentially for tenant parking and ramps. St. Thomas schoolchildren frequently use this corridor. It needs to be considered and legally protected prior to any significant zoning change. 56' buildings (or, potentially, one massive building) are unlikely to remain a "freestanding node". This area will force the St. Thomas Church property (currently zoned R1 residential) to become another high-density (or more importantly to me, high-rise) complex in the event St. Thomas Church should decide to sell their property at any point in the future. It is my opinion that an R4 node at 44th and Xerxes is the first step in making 44th Street exclusively high-density housing, dramatically changing the experience of living in or near this corridor, as well as the experience of living in Linden Hills most generally. We do not need to further incentivize large-scale development in Linden Hills. In incentivizing development here with developer-friendly R4 zoning in an area that is presently R1, we actually serve to dissuade investment and development in areas in greater need of it, for instance, the West Broadway corridor. We do a disservice to greater Minneapolis by making it too easy for developers to build in Linden Hills. And of course, we do a disservice to Linden Hills too by readily sacrificing the neighborhood character and attributes that define it – nature, green space, independent business, residential-scale architecture, limited traffic. The zoning code denotes "units per acre". It does not define the scale of individual "units". Redevelopment here is likely to feature much larger units, potentially increasing area density (in a humans-per-acre and cars-per-acre sense). Both 44th Street and Xerxes adjacent to it already have a burden of automotive traffic that is, frankly, saturated. This is especially of concern adjacent to Linden Hills Park, where a pedestrian was injured and his dog killed in a crosswalk accident last spring. It is misleading to define density purely in terms of units, and to propose that current density in this node (at a technical R4) is representative of the R4 redevelopment that would replace it – either in terms of architectural scale, or resident population. Incentivizing redevelopment of this node puts at risk the current housing there, some of the most affordable in the neighborhood. Diversity is an economic consideration too; we need to maintain affordable units in Linden Hills. I urge you to reconsider the proposed R4 designation of this node, if just on virtue of height allowances alone. It's too tall for the node, the street and the neighborhood. Rezoning should consider height as well as density. If present height of grandfathered buildings is R3, I'd support that. If it's R2, that would be the proposal I support. Thank you Brian. It is my hope you will take these thoughts into your careful consideration. Sally Mars
12/17/2015	Constance Pepin	Brian, I strongly oppose the proposed R4 rezoning on 44th Street. I find it especially egregious that CPED is pushing R4 instead of R3 to achieve medium density, knowing as you know that the real Linden Hills Small Area Plan clearly stated the neighborhood's desire and intention for 3-story limits. Even though you authored the "3 or 4 stories" language that was later added to the LHSAP despite the objections from the Steering Committee, and without the neighborhood's knowledge or consent, the least that you can do now is to uphold what you know to be the community's intent for LHSAP and change the R4 proposal to R3, which will achieve medium density without victimizing the neighborhood again. Please change the proposal to R3. I strongly oppose the elimination of the Linden Hills Overlay District. The Linden Hills Small Area Plan does not call for the elimination of the LHOD and I find it misleading and mistaken that CPED is playing the 'consistency' card to justify losing these useful and needed protections, which would further homogenize neighborhoods and benefit developers at the expense of the neighborhood. Please revise the Linden Hills Overlay District as directed in the LHSAP. Constance Pepin Linden Hills resident
12/17/2015	Julia Dolan	The recent increased traffic in the Linden Hills area,on West 44th Street between Upton and France, in particular, is too much for the small neighborhood; further increased development in this small area would make it that much worse and would be very, very sad.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/17/2015	Patricia & Steven Liszewski	Hello, We have resided in Linden Hills for 36 years; we plan to close on the sale of our home this month. It is scheduled to be a tear down. Linden Hills has been a wonderful place to raise a family; the parks, the schools, S.W. Community Ed. (Steve taught there for more than 30 years), the neighborhood. We loved our older home, the wood work , the fireplace, the gardens; but, as we witnessed all the tear downs, when the huge excavator fell into our yard, spilling fuel all over on a cold December day, after Linea Palmisano's attempt to put a moratorium on these teardowns (and that didn't last long!), when the residents were denied input into the Famous Dave's area, we gave in to the inevitable. I believe the city of Mpls. will develop every inch they can to increase their tax base. Your request for input by residents will be perfunctory, at best. We recently received the Linden Hills treasure award for our work on the Linden Hills Trolley Path Gardens. I hope you will retain that path and the corresponding gardens; however, development will probably take place unless someone is willing to fight to preserve it. We now reside in Afton, MN. Patricia & Steven Liszewski

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/17/2015	James Boyer	Council Member Palmisano, I received the following today, which is posted on the Nextdoor website for the Linden Hills neighborhood. May I ask for your position in the matter ... Hello neighbors! The City of Minneapolis is proposing a zoning change for the “node” at 44th at Xerxes in Linden Hills from its current R1 status to R4 status – 56’ tall! Please see my thoughts on this proposed change below, and if you’re willing, please contact City Planner Brian Schaffer, City Council Member Linea Palmisano and others listed below to make your opinion on this matter known. Feel free to share these comments with other neighbors, and thank you for your consideration. Happy holidays all! Sally Mars 3015 W. 43rd St. REGARDING THE PROPOSED ZONING CHANGE FOR THE 44TH AND XERXES “NODE” (44TH STREET BETWEEN XERXES AND ST. THOMAS CHURCH AND THE EAST SIDE OF XERXES BETWEEN 44TH AND THE TROLLEY RIGHT-OF-WAY): I preface these comments by saying that I have no particular expertise in either zoning nor planning. While I’ve done some research and fact-checking relative to the following comments below, ultimately I am just a neighbor with a point of view. Others may have different points of view, or possibly different information; I invite all to join in this conversation, and most importantly, to make your own opinion known to those who are the governmental stewards of our neighborhood. While I’ve no objection to most of the rezoning proposed for Linden Hills, I am highly opposed to the rezoning of the “node” at 44th and Xerxes to R4. At 56 feet, this zoning is just too tall an allowance for this particular area. While the City of Minneapolis contends the present buildings in this node (currently, R1 residential non-conforming multi-family units) have similar density at present to that allowed by R4 rules, the height and scale of the present buildings are no where near 56 feet tall, which in my opinion would be an overwhelming aesthetic for the area in question. Too, the zoning rules proposed for this site do not in any way define the size or scale of future R4 units – just the total number of units which would be allowed (up to 50 per acre). Experience in the neighborhood tells us that developers will seek to maximize scale at these sites. The allowance per acre could easily become 50 large-scale units, versus the small-scale units we presently see here. “Density” is not defined by the number of people per acre; just the number of “units” - be they studio apartments, or expansive, multi-bed-and-bath units. The current units in this node are more or less “home” sized. Uptown/Famous Dave’s-sized development here would greatly change the character of our neighborhood, taking away green space, and creating an architectural “valley” along 44th. If the City wishes to update the zoning code to “conform” the current non-conforming units in this node, they should be conforming to the height of these units – not the overall number of units. Primary considerations: - At 56 feet, R4 buildings are too tall for this site. - The potential for increased resident density means increased traffic on Xerxes adjacent to Linden Hills Park. - Developer control on this node imperils the future of our pedestrian-friendly Trolley Right-of-Way. - A high-density R4 node at this site will not be “freestanding” for long, but will inevitably lead to R4 rezoning all along 44th Street, including the St. Thomas Church property, the South side of 44th, and all four corners at 44th and Xerxes. A leap from R1 residential zoning here (with small multi-family units currently grandfathered in) to R4 (56’ buildings with up to 50 units per acre) should not be acceptable to any of us. Here’s why I’m asking for the proposed R4 zoning change to the node at 44th and Xerxes be reconsidered: - 44th Street is naturally, geologically elevated. 56’ high buildings would create a canyon-effect for those walking, driving or living along 44th Street, and a mountain-effect for those living otherwise around it. - There is a long-term plan for development of the Trolley Right-of-Way between 43rd and 44th Streets. This area is presently heavily used by pedestrians and cyclists accessing Linden Hills Village, and the long-term plan seeks to make this area more user-friendly, and to protect its pedestrian-oriented status. - Developers will inevitably pressure the city to gain access to this corridor, first for construction, and likely for tenant parking and ramps. St. Thomas schoolchildren frequently use this corridor. It needs to be considered and legally protected prior to any R4 zoning. I will note that I was told that developers “would probably need to create parking access from 44th”. This “promise” is not a legal commitment nor even a policy at this time. Additional in/out traffic access on 44th is a poor solution, as 44th Street’s current automotive density does not invite further congestion. And lastly, we in Linden Hills know the pressure the developers exert on the city to “get their way”, and also how often they are successful in doing so. The neighborhood needs legal protection, not promises or assumptions. - 56’ buildings (or, potentially, one massive building) will not remain a “freestanding node”. This area will force the St. Thomas Church property (currently zoned R1 residential) to become another high-density complex in the event St. Thomas Church should decide to sell their property at any point in the future. It also means additional pressure on St. Thomas to do so. It is my considered opinion that an R4 node at 44th and Xerxes is the first step in making 44th Street exclusively high-density housing, dramatically changing the experience of living in or near this corridor, as well as the experience of living in Linden Hills most generally. Additional considerations: - Why is the city so interested in increasing density? Well, the city is seeking to “plan for the future” in welcoming a growing population to Minneapolis proper. They are also seeking to increase their tax doles to provide services to the growing population. While these goals may be admirable, it is not the duty of Linden Hills Neighborhood to bear the burden of development with low-risk, high-profit opportunities for developers in our already in-demand area. We need to grow as a community for the future; we need to welcome new options and neighbors. But Uptown-style housing at 44th and Xerxes is not the path to this. - Why are the developers so interested in Linden Hills? Well, profit! Our location near the lakes is a safe-bet for them. In incentivizing development here with developer-friendly R4 zoning, we actually serve to dissuade investment and development in areas in greater need of it, for instance, the West Broadway corridor. We do a disservice to greater Minneapolis by making it too easy for developers to build here. And of course, we do a disservice to our own residents by too readily sacrificing the neighborhood character and attributes that brought us here in the first place – nature, green space, independent business, residential-scale architecture, limited traffic. - The zoning code denotes “units per acre”. It does not in any way define “units”. These can be luxury penthouse-type options, or small dorm-style options. Developers will do what is most profitable to them at the time of a given project. They are not looking out for the future, the public at large, us, or our neighborhood. - No one is looking out for us but us! Developers have their eyes on the prize; so does the city. It’s up to us to protect, manage and grow our beautiful neighborhood in the best interest of the present, and the future! What to do: Write to the zoning office, or ring them up! Write to our council member Linea Palmisario, or call her! Write to the Mayor, or call her office! And tell your neighbors about the issue, and encourage them to write too! DEADLINE FOR COMMENTS IS FAST APPROACHING! DEADLINE IS THIS SATURDAY DECEMBER 19! Your thoughts and opinions may differ from mine. Whatever they may be, let’s get engaged! Together we are powerful, and Linden Hills need not be fodder for exploitation by developers! We can work together to do it right here in the best interest of all. Feel free to let me know your opinions and thoughts as well. I’m interested!
12/17/2015	elise koonmen	REGARDING THE PROPOSED ZONING CHANGE FOR THE 44TH AND XERXES: I am opposed to the change in zoning to R4! Plse put a stop to this!!
12/17/2015		You people are unbelievable and must not live in this neighborhood. Between all the cars/bicycles already on 44th St it is a nightmare! We do not need anymore new buildings. What is the mayor looking for more of our southwest taxes for the north side again?

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12/17/2015	marcella grandpre	First of all I must say that the city could not have made it harder to understand the recommendations. I was able to attend the short notice mtg at Linden Hills park and was disappointment that no presentation was made to explain recommendations and you were left to wander around and get inline to ask staff questions It only got worse from there - trying to navigate the maps on the city website - with the print so small was even more difficult and again no real explaination of things in laymens terms. Now as well as was able to make out there are things in the Staffs recommendations I agree with and things that I'm opposed to. First some of the things I think make good sense. Expansion of Neighborhood Commercial Node at 43rd & Upton Rezoning study Draft Staff Recommendation: Current commercial zoning in node is consistent with policy and not recommended for change. One property currently has split zoning (commercial and residential) and is proposed to be fully zoned C1-Neighborhood Commercial District New Neighborhood Commercial Node at 44th & Beard Rezoning study direction to be evaluated: With the exception of one property, a parking lot owned by the City of Minneapolis, the existing commercial zoning is consistent with policy and not recommended for change. The parking lot is proposed to be rezoned to C1 Neighborhood Commercial District. The degree of zoning changes along 44th is alarming. 44th is not a thru street like France, 50th, 36th or Lake. It has a residential character that should be maintained. I'm sensitive to the fact that the Met Council is pressuring communities to increase density and I feel the neighborhood would not be damaged if this was done on a smaller scale than proposed. I think 44th cold maintain the residential mixed housing feel if multi unit building size was limited to the 2/1/2 stories. As I understand it this would mean I'm opposed to the following recommendations Redefine as Medium Density Residential along France Avenue between commercial node and 46th Street Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District In short, I do not feel that a pedestrian overlay District is appropriate for the this area and certainly not in the best interest of the neighborhood. I'm left wondering whose interests tis the city trying to serve here?
12/18/2015	Tim Sexton	Just wanted to thank the council for considering this upzoning at 44th/Xerxes (and elsewhere). Our family fully supports higher density nodes throughout our neighborhood because of the potential generational and income diversity it allows. Also, more people in LH means more customers for the businesses and restaurants in the area! Tim Sexton
12/18/2015	Natalie Ramier	Please do not rezone Linden Hills. I have lived here for over 20 years and love the community feeling as it is. The other parts of Minneapolis feel more commercial and have lots of high rises. That was not the reason I chose to live here. Please let me know if you have any questions or comments. Thanks, Natalie
12/18/2015	patty gourley	Please do NOT allow rezoning the Linden Hills neighborhood to allow for 4 story buildings. I support the Linden Hills Small Area Plan and it is because of that small shopping area that we live in the neighborhood. We have been speaking against changing the zoning laws for several years now and it is clear that the neighborhood wants the area to stay the same. We do NOT want it rezoned to build larger and taller buildings. We do NOT want the Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village and Central and Lowry. With other area's in the city pushing more and more people into smaller spaces and then on top of that taking away the streets that were meant for cars to use, it is getting really frustrating to live in the City of Minneapolis. All of the main arteries in the City of Minneapolis have been diminished and it is only hurting the city. When it is difficult to travel and get anywhere in a timely manner, we choose to go other places. That means the city is losing revenue when patrons are too frustrated to make the attempt to get to any of these establishments. Please leave Linden Hills in tact and do NOT allow any rezoning!
12/18/2015	Kathleen Kresge	I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Please consider what the people who live in Linden Hills want, especially the home owners on 44th and Washburn Avenues. Do not turn 44th into 50th Street or Linden Hills into Uptown. Surveys have shown, the residents do not support these changes. Sincerely, Kathleen Kresge

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12/18/2015	Maxine W. Davis	Dear Linden Hills Residents and all concerned: Thinking Linden Hills is similar in feel and architecture to other "small" business areas in the Twin Cities is missing the assets of our little "Downtown." Our corner is not Lake & Hennepin. It is not 50th & France. It is not even 43/44rd and France. Our "Downtown" is a smaller, more intimate space, on smaller streets. My husband and I feel each neighborhood is different. Thoughtful growth needs to admire and respect history and difference while allowing and planning for future growth. We rallied against any building over 3-stories on the corner of 43rd and Upton. Like others in the neighborhood, we attended planning meetings hoping future growth in Linden Hills would be thoughtful. We helped pay for lawyers to shop the first 4-story building. Our small voices, however, have been drowned out by wrong-thinking city laws. What is legal is not always right…or appropriate. Sincerely, Maxine W. Davis
12/18/2015	Mark Westin	I think rezoning now after so much work was done to develop the Linden Hills Small Area Plan is a really poor idea. I thought the whole point was to give neighborhoods the ability to control their destiny providing it is in keeping with city-wide laws, etc. There is no need to make the changes in rezoning and it is certainly not “the will of the people” who live here. Thank you, Mark Westin
12/18/2015	Bill Brink	I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thanks for your consideration!
12/18/2015	David Pflum	Mr Schaffer, I've been told that a vocal minority, some of whom have been involved with Linden Hill zoning planning, are now trying to block the very recommendations that came from the planning process. I would prefer that a few "all change is bad" types don't dominate the decision making. I support the recommendations of the small area plan. My regards, David Pflum
12/18/2015	Stephanie Avalon	Hello As a longtime resident of Linden Hills I care deeply about the future of the neighborhood. I grew up here in the 60’s and bought my home on Beard Ave. South in the 80’s. This is a really fine neighborhood and like most of my neighbors I am concerned that rezoning will increase congestion and destroy the quiet peaceful quality of Linden Hills. I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Stephanie Avalon
12/18/2015	Wes Chapman	I was moderately involved with the LHSAP and believe that the people that worked vigorously on it represented Linden Hills very well. I did not agree with everything in the final version but I do support it 100%. I remember the language being very clear about desired zoning and height limits and I really don't understand how there could be confusion over what the Linden Hills residents want. Wes Chapman 21 year resident of LH

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12/18/2015	Jennifer Fallon	Dear sir, Please help protect the few existing spaces for pedestrians and cyclists, like Trolley right of way. Please do not facilitate increased auto traffic on neighborhood roads already too busy. Please more carefully define any new structures to be at or below existing building heights, and to not increase occupant density. Let's preserve a delicate area, and gem of our city, the chain of lakes. I look forward to your reply and thoughtful action. Many thanks, Jennifer Fallon
12/18/2015	Clare Foley	I would like the Linden Hills Small Area Plan to stand as it. I strongly oppose the desires of the political community on the iissue. The community worked hard to think about and develop a plan that I believe is the correct plan for Linden Hills. Thank you. Clare Foley
12/18/2015	louis burg	People pay good money to live in Linden Hills because the neighborhood is so unique so why are politicians trying to change it.? A cynic would conclude campaign donations from developers are responsible.
12/18/2015	Donna Mayotte	Linden Hills would benefit from a modest and creative update to accommodate more small businesses. Linden Hills has a most historic character and that should definitely be preserved. NOT EVERYTHING needs to be redeveloped!
12/18/2015	Laura Houghtaling	I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. -- Laura Houghtaling
12/18/2015	Helen Voelker	I am very disturbed by the proposed rezoning changes to Linden Hills to regroup it with areas like Hennepin-Lake, Nicollet-Franklin, Stadium Village and Dinkytown. This proposal shows that city officials absolutely do NOT understand the character of Linden Hills. To say that Linden Hills is equivalent to these high-traffic areas with two lane streets is ridiculous. Has any of the people proposing this change ever even been to Linden Hills? Do they understand that the neighborhood is NOT high traffic, is NOT a major route, and the street can NOT support increased traffic and congestion? If your only experience of Linden Hills is to go to Lake Harriet for some corporate event, sure, it looks like a lot of people are there. But Linden Hills is much more than the pavilion on Lake Harriet on Labor Day. The majority of the time Linden Hills is a low traffic zone of calmness were most of the people you see there live in the neighborhood, shop in the neighborhood, walk in the neighborhood. It is NOT the same as Hennepin-Lake, or Stadium Village. I do not understand why the city doesn't want to preserve a small neighborhood like Linden Hills. We HAVE urban neighborhoods, lots of them. What we are losing are neighborhoods like Linden Hills, where people still say 'good morning' when out for a walk on the weekends, whether we know each other or not. The people who actually live in Linden Hills have made it abundantly clear over and over that we do not want re-zoning, we do not want high density, we do not want to turn our neighborhood into Lake and Hennepin. The politicians continue to refuse to listen to what the people are saying, but instead are ignoring them. Why? Why does it look like the public is being ignored and that sub rosa agreements between the city and developers are actually running the show. The people of Linden Hills spent a considerable amount of money to develop a plan that reflected what the people WHO LIVE in Linden Hills want, not what developers want. This plan has been ignored. There's not nearly enough shame to go around, otherwise the city officials who pretend to represent the people who live in in Linden Hills and PAY TAXES that support city salaries would feel some of it for ignoring Linden Hills residents. Helen Voelker A very ignored and disturbed resident of Minneapolis and Linden Hills

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12/18/2015	Helen Voelker	I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Helen Voelker
12/18/2015	Mary Ollerich	When are government workers, paid by us, the tax payers, going to come to the understanding that they are to do what the people propose for our neighborhoods. Who is profiting from this ridiculous and hurtful dictating of what neighbors will get, not what they want. Neighborhoods and neighbors are being thrown around like a game of do what we want and not what neighbors want. This must end right here and now. Our government employees will do what is mandated by the neighbors. Stop this tyranny now. Mary Ollerich
12/18/2015	Richard Laumer	I'm firmly opposed to the proposals for 44th St, the reclassification to r-4. This area has consistently grown with congestion since my tenure started at this address in 1987. The additional density would be untenable, unworkable and frankly not needed. My Address is 3116 W 44 th. Feel free to contact if wish to discuss in depth. Richard Laumer
12/18/2015	<tlegeros@yahoo.com>	I'm 100% in favor of high density residential living so I'm 100% in favor of increasing 44th street zoning to promote higher density. My only concern is how well it blends into neighborhood. I for replacing all single family homes on 44th Street with tasteful brownstone/ townhouse concept. Extend trolley to France even better!
12/18/2015	Laura Tuhkanen	Dear Mr. Schaffer, I live a few blocks away from the 44th and Xerxes node in Linden Hills to R4. I think R4 buildings are too tall for this area. Please reconsider this zoning. This is not at all what Linden Hills is about. A building that tall would feel very out of place here and detract from the the small village feel. I am very flabbergasted that this zoning would even be considered for this area. Have you ever been to Linden Hills or do you have friends you live in the area? Surely you do and you know yourself that this tall of a building would not be welcome. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays! Laura Tuhkanen
12/18/2015	Wendy Fassett	Dear Mr. Schaffer, I am writing to let you know that, as a 30-year resident of Linden Hills, I am STRONGLY opposed to the rezoning of the 44th Street node to allow 4-story, 56' high buildings. I am not opposed to higher density in the neighborhood, I am opposed to higher buildings which ruin the character of the neighborhood and block the sun. You can have higher density with multi-family residences of an appropriate size than you can with huge, upscale condo units in tall buildings! Ditto for 43rd and Upton, by the way. Sincerely, Wendy Fassett
12/18/2015	Mary Hanvik	Rezoning Linden Hills is simply not a good idea. I work in Linden Hills and there is no parking as there is now. Building up and increasing density is not an answer now without addressing issues of parking & walkability.
12/18/2015	Rene Goepfrich	To Whom it May Concern, We have worked for years and years to develop the zoning plan that was adopted not so long ago. I do not agree with the proposed changes & wish to register my concerns about the increased density & redesigns that you have suggested. I feel the Linden Hills Small Area Plan is the plan that many people living in the neighborhood support. There were many meeting held on it & many opinions and concerns addressed during its design. Why not leave it at that. Rene Goepfrich

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12/18/2015	Rita Pelecis	I'll chime in: I'm all for high density housing, but R4 is beyond what I believe the area can support to maintain what many think and 'feel' LH to be-a family friendly neighborhood. I've been in LH 20 years and have seen many changes. We've even made some ourselves. We aren't Uptown or Broadway or even 50/France for that matter. I'm concerned about the increased traffic to the intersection and traffic through the neighborhood streets as well. Example: In my years on 39/Upton I have experienced more or more 'lost people' trying to get to LH shops who zig-zag up Upton from Thomas Beach. They drive too fast and every year there are more of them. I would support R3 and more modest condos or apartments-why so lux? Do they really need 10 foot ceilings? Do they need to cost close to a million $? Who are they marketing for these spaces? Not middle income or families or even retirees! More retail or restaurants street level and a bit of green left-great! R-3 sounds perfect as can always apply for a variance and they have. I think one of the latest multiplex buildings on Sheridan fits in to the surrounding area nicely. Albeit, the home next door probs doesn't think so.
12/18/2015	T. Voltz	The LHSAP was itself hijacked by CPED - now instead of a "study to see how to modify the overlay" CPED is just forcing removal of the overlay. Without any input from LHINC or the residents. While this may be convenient for CPED - its a complete overreach by the city and shows the continued disrespect for residents vs the citys agenda. Removing parking allotments is insane - there are dozens of examples in the area that show this. As a resident in a residential neighborhood paying an insane amount of property tax, I should be able to at least be able to park on my block. It seems you idea of a ped friendly environment is to make residents walk block from their houses to their cars. Since the LHSAP has been in place the city has refused to use it guidance on ANY zoning issues. Now you are cherry picking just the upzone parts and forcing that thru all the while claiming its what the residents want . ITS NOT. NO REMOVAL of LH OVERLAY !!!!!!!!!!!!! I wish we has a City Council rep that represented her residents and not just blindly pushed the citys agenda on them!!!!!
12/19/2015	Chris Mars	Dear Brian, I'm a Linden Hills resident very much opposed to R4 zoning at the node at 44th and Xerxes. In a nutshell, R4 is just too tall for this node, especially given the natural elevation of 44th St. R4 buildings are out of scale with the neighborhood, now and in the foreseeable future. To say the current buildings are already R4 is a bit misleading. While the density of R4 is already present in this node, the scale of R4 buildings is not. Scale as well as density must be taken into account relative to conforming this node in the zoning code. Additionally, R4 zoning would allow and encourage development on this node that will eliminate the existing, small-scale units – some of the most affordable units in the neighborhood, and structures in concert with surrounding scale, height, setback and green space relative to the street specifically, and the area generally. Experience tells us that teardowns in the neighborhood are replaced by larger, less affordable structures as a matter of course. The goals for density on this node are already met, as are the goals for affordability of those units. R4 zoning does not serve to preserve density, affordability or character. R3 makes much more sense, this if retaining the existing R1 non-conforming status (that would protect the existing high-density, low-rent units) is not an option. Talk around the neighborhood is that despite the comments received, the planning office will do as wishes regardless. I have higher hopes than that. I trust you to listen to the comments of those in the neighborhood, and to act in accordance with them. 56 feet is too high for 44th and Xerxes. Please don't allow it. Thank you for your consideration, and happy holidays, Chris Mars
12/19/2015	Stuart Cone	To whom it may concern: As a long time resident of Minneapolis, I am very much in favor of retaining the distinct character of Linden Hills. Linden Hills is NOT Hennepin and Lake, NOT Lyn-Lake, NOT 50th and France, NOT downtown. I understand the desire for higher density housing in Minneapolis, but building height limits should not be increased in Linden Hills. Some urban places, like Georgetown in DC, like Santa Barbara in CA, like Savannah in GA, like parts of Greenwich Village in NY, fortunately had people who fought to retain and enhance their characters despite pressures to develop in more "modern" (and more dense) ways. Minneapolis has lost so much of its history already: so many beautiful buildings downtown were bulldozed to make way for what we now have: a bland and uninteresting downtown which has understandably earned us the reputation as a "flyover" city... no reason to come to Minneapolis except for business. (You have to admit downtown ain't much, due to misguided efforts.) Thank goodness for those in our past who fought to create park lands around the lakes and retain it rather than to ring them with high density housing. Let's at least let the quiet corners of Linden Hills remain unique. And a note about many developers today: they like to claim their projects are "high quality." Yet so many of them are already looking terrible - crooked panels, leaking windows and plumbing, basements full of water (Calhoun) and rotting trim. It's all about maximizing profits, not building quality buildings. Stuart Cone

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12/19/2015	Lindsey Lesher	To the City of Minneapolis: As a resident of Linden Hills, I want to express my FULL SUPPORT for the Linden Hills Small Area Plan and my LACK OF SUPPORT for any rezoning proposal. The Linden Hills Small Area Plan exists for a reason and to overlook it indicates disregard for the community which developed the plan. It is concerning to me, as a resident of Minneapolis, that politicians overlook and disregard the Linden Hills Small Area Plan in favor of building just to build (for a larger tax base) rather than considering and respecting thoughtful planning. This was very evident in the recent decision regarding the Upton and 43rd building decision which violates the Linden Hills Small Area Plan. As a public servant to the citizens of Linden Hills, please consider the following: FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Sincerely, Lindsey Lesher

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12/19/2015	Dave Alampi	We have lived in Linden Hills for over 24 years and I have spoken with many people who have lived in Linden Hills for many years as well. Based on these conversations, I have observed there are far more people in favor of more progressive zoning laws in Linden Hills than is being represented by a very vocal group of individuals who are against any changes to the current zoning laws. This vocal group of people who are opposed have used very aggressive marketing (scare) tactics to promote their viewpoint, while those in favor of changes haven't organized in a similar way. Thus views of those in favor is far under-represented. See below for an example email I received, which is not as aggressive as some I have received over the last several years. Please make sure so seek out a broad base of opinions beyond those who have organized to oppose any sort of progress. ********** EXPRESS YOUR OPINIONS ABOUT REZONING LINDEN HILLS NOW! Friends & Neighbors, Recently I conducted a Linden Hills Rezoning Neighborhood Survey to discover what the community truly feels about rezoning Linden Hills and the proposal by our Ward 13 Council Member Linea Palmisano and her strategic partner, Community Planning and Economic Development (CPED), to go beyond the directives specified in our Linden Hills Small Area Plan (LHSAP). Here are just a few of the proposed major rezoning changes not supported by the LHSAP: 1) Elimination of our Linden Hills Overlay District and regrouping Linden Hills with the more intensive urban areas of West Broadway, Hennepen-Lake, Nicollet-Frtanklin, Dinkytown,Stadium Village, and central Lowry. 2) Rezoning 2-1/2 story R-1 and R-2 districts along 44th street to 4-story R-4 districts (this change would bypass LHSAP compliant, medium density, R-3 zoning intentions altogether). 3) Elimination of many restrictions for future development to supply parking, which will impact both commercial and residential usage. Click here to review the survey results as of Monday 12-14-2015, and to come to your own conclusions about the vision of our community. In the past, the Ward 13 office under both Betsy Hodges and Linea Palmisano have promoted the idea that there is a division between neighbors in our community. But in truth, the major division appears to be between what politicians say the community wants, and what the community actually says it wants, when neighbors have a platform to express their own opinions. Right now CPED is conducting a "Public Comment" period for the rezoning of Linden Hills. They say they are not obligated to make any changes to what they desire to do regarding rezoning Linden Hills, but they are open to hear "public comment". It is time to let CPED and our public officials know what our community thinks. Their overconfidence that they can rig all outcomes through backroom politics and turn "public engagement" into a show, where they have the final say, has to end. CLICK HERE NOW EXPRESS YOUR OPINIONS ABOUT REZONING LINDEN HILLS Your response will be included in the city's "public comment" period, which closes Tuesday, December 22nd. Here are sample comments that you can use in your email. Thank you. Questions: walterpitt@hotmail.com

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12/19/2015	Jeff Miller	Hi Brian - I took a little time to review the draft staff recommendations for the Linden Hills Small Area Plan rezoning study. I think that the 3 requirements that staff is proposing to add the Linden Hills section of the Pedestrian Oriented Overlay are good ones - off-site parking can be located in residence/office residence districts, 4th floor building stepback, and 10 ft setback for top floor when abutting a residential zoned property. One comment that I have is whether the last requirement should be more specific by applying it to the 3rd floor. Since the maximum height of a building can be exceeded through the CUP process, the top floor may vary. Also, the wording of the 3rd requirement is somewhat confusing. "…shall be set back not less than ten feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property." I also would like to suggest that the screening requirement for commercial buildings could be added as a unique Linden Hills requirement in the Ped Oriented Overlay, so that it's not just parking and loading areas that are screened next to a residence or office residence zoned property. One other comment is that what I think was being heard at the neighborhood meeting in early December was that City Staff is proposing to replace the unique LH Overlay with the standard Pedestrian Oriented Overlay. Even though it is proposed that a Linden Hills section will be added within the Pedestrian Oriented Overlay, that message was not clear at the meeting and not totally clear in the staff memos. As with most neighbourhoods, people may be more supportive if they understand that there will still be unique standards for the Linden Hills commercial nodes. After having time to really look at the two overlay districts and the site plan review standards, it makes sense to me that staff is proposing to transition to the Pedestrian Oriented Overlay in the Linden Hills commercial nodes. I don't have concerns about the rezoning to the R4 district in the identified areas, except for the fact that the maximum height of a building can be exceeded through the CUP process. Since a conditional use is as-of-right but with conditions, it does seem like it is likely that buildings taller than 4 floors will be proposed and approved. Since the LH Small Area Plan has building height limits of 44 ft. and 50 ft., it might be more effective to zone to R3 and have proposals use the CUP to get up to the 44 and 50 ft. heights. Thanks for your time in writing the memos and attending the neighbourhood meetings. The detailed nature of zoning needs this kind of explanation. Good job! Jeff Miller
12/19/2015	Kathy Ollivier	Hi Brian, I do not support a zoning change for 44th and Xerxes. Please consider my voice as one against the proposed development for that intersection. Respectfully, Kathy Ollivier
12/19/2015	Kathy Oliver	Hi Linea, I do not approve of the zoning change proposed for the "node" at 44th and Xerxes. Our experience with developers in the neighborhood has been miserable. Who's paying for the damage to city property near construction sites, like the trees that have been gouged by heavy equipment, the sidewalks that get cracked, or the wear-and-tear on our roads? The feel of Linden Hills would take a huge hit with the density proposed for this intersection. I say "No!" Thanks, Kathy Ollivier
12/19/2015	David H.	Dear Mr. Schaffer, I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays!
12/19/2015	Mark van Osnabrugge	I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.
12/19/2015	Margaret Mason	Hello, I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I'm also very concerned about the potential loss of reasonably priced rental units if this area were to be redeveloped. If it gets R4 status it seems likely that it would be a prime spot for developers to build more expensive units. It seems a shame to lose rental units that people who currently live here can afford. I'm not anti development and I did/do support the development at famous dave's. However, this R4 zoning in the Xerxes node just seems unnecessary and bad for the neighborhood. I urge you to reconsider this R4 proposal. Thank you. Margaret Mason

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12/19/2015	Spencer A. Cronin	Mr. Schaffer, Please include the following comments to the public record regarding the proposed rezoning of Linden Hills: 1) I remain opposed to the rezoning effort, and have maintained this stance since this silly debacle started several years ago. 2) As a voter I am truly disappointed in the representation that our elected officials and the City Council (Council) have provided. The mere fact that this never-ending saga is up for discussion makes me ill considering the overwhelming outpouring of residents opposed to the rezoning measure. 3) The political the posturing around the rezoning, and the Council's manipulative agenda, demonstrate nothing more that the Council's inefficiency, which is an embarrassment to the residents of the Ward and the City of Minneapolis. It all comes down to doing the right thing. Thank you, and have a happy holiday. Spencer A. Cronin
12/20/2015	Constance Pepin	Brian, On Sunday morning (December 20), I was planning to study the maps and details of the proposed zoning changes, so that I could formulate an informed and specific response. But at least 11 of the links on the project page were not working and displayed the error message "The page cannot be found." Specifically, the links under A and B, and the Supplemental Materials under Calendar were not working and still are note working as of 7 p.m. on Sunday. For over an hour midday, the entire site was down (see attached error message). So I was unable to review information I needed to develop my comments in the time I had available today, and I expect this same problem happened to other people as well who were trying to complete their comments on Sunday. I thought the links were fixed when the deadline was extended to December 22. In light of these continuing problems, I request that the deadline for public comments be extended again, once the links are truly fixed. Otherwise, the notion of "public comment" would seem seriously compromised, since during a critical time in the public comment period, people were not able to access important information on the project page. Constance
12/21/2015	Joey McLeister	Dear Brian, I am opposed to R4 rezoning at 44th and Xerxes. The small town feel of the Linden Hills business district and surrounding area was why I bought my house across the street from the former St. Thomas nunnery nearly 30 years ago. I think tall residential housing would ruin this feel for everyone--homeowners and visitors alike. I know that the street can't handle additional parking. I have had to go hunting for car owners who have blocked me in my driveway so they can dash across the street for a "minute". Meanwhile, I'm late for work. The problem only increases with snow. More units would be much worse. Please reconsider the R4 proposal. Thank you and happy holidays. Joey McLeister, Linden Hills homeowner
12/19/2015	Jim Miller	Linea- As most people are aware - there has been a lot of discussion recently about the proposed re-zoning changes to Linden Hills. Unfortunately, many business people as well as residents in Linden hills feel that the city is not really interested in listening to their concerns on this topic. In the coming weeks, please schedule a couple of public meetings to go over exactly what is proposed and why the city wants to make the changes. people are feeling that this is another example of the city doing something to us and not for us. For example - the proposed zoning changes in the Linden Hills business nodes from R-2 to R-4 appear overly rigid and not open to compromise - of for example R-3. I agree that some zoning changes should be considered , but this may well be a huge deal for Linden Hills for decades, and as many people as possible should be heard from. A re-zoning survey is currently open from the last issue of The Line - and apparently at least one other zoning survey is out there. Please don't automatically discount what people have said in these surveys - but look at the results to hopefully achieve a positive goal for us all. The survey mentioned in The Line at least has apparently had several hundred responses. Thanks for considering these comments. Jim Miller
12/19/2015	David Higgins	Dear Council Member Palmisano, I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays!

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12/19/2015	Nick Bluhm Sr.	I am a resident of South Minneapolis and have lived at 4831 Queen Avenue South for 31 YEARS I do not agree with the position by our Ward 13 Council Member Linea Palmisano and her strategic partner, Community Planning and Economic Development (CPED), to go beyond the directives specified in our Linden Hills Small Area Plan (LHSAP). FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Nick Bluhm Sr.
12/21/2015	Maria Franklin	To whom it concerns: I strongly oppose linden hills area being rezoned. We have worked extremely hard on an overlay Plan and Demand that that be respected. Thank you, Maria Franklin Linden hills resident
12/21/2015	Virginia Templeton	I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thank you, Virginia Templeton
12/21/2015	Coleen Murphy	I am unequivocally against the rezoning proposals for Linden Hills!!! Please, Please vote down anything pertaining to ANY CHANGES for Linden Hills zoning! We need to keep some of the charming little niches we still have in Minneapolis. There are so very few left. If You Choose to vote for these changes...You Will Be Responsible For The Domino Effect It Most Definitely Will Create! There will Never Be A Chance To Go Back! Never, EVER!!! Our Future Is In Your Hands! Coleen Murphy

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12/19/2015	Pat Smith	Hi Brian - Seems like it would be easier politically to just amend the Linden Hills Overlay District than to eliminate it and place an overlay district that is used in much more intense commercial areas. Actually, I believe that is the recommendation of the LHSAP (amending it not appealing it). City Planners should be encouraging different types of neighborhoods - it is what makes Minneapolis special and desirable to live in. CPED should be trying to strengthen those unique attributes instead of trying to eliminate them. CPED should take the Linden Hills Overlay District as the starting point, and then explain to the Community what is being changed. I would strongly discourage reducing the parking requirements for restaurants. We already have plenty restaurants in Linden Hills, and new restaurants are moving in with the current parking requirements. We want to make sure there's a critical mass of retail establishments so that they benefit from each other. Parking is already tight in the Linden Hills downtown. I have seen residents along 43rd street yell at people parking too close to driveways because there's not enough parking. Please do not relax the parking requirements for restaurants. Thanks, Pat Smith
12/21/2015	Catherine Pringle	Hello Brian, I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I have lived in LH for over 30 years and for 15 years have also lived in other metro areas - NYC, DC and London. There is nowhere like Linden Hills' unique combination of charm, community, nature and small shops. I support the Linden Hills Small Area Plan and would like the city follow it. I don't support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I also do not support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. And I don't support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thank you, Catherine Pringle
12/19/2015	Greg Maltby	Brian, I am opposed to the R-4 zoning as it will produce something of a canyon feel due to its permitted height. The R-3 is much more suitable for the character of the neighborhood and provides a better, more gradual transition to the R-1. Greg
12/19/2015	Bonnie Warhol	We do not support rezoning Linden Hills into R4 zone and grouping it into areas such as central/Lowry. We moved into Linden Hills 15 years ago, have two kids in Lake Harriet community School and love the walk ability and community of the neighborhood. Rezoning would make it less pedestrian friendly and too car oriented. Please do not rezone. Bonnie Warhol Tom Hetzel
12/19/2015	Jake Anderson	Dear Brian, I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal. Thank you for your consideration and happy holidays! Jake Anderson

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12/19/2015	Julie Brekke	Dear CPED Staff and Elected Officials, I believe change is good…and yet I'm writing today to encourage you to listen to residents of the Linden Hills neighborhood who have repeatedly voiced that keeping current zoning for this neighborhood unchanged is actually good, too. Clarification on several topics is essential for the neighborhood to continue to thrive as a vital part of The City of Minneapolis: • The Linden Hills Small Area Plan suggests that the Linden Hills Overlay District should be revised and extended, not eliminated. • The Linden Hills Small Area Plan does support moving from low to medium density, and the next step up from R-2 low density is R-3 medium density. The residents who elected you and who wrote the Linden Hills Small Area plan do not support 4-story buildings for the 44th Street Community Corridor. • The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian- Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be enhanced, not diminished. • I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do not support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. Again, change is good. And keeping neighborhoods in tact that have unique identities is an essential ingredient to a healthful and diverse City. Thank you, Julie Brekke
12/19/2015	Patrick L Coleman	Mr. Shaffer-- I have lived in Linden Hills since 1960, initially at 44th & Washburn, and now at 41st & Vincent. I have seen most of the modern apartment buildings go up in that time and did not have a quarrel that I can recall with any of them. And I support this change to the strip along the north side of 44th St. The height is even shorter that Lake West building at 44th & Upton. My only concern is the same as I had for the Famous Dave's site, not the height or design, but supplying parking sufficient for the new residents and the design for keeping all support services (garbage, parking, moving vans, etc.) off the city streets when providing their services. Alas, this is not the final design for the Famous Dave's site where all these services are to be provided from the street near the busiest intersection between Lake St and 50th. Best Regards, Patrick L Coleman
12/19/2015	Mona Patterson	Hi Linea, I just wanted to chime in against the rezoning at 44th and Xerxes. These streets are already so busy during certain times of day. It feels as if the developers are leading the charge rather than those of us who have lived in the neighborhood for years and years. There will be large apartments at 43rd and Upton, 44th and Upton, along France, and along 44th before we know it. So many good things have happened in this neighborhood and it is much more dense than it was when we moved here 20 years ago, but I believe moderation is the best policy and the city and the developers are going too far. Thanks!
12/19/2015	Karen Fassett-Carman	Dear Linea, I am opposed to rezoning the 44th and Xerxes area as an R4 node. This is a small neighborhood and doesn't need large business growth or greater population. I'm really disappointed with the Famous Dave development as well - which is almost as high as the one the community rejected and infinitely uglier. The traffic is already bad here. I walk my dogs daily and have had many close calls with cars. Do we want a family neighborhood or a business zone? A few small businesses in the village are nice - but trying to turn it in to a larger business area for the purpose of greater tax revenue will change the nature of the neighborhood in a really negative way. Sincerely, Karen Fassett-Carman
12/19/2015	Kathy Ollivier	Hi Linea, I do not approve of the zoning change proposed for the "node" at 44th and Xerxes. Our experience with developers in the neighborhood has been miserable. Who's paying for the damage to city property near construction sites, like the trees that have been gouged by heavy equipment, the sidewalks that get cracked, or the wear-and-tear on our roads? The feel of Linden Hills would take a huge hit with the density proposed for this intersection. I say "No!" Thanks, Kathy Ollivier
12/20/2015	Jesse Lorenz	I support the rezoning study and look forward to seeing increased density in our neighborhood - especially in the areas where we already have higher density dwellings and commercial uses. In addition, I look forward to there being an increased emphasis on pedestrian and cyclist use of all the areas mentioned.
12/21/2015	Melissa Haroza	Hello I'm in support of higher density in Linden Hills and reducing parking requirements. Thank you Melissa Haroza
12/20/2015		I support linden hills to change to the Pedestrian overlay district. I support the changing of base zoning. 44th from Xerxes-France should be included in our future development.

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12/21/2015		As a resident of Linden Hills, I oppose the rezoning changes that CPED is proposing, because these changes are in opposition to the Linden Hills Small Area Plan. The Linden Hills neighborhood made it crystal clear during the small area planning process that people do not want 4-story buildings in the 'project study area'; yet the City is proposing R4 zoning along 44th Street, which is a total disconnect from the wishes of the neighborhood. No one who participated in the small area planning process expected that CPED would rezone to R4 for medium density, and it would be wrong to do so. The proposal to eliminate the Linden Hills Overlay district also contradicts the Linden Hills Small Area Plan, which called to refine the LH Overlay, not abandon it altogether. Those protections are needed in order to ensure smart growth in the nodes. Lumping Linden Hills with other more commercial districts in the Pedestrian-Oriented Overlay would violate the trust of Linden Hills residents who believed that the Small Area Plan would be used to help create the vision and goals in the SAP, which would be further ignored if the Linden Hills Overlay District is eliminated. To summarize: Keep the Linden Hills Overlay district and do not rezone to R4. Honor the Linden Hills Small Area Plan. Don't mislead people that these changes are being done to align with the Small Area Plan, when in fact these changes contradict the Small Area Plan. Stop misleading people! CPED's true customers are citizens and residents, not developers who want the rules relaxed so they can make more money. Stop sacrificing neighborhoods so that developers can make more profit at the expense of neighborhoods, and destroy those neighborhoods in the process. Thank you.
12/21/2015	Stephen Birch	Comments are specific to item 5: Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle. My only issue with this topic is that there is insufficient parking in the neighborhood, (particularly with 44th St in that area having parking on only one side of the street) to support higher occupancy without changes to the off-street parking requirements that are in the zoning rules. At a minimum, there must be at least one off-road parking space PER housing unit. The land can support the parking if the building is constructed with an underground garage or use of the old trolley line alley that runs to the rear of those homes.
12/21/2015		I am in complete support of higher density and reduced parking requirements.
12/21/2015	gayle malcolm	i approve all the recommendations
12/21/2015	Constance Pepin	Mayor Hodges, When the details of the proposed rezoning of Linden Hills are not available for review by citizens during the public comment period, it sends the message that the City is not serious about gathering community comments and is just going through the motions so that CPED can do exactly what it intends to do, neighbors be damned, which is what happened during the Linden Hills small area planning process. CPepin Begin forwarded message: From: Constance Pepin <cpepin@bitstream.net> Subject: Problems with Project Page for Linden Hills Rezoning Date: December 20, 2015 7:02:37 PM CST To: "Brian C. Schaffer" <brian.schaffer@minneapolismn.gov> Cc: Linea Palmisano <Linea.Palmisano@minneapolismn.gov>, Christy Prediger <christyprediger@gmail.com> Brian, On Sunday morning (December 20), I was planning to study the maps and details of the proposed zoning changes, so that I could formulate an informed and specific response. But at least 11 of the links on the project page were not working and displayed the error message "The page cannot be found." Specifically, the links under A and B, and the Supplemental Materials under Calendar were not working and still are note working as of 7 p.m. on Sunday. For over an hour midday, the entire site was down (see attached error message). So I was unable to review information I needed to develop my comments in the time I had available today, and I expect this same problem happened to other people as well who were trying to complete their comments on Sunday. I thought the links were fixed when the deadline was extended to December 22. In light of these continuing problems, I request that the deadline for public comments be extended again, once the links are truly fixed. Otherwise, the notion of "public comment" would seem seriously compromised, since during a critical time in the public comment period, people were not able to access important information on the project page. Constance

Linden Hills Rezoning: Comments Received during the Public Comment Period

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12/22/2015	Jennifer Russell	Mr. Schaffer, My family and I live on 43rd and Beard Avenue So in Linden Hills. As a family, and individually, we are adamantly opposed to any potential re-zoning proposals being put forth by the City. Our neighbors have come together over this issue, and are also adamantly opposed to the rezoning proposals that would profoundly affect and alter our community forever. Our reasons for opposing the rezoning, or up-zoning of our community are varied and numerous, but the general theme comes down to the fact that we live here. This is something we do not want, and will not support. The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. We support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. We support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. We do NOT support moving Linden Hills into a more intensively urban “PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowry. We do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. We do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Sincerely, Jennifer Russell Todd Cavanaugh Maxwell Cavanaugh Isabella Cavanaugh

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Date	Name	Comment
12/22/2015	Steven Joel Brown	Brian, I hope you are ready for the holiday and enjoy it to the fullest. As a resident and small business owner in Linden Hills, this is a great time of year for us. Our little "downtown" is alive with activity and we are happy and proud to be a part of our community. Sadly, it might be more bustling (with more people ringing in the holidays with more businesses ringing the till, supporting a vibrant growing workforce and tax coffers alike) but there have been some long term vacancies in the node and it has come to my attention that perhaps one piece that has had a dilatory effect is an onerous and outmoded overlay. Aside from the obvious - there is little chance of a video rental store opening here and should be struck from the ordinance - the parking restrictions, in my opinion, have a much far reaching negative effect. As you likely know, most parking restrictions were abandoned in 2010 under Mayor RT Rybek in an effort to promote a more pedestrian friendly city. We now have I can only wonder if the modification of the "Linden Hills Overlay District" - as it has been referred to when I have visited CPED - to reflect this city wide change was somehow overlooked? Frankly speaking, I wonder if, rather than promoting small business and a strong community, it prevents small scale commercial businesses from being able to thrive (or in some cases from even opening) and has created a a strange power structure for those who "have parking" and a zero sum game of the existing parking availability. Financially, it is burdensome too since businesses must pay for these parking spaces either directly and indirectly and I know that some of these surface lots have been recently redeveloped, which is going to create even more stress on those remaining spaces. I am curious if the City is pursuing other ways to address the issue? We also need property zoning that allows the highest density possible. After years of decline, Minneapolis is growing again and people are not only proud of their city but of their neighborhoods. In order for these little nodes like Linden Hills to thrive, the city needs to recognize that their long standing goal of creating entertainment zones, and funneling traffic and business along corridors, is in need of revision. I can't compete on a level plane when in every direction, within minutes of my business door there are very ,similar places that have no parking requirements and also are zoned in such a manner that they can for example, serve liquor and I cannot. I am not sure I would serve liquor if I could but is there a huge difference between a place like Lucia's and Tilia's location? Will allowing and planning for higher density create more pedestrian traffic and more opportunities for businesses to succeed long term? It certainly does not escape me that Lucia's has been around for 30+ years and while I am blessed with 5 years of Tilia, I would like to know that my city is doing what it can to help me be around another 25+ too. As our city and neighborhoods grow, is it appropriate to ask that, rather than discouraging business and encouraging driving into already congested corridors and wasteful surface lots full of cars, the City play an active role in promoting walking, biking, shared transportation and shared parking? To that end, I heartily support changing (or eliminating) the parking requirements in the Linden Hills Overlay District and changing the zoning to encourage healthy, vibrant, successful and thriving neighborhoods. Please feel free to contact me if you would like to discuss this in further detail. Most humbly and sincerely, Steven Joel Brown
12/22/2015	Sallie Neall	Much of what is proposed here is logical and good -- HOWEVER I do not agree with two proposals: 1. Proposal A.3 to Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South. I don't object to the density, but the height of 56' or 4 stories is TOO TALL. This is a residential area with four-plexes and multi-family homes -- your proposal would double the size of buildings here. 2. The same issue applies to A.5 Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle. Again, the proposed density is not the issue, but the proposed height would DOUBLE the size of existing buildings. This is a residential block and what's proposed is out of place.
12/22/2015	Chris Haroza	I think it makes sense to bring the Linden Hills zoning more in line with the rest of the cities zoning, especially concerning the pedestrian oriented overlay. Furthermore, I support the idea of higher density residential, especially as defined in the proposal.
12/22/2015	Martha Palm	FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thanks

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Date	Name	Comment
12/23/2015	Barbra Nei	Dear Council Member Palmisano, The spirit of Linden Hills has always maintained a unique sense of independence and entrepreneurism. The business district in the neighborhood, a collection of inventive independent family owned and operated shops, cafes, and client –based services, has for the past twenty-something years, reflected this. The synergy of residents and business owners has made Linden Hills an attractive and desirable place to live, work and visit. The restrictions on licensing and parking in the area as outlined in the Linden Hills Small Area Plan Overlay has placed an unfair burden on the independent business owners and entrepeneurs who operate and would be drawn to operate and develop businesses in the area. This situation threatens the character of the Linden Hills neighborhood by discouraging the continued growth and development of the area by private individuals and small local business owners. These restrictions on the neighborhood make for a more exclusive business environment that puts small business owners at a disadvantage, and allows for the development of the neighborhood by larger entities that are not invested in maintaining the independent character of the area. Respectfully submitted Barbra Nei Neil Holman Zumbro Cafe
12/23/2015		I want to encourage density, pedestrians over car, community over stagnation. I am glad we are updating the previous overlay which discouraged small business
12/23/2015	Nikki Niermann	I support greater density and reduced parking requirements - which will help our small businesses - in Linden Hills.
12/23/2015		It's about time we remove the antiquated overlay and update it with something more useful and encouraging of small business. I also support increasing density. We live in a city and want the best of living in a city.
12/23/2015		Strongly opposed to the proposed re-zoning along W 44th. This corridor is already heavily traveled - and not particularly pedestrian friendly. Those of us who live close to W 44th Street are already dealing with traffic and parking issues. We don't want another built up mixed use area like Excelsior on Grand in our back yards. We don't want our neighborhood up-zoned to R-4. We want the City and City officials to support our neighborhood's small area plan (SAP) and to support, represent and stand with LH residents on this issue. We bought our home in this area specifically because because it is an R-1, R-2 district. 56 feet is too tall for this historic community. Up-zoning this node would be a travesty, and would forever ruin the aesthetics, character and charm of our neighborhood. We do not want this.
12/24/2015	Barbra Nei	Hi Brian, Here is the letter that Neil and I put together regarding our support of your work refining the Linden Hills Small Area Plan. We so appreciate all of your and Linea's work on the zoning issues and Overlay in Linden Hills. Please don't hesitate to let us know if we can assist you in with your efforts in any way in the future. Hope you have a great holiday! Barb Nei The spirit of Linden Hills has always maintained a unique sense of independence and entrepreneurism. The business district in the neighborhood, a collection of inventive independent family owned and operated shops, cafes, and client –based services, has for the past twenty-something years, reflected this. The synergy of residents and business owners has made Linden Hills an attractive and desirable place to live, work and visit. As former residents of Linden Hills, owners of the Zumbro Cafe, for the past twenty-three years, and members of the Linden Hills Business Association, we are proud to be involved in this unique and wonderful neighborhood. The Zumbro has a large following of regular Linden Hills neighborhood customers as well as drawing customers from other areas of the Twin Cites and western suburbs, all who have become family to us, and vice versa. As our business and other businesses in our neighborhood have grown to serve a wider customer base the issue of parking has become very challenging and discouraging to us as well as to our customers. The Overlay, initially created to preserve the distinctive nature of Linden Hills, does not address the fact that our businesses need to attract and serve a wider customer base in order to survive. The licensing and parking in the area as outlined in the Overlay has placed an increasingly unfair burden on the independent business owners and entrepreneurs who operate and would be drawn to operate and develop their businesses here. As a result, as existing businesses such as ours attempt to expand, and new and exciting businesses have joined our neighborhood, the parking issue has become a singular problem, straining the relationships between business owners and their customers, and the neighborhood residents. The success of the Linden Hills business area has always been its strong independent and locally owned businesses. The Overlay threatens the balance of our neighborhood's business environment by inhibiting the continued growth and development of the area by small business owners. These restrictions make for a more exclusive environment that puts small business owners at a disadvantage, and allows for the development of the neighborhood by larger entities that are not invested in maintaining the local and independent character of the area. As business owners invested in the preserving the character of Linden Hills and our business district, we strongly support refining the Linden Hills Overlay. Sincerely Barbra Nei and Neil Holman Owners, the Zumbro Cafe

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Date	Name	Comment
12/26/2015	Walter Pitt	Brian, The notice for this Linden Hills Rezoning Study: Neighborhood Survey was initially put into the Linden Hills Line and received a large number of respondents. I personally wrote the questions, taking into consideration some of the comments by the LHiNC Co-chairs in regards to potential responses, so that people had a fair grouping of responses from which to choose from. LHiNC's administrative coordinator, put the questions into survey monkey on my behalf and is the only one who has access to the survey. I receive updates from time to time. From the data it is clear that residents have very strongly oppose (83.33 %) the proposal to group Linden Hills with West Broadway, Hennepin Lake, Nicollet-Franklin, Dinkytown, Stadium Village, and Central-Lowery for purposes of zoning, as proposed by CPED & Council Person Linea Palmisano for the elimination of the Linden Hills Overlay District and folding Linden Hills zoning into the Pedestrian Overlay. In the past CPED and the Ward 13 office has presented the idea that there is a deep division in the Neighborhood regarding re zoning, but when actually polled, survey data indicates a more cohesive neighborhood opinion and response. The survey data is, and any conclusions one could draw, are solely the voice(s) of those respondents who took this public survey. (To be very clear, one should not extrapolate that the survey data indicates the opinion of the LHiNC Board, its committees or my own personal opinions, for that matter.) Since the public comment period is coming to a close I thought it would be good for you to see the data at this time because it may inform your thinking as you move forward. Sincerely, Walter Pitt Resident of Minneapolis & Linden Hills LHiNC Board Member LHiNC Zoning Committee Chair
12/28/2015	John D. Gross	To Whom It May Concern, Linden Hills has long been the home to many small businesses that encourage entrepreneurship, community gathering, and a thriving local economy. As a Linden Hills resident of twenty one years and the owner of two commercial properties in Linden Hills, I am very concerned about the future of small business in our neighborhood. The current Linden Hills Overlay District was designed with the Linden Hills community in mind in 1999. Today, however, this zoning is actually harmful to the neighborhood character that it's trying to protect. Currently, more parking is required for each commercial business in Linden Hill than there would be in most suburban settings. It is absurd. In the current Linden Hills Overlay the parking requirements are so extensive that the only way to achieve the parking a new tenant is required to have, would be to tear down an existing building, build new construction, and place the parking spaces underground, or hope that a neighboring property owner that has extra parking is willing to provide it for retail tenants that are not in their building. And that is extremely unlikely and in most cases not even possible. As real estate developers, my business partners and I have spent spend millions of dollars renovating two buildings in Linden Hills – The former Bayer's Hardware and the former Southwest Auto Building - with the intent of preserving the inherent warmth, charm, and beauty of these extremely old, long-past viable buildings. And although interest from national retail tenants was extremely high, we very deliberately chose local tenants that would compliment the character of the Linden Hills community. The cost was extreme, but I take great pride in being able to say that we succeeded. Although we were able to complete these projects, the current parking overlay made it almost impossible to do so. And so we would never attempt to do this again with the Linden Hills Overlay District structured as it is today. More importantly, if we and other owners are not able to justify renovating or re-tenanting these existing buildings, in the future when an existing Linden Hills business leaves, the space will sit vacant, or existing owners will sell their buildings to large real estate developers with the capacity to develop big, complex buildings with underground parking. And if they do, those large developers will not hesitate to load their projects with national retailers who could off-set the cost of the larger more complex developments. So if we don't support the proposed Small Overlay Plan today, tomorrow our next-door retailers will be vacant spaces in unimproved storefronts or Applebee's and The Gap in newly constructed buildings with underground parking. Simply put, the current overlay will destroy the Linden Hills that we know and love. The new proposed Small Area Plan will allow for more parking to be shared among Linden Hills retailers while maintaining the vibrant neighborhood atmosphere for pedestrians. As a resident and property owner of Linden Hills, I am proud to belong to such a vital community. I believe that in order to preserve our neighborhood and community, we must encourage small businesses and entrepreneurs to find their home here. For this reason, I fully support the Overlay Zoning changes outlined in the Linden Hills Small Area Plan. Sincerely, John D. Gross
12/28/2015	Tony Johannes	Dear Brian, My name is Tony Johannes. I lived in Linden Hills for over 40 years and currently own two commercial retail properties in Linden Hills. I love the small local businesses that give the neighborhood it's unique character and community. As a commercial real estate owner that has been deeply committed to creating and preserving space in Linden Hills for emerging local businesses, and as a frequent patron of Linden Hills shops and restaurants, I fully support the new Small Area Plan. I firmly believe that this plan is beneficial to small local businesses and in turn, the Linden Hills community.
12/28/2015	Hans Law	To Whom It May Concern, My name is Hans Law, and I have lived in Linden Hills for almost twenty years. My wife and I love that this neighborhood provides our children with great schools and a close knit community and it is a gift to be able to wake up on a weekend morning, and stroll into downtown Linden Hills. On a summer day, we'll grab a bite at Dunn Brothers or Great Harvest, play with the animals at Wild Rumpus, and stroll down to the beach at Lake Harriet. Along the way, we see neighbors and friends. My wife and I feel very lucky to have found this community and lifestyle in Linden Hills. I believe that the Small Area Plan is great for local business, and will help to keep our community healthy and happy. I support the Linden Hills Small Area Plan. Sincerely, Hans Law
12/28/2015	James Boyer	Development is a good thing for Linden Hills, which will make the area even more vibrant than it is today, even though it will mean some sacrifice of time and space.

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12/28/2015	Nancy SooHoo	To whom it may concern, I support the new Small Area Plan that will help local businesses provide parking to their customers. I love living in Linden Hills and hope to support the shops and restaurants that I visit with my friends and family. The local businesses here make Linden Hills a home that cannot be found anywhere else in the world, and I hope to support them in anyway that I can. My best, Nancy SooHoo
12/28/2015	Elizabeth Jackson	To Whom It May Concern, I have lived in Linden Hills for five years. Before moving here, I was always charmed by the people and the businesses of Linden Hills I encountered when I came to visit. I always found something unique-- whether books or yarn or clothing-- to bring back to my home in Michigan. Now that I live just blocks away from Lake Harriet, I love being able to stroll through the neighborhood with my husband and browse these shops and get to know the people who work and live here. I love the idea that businesses in the neighborhood will be able to share parking, and make it easier for them and their customers to enjoy the neighborhood. I would like to voice my support for the new Linden Hills Small Area Plan! Sincerely, Elizabeth Jackson
12/28/2015	Chuck Duncan	Dear Brian, I moved into Linden Hills about five years ago from the Kenny neighborhood. Until I moved here, I didn't realize that such a quaint and charming neighborhood could exist in my own city. I understand that the Small Area Plan changes will help local businesses provide parking to their customers in a way that is cost effective for them, and I fully support this plan. Sincerely, Chuck Duncan
12/28/2015	Eric Hanson	I think raising the elevation all along 44th Street to four stories is ill-advised. This is an historic corridor because of its adjacency to the former streetcar line, and those commercial buildings and the mixture of apartments and low rise houses is significant as one of the primary entrances to the city. This corridor defined Linden Hills aesthetically for most of the past century. Opening it up for greater height would render the smaller dwellings obsolete and this graceful arc of vintage buildings would be torn down and replaced, probably with the kind of ugly opportunistic cheaply made and poorly designed buildings we see along 50th Street between France and Xerxes, notably the dolefully ugly building at the NW corner of 50th and Xerxes. The buildings you see shoehorned into the landscape are ill-designed hybrids, "Pushmepullyous" to borrow a satirical term from Doctor Doolittle, buildings that reflect the distorted and poorly considered process of jamming something large through a set of criteria designed to keep buildings consistent and respectful of the surrounding fabric. They are deeply cynical buildings thrown up profitably by builders who don't have any regard for the neighborhood apart from the opportunity to make a profit. The contrast with the historic buildings at business nodes all over the city show how much greater the aesthetic rigor was a century ago. Today conformity is considered a bad thing, something to evade or make a mockery of with bogus historicity, superficial respect for history. The results tend to be hodgepodges. The nods to historic forms are hasty and poorly wrought. I began my professional career on 44th Street in the late sixties, selling my illustrated holiday cards at Anita Beck's Reindeer House. I began my career drawing this neighborhood, celebrating it, memorializing its small town in the city charm. I am horrified at the cynical vandalism for profit we see now with the tear down craze. It's creating an ugly suburbia in our historic neighborhood. People used to look at Linden Hills as a charming destination. It is becoming a war zone, where the history is discarded and destroyed for the purposes of profiting from greater scale. I do not oppose greater density. I oppose size for its own sake and the ill-considered overscaling of new buildings. Let's remember that millennials' more modest expectations would make the existing bungalow and cottage fabric here more desirable. If there weren't such cynical profit-taking and real estate speculating pressure to build McMansions and snout houses, new families would find the neighborhood inviting as they once did. 50th Street between France and Xerxes is already a hodgepodge commercial strip. Reshape it instead. The neighborhood streets north of 50th are already barred to traffic by those 90 degree reroutes, so there is no connection. Raise the height permits there, perhaps with a setback to soften the scale. If you must enable some increase in height on 44th, please include a provision to preserve the existing fabric. And do so with incentives to do a proper job of including design elements and features that do justice to the history there. Clerestory windows, proper inset doorways, awnings, signage. There is an excellent example nearby of how to add second storey residences to existing one storey commercial buildings. Look at the rooftop patio apartments on the MPLS side south of 50th and France, facing SALUT. This kind of thing would double the use of the property without rubbishing the existing landscape. Eric Hanson, author and illustrator, Linden Hills

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12/29/2015	Babetta Graff	Dear Mr. Schaffer: I do not support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thanks. Babetta Graff
12/29/2015	Rick Anderson	Brian - First, please allow me to apologize for getting this input to you so late. As you probably already know, this is the busiest time of the year for a retailer! Based on "rumblings" I've heard from various sources, I thought it might be worthwhile if I offered my own perspective on the proposed changes to the LH Overlay, etc. It is my understanding that the current overlay is quite old. Indeed, I believe someone told me it was the first one created by the city. Regardless, it has not entirely kept pace with changes in the city's growth and development plans. This is most obvious given the constant acrimony that occurs whenever any development is proposed in our neighborhood. As part of the LH SAP Steering Committee, I had a chance to really dive into the issues faced by our local area. A few things came out to me through this process. 1. The existing neighborhood council system seems to have made the city's own planning process next-to-impossible. There are too many opportunities for entrenched interests to thwart any change. 2. LH is a bit of an island within the city. There are some significant quirks in the infrastructure of our area that make growth challenging. Parking and pedestrian access being equally challenged. 3. Our business corridors are bustling, but are prevented from growing to accommodate the increased demand. In order for the city to make the most efficient use of its resources, increased density is needed. However, the current LH overlay prevents this from happening. 4. Developers, who would like to improve our neighborhood corridors, are put off by the level of resistance they are likely to encounter. They are also unlikely to make the kinds of investments our area needs because they see too narrow a path to profitability. 5. By keeping LH a "village", property values tend to "price out" many people who would like to live in our area. Because density is low and barriers to growth are high, property values skyrocket. I see this all the time with my own staff, who would love to live close to where they work, but cannot afford the prices in our neighborhood. This is especially ironic given the fact that LH was originally a blue-collar enclave. Consequently, I applaud the city's plan to remedy these issues. Specifically, I believe the city should: A. Encourage density and development along France Avenue and down W 44th Street. By encouraging growth along these high-traffic corridors, it relieves pressure on the more residential zones nearby. It should also reduce pressure on the existing tax base by spreading the load across more taxpayers. B. Attract investment by establishing clear rules to developers, who can expect easy approval by the city as long as no variances are required. These rules should allow for increased density, but done in a fashion that pays homage to LH's past while building for its future. (These guidelines were well documented in the LH SAP). C. Support the improvement of transportation infrastructure by revising parking regulations, planning for improved public transit to accommodate the increased density, and better support comprehensive pedestrian and bicycle access. As a business owner, I appreciate anything the city can do to grow our neighborhood and make it even more attractive to new residents and visitors from throughout the region. Yours Truly, Rick Anderson Owner, France 44
12/29/2015	Helen Voelker	I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

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Date	Name	Comment
12/29/2015	Bob Frey	Hello, Please check out my comments on the various and ongoing City Council efforts to alter the character of Linden Hills and cater to the interests of big money builders... despite the stated opposition of the residents. To paraphrase one infamous email- "Neighbors be damned..." Very sad... https://m.youtube.com/watch?v=8yKGWmGDH7A Sincerely, Bob Frey
12/29/2015	Melissa Glavas	Dear Mr. Schaffer, It's exhausting the number of emails we have been asked to write in order to be HEARD over the developers and builders with $$$$$. Yes, I realize that my property value has gone up - I'm now living with the loss of sunlight due to one of those builders and paying additional taxes for these so called "benefits". But enough about what I've already lost due to decisions based solely on incoming money for the developers and the city without any regard for the negative impact on existing residents. From a strictly business standpoint, Linden Hills is a unique community. It offers several business districts that are different from most other thriving areas of the city. These differences include a smaller scale landscape, more pedestrian friendly streets and respect for the surrounding neighborhood. By making decisions time and time again based on $$$$$ for the developers and city, this unique characteristic will eventually be destroyed. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Sincerely, Melissa Glavas
12/29/2015	Bob Frey	Hello, Please check out my comments on the various and ongoing City Council efforts to alter the character of Linden Hills and cater to the interests of big money builders... despite the stated opposition of the residents. To paraphrase one infamous email- "Neighbors be damned..." Very sad... https://m.youtube.com/watch?v=8yKGWmGDH7A Sincerely, Bob Frey
12/29/2015	Tyler Mahony	I essentially agree with the majority opinion of the Linden Hills Rezoning Neighborhood survey, which is to say I like how Linden Hills is under the LHSAP and oppose its rezoning. -Tyler Mahony, 18 year resident of Linden Hills
12/29/2015	Philip Kucera	Keep Linden Hills as it is. We live here because of what it is today. If you change it, you will kill it. And it will become just another congested, over commercialized area lacking personality and soul. FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.
12/29/2015	Toni McNaron	Linden Hills has a distinct feel to it as a genuine neighborhood of small and local shops and shopkeepers. The plan to rezone will destroy that in the name of "progress." I strongly urge you to vote against such rezoning. Not everywhere has to change. Thank you, Toni McNaron Shopper in Linden Hills for the past 41 years

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Date	Name	Comment
12/29/2015	Christopher Maddox	Dear Brian, I am a Linden Hills resident and I vehemently oppose the rezoning changes being proposed. These changes are in opposition to, and not in coordination with, the Linden Hills Small Area Plan (SAP). During the small area planning process the neighborhood categorically stated that people do not want 4-story buildings in the 'project study area' but this is exactly what the City is proposing. The proposal to eliminate the Linden Hills Overlay district also contradicts the Linden Hills Small Area Plan. The protections that document affords are needed in order to ensure smart growth in the nodes. Residents believed that the Small Area Plan would be used to help create the vision and goals in the SAP. This would be further ignored if the Linden Hills Overlay District is eliminated. It is, therefore, imperative that the City keep the Linden Hills Overlay and do not rezone parts of our neighborhood to R-4. Regards, Christopher Maddox
12/29/2015	Warren Ferber	Hi Brian, I am a resident of the Linden Hills neighborhood and am concerned about the proposal to rezone Linden Hills. Please add these comments to the public record. For reference, I've outlined three points about the Linden Hills Small Area Plan which I believe should prevent any rezoning proposal for Linden Hills; #1 - The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. #2 - The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). #3 - The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thank you, Warren Ferber

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/29/2015	Lisa Evidon-Young	I am very concerned about the direction that Ward 13 Council Member Linea Palmisano is taking with regard to rezoning Linden Hills. I have lived in this neighborhood for over 27 years and have learned that congestion and increased density are making this area uninhabitable and far less palatable to live in day to day. The last thing I want to see for my substantial investment in this neighborhood is more density and tall buildings, this is a neighborhood NOT a business district. The Council is misguided in following any such direction going forward. I am asking the council to PLEASE stick to the guidelines in the Linden Hills Small Area Plan. I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thank you, -Lisa Lisa Evidon-Young
12/29/2015	Laura Gross Duncan	Hello, My name is Laura Gross Duncan, and I have lived in Linden Hills for 18 years. It's my understanding that shared parking makes operating a business in Linden Hills more affordable for business owners, which is why I support the Small Area Plan. If Linden Hills becomes too pricey for small businesses, these entrepreneurs will open their doors in other, more affordable neighborhoods, and our community will lose our amazing unique little locally-owned shops. I feel very fortunate to have been able to raise my daughter in a neighborhood with such great schools, community, and local businesses. Sebastian Joe's, Wild Rumpus, Zumbros, Tilia, and Turtle Bread (to name a few) have been staples of my family's life here. I believe that these local businesses and businesses like them need to be supported by our community. This is why I support the new Small Area Plan. Thank you, Laura Gross Duncan
12/30/2015	Robert Nichols	I like linden hills the way it is and do not want it rezoned to allow for greater urban densification. Linden Hills is a unique area; please don't change it. Thank you, Robert Nichols
12/30/2015	Allen Rapatz	Is this case just another incident of money talking? When a community can get together to establish a civic/ commercial plan for their area, a plan that fits the needs and wants of its citizens, why should that plan be circumvented by interests from outside that area, that do not fit into this plan. Linden Hills is a small town within a larger city, this is not the only area in greater Minneapolis that this "small town" dynamic occurs, but this dynamic gives a specific area a certain feel. By changing the dynamics of a given area, by allowing outside interests to dictate their wants you morph that special area feel. Modernization, industrialization is not always for the better. Allen Rapatz

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/30/2015	Ana Caride	Thank you for taking time to read this email, which begins with some venting (this is all so disheartening) and ends with a more scripted list of the specific items that are being discussed by the city council. I'm so disappointed in the persistence from developers and now our own ward representative to alter the look and feel of our village... With it will go it's personality and the culture that its current size and appearance had shaped. It's great that our community continues to speak up, but these repeated proposed zoning changes (that clearly are NOT designed to preserve our village culture) require the mobilization - over and over again - of people who have already busy lives. Frankly it feels like a disrespectful strategy to wear away at us... Each time less people will speak up because it's getting tiring or it becomes very time-consuming. We have full-time jobs, kids, spouses, pets, family, friends, hobbies, activities, bills, hard times, and worries. This added worry - that this village we chose to live in and have saved and sacrificed to purchase our homes in an area that "spoke" to us (it's size; the smallness and quaintness in a large city; a village center that feels so personal)- this worry creates so much anxiety because it feels like we have little influence in the end. We are being manipulated and patronized by the individuals and groups leading these excessive changes; I see no genuine effort to strike a balance. Why rezone to R4 when R3 would address the existing building size & density of current buildings on 44th? The difference appears to be the ease with which height restrictions could be overridden when the time comes to build. Why convert Linden Hills to the likes of Hennepin/Lake? I struggle trying to understand that. Uptown already exists and can grow, and it's next door to us already? Is it really so necessary to create another area like it SO close by? The fact that 50th/France is just as close - we are sandwiched - tells me we don't need more of that in this area. Go for density in areas that are already designed to accommodate it. The hard work and wishes of our residents is being disregarded. Especially of those that live at or nearer to the village center/44th corridor; those further out are less vested and won't feel the impact as well. I suspect that's part of the strategy, counting on the decreasing interest in those who are less impacted because their silence will count against the voices of the residents that will bear the brunt of these out-of-scale changes. Sounds cynical on my part, but that's the sentiment that these proposed changes are beginning to create. This is personal for us; it's just business for the politicians. Below I have pasted the text that a group of dedicated, hardworking, and concerned residents have prepared for the rest of us to use - it more clearly outlines the concerns and I am in full agreement. Thank you for reading this, Ana Caride
12/30/2015	Mark Dwyer	Dear Brian - This is written in support of all of the changes proposed under the Linden Hills Rezoning Study. I trust that my City has the best interests of my City, and my neighborhood, at heart. Thank You, Mark Dwyer
12/30/2015	Roland Angvall	Linden Hills is a pleasant and well-functioning community. We, as residents, would like to keep it that way. As a result, we oppose any changes in the current zoning that would allow greater increases in building height and population density. The current rules already allow for large rental buildings to be built in the area. We do not need, nor support changes to allow for even larger monstrosities. Regards, Roland Angvall

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/30/2015	Constance Pepin	December 30, 2015 To Minneapolis City Officials & Staff: As a Linden Hills resident and participant in the Linden Hills small area planning process, I strongly oppose CPED's proposed zoning changes to Linden Hills. The major changes are inconsistent with the Linden Hills Small Area Plan (LHSAP) and are not necessary in order for the City to achieve its growth and density goals. Specifically, CPED's proposals to eliminate the Linden Hills Overlay District and to upzone parcels along 44th Street to R4 conflict with our Small Area Plan and would harm the neighborhood. Please do not eliminate the Linden Hills Overlay District. The Minneapolis Plan for Sustainable Growth (TMP) emphasizes the need to manage growth and development while preserving and enhancing neighborhoods. Elimination of the Linden Hills Overlay District (LHOD) conflicts with both TMP and the LHSAP. Through at least two major planning efforts, in 1997-1998 and again in 2012-2013, community members came together and worked hard to establish guidelines for growth and development that will enhance the neighborhood while retaining the scale and character of Linden Hills. The LHSAP calls for amending the Linden Hills Overlay District—not eliminating it. Any less restrictive provisions in LHOD that CPED has uncovered can be corrected with amendments to the LHOD. Participants in the small area planning process trusted that the guidelines in the LHOD would be maintained and enhanced, and it is important to do so. Please do not rezone parcels along the 44th Street community corridor to R4. The LHSAP calls for allowing medium density in selected parcels, while explicitly stating the preference for a 3-story limit in the neighborhood. The goal of medium density can be achieved with an R3 zone, consistent with the community's intention of the Linden Hills Small Area Plan. Participants in the small area planning process trusted that the rezoning would be consistent with height limits to preserve the existing scale and character of the neighborhood, and it is essential to respect this promise and rezone to the lower of the two possible medium density classifications, R3. Please do not include Linden Hills in the Pedestrian-Oriented Overlay District. Instead, the provisions recommended for a Linden Hills section of the Pedestrian Overlay District should be incorporated into the Linden Hills Overlay District, along with other necessary changes to the LHOD, as outlined in the Linden Hills Small Area Plan. Thank you.
12/30/2015	Tara Evans	One of the greatest things about Minneapolis is the fact that there is neighborhood involvement, strong communities, and livable spaces. Keeping the neighborhood business nodes small, and respecting the input of people who live in the neighborhoods is vital. Rezoning Linden Hills does not fit with these ideals. It means ignoring residents in favor of large development who may or may not have any stake other than financial in the area. The Small Area Plan should be honored, the zoning should remain as it is. Tara Evans Linden Hills neighbor in Fulton

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/30/2015	Mara V. Pelecis	Hello Mr. Shaffer, I am writing you with several concerns to consider with the possibility of rezoning Linden Hills. We just moved back to Linden Hills from Uptown just this past month, having bought a home in Linden Hills. Over the past twenty years, I have lived in Linden Hills, Lynnhurst, and Uptown – as a renter in my twenties, and a home owner after that. My husband, Cory McLeod, and I decided to move here from the Uptown area – specifically because of the feel of the Linden Hills neighborhood! We have young children, and although we were happy with our street in Uptown and our community school Kenwood, we decided we didn't want the traffic of Uptown raising our children. It dismays me that the City Council is considering rezoning a lovely neighborhood, especially when it is apparent that the residents of Linden Hills do not want this change. My concerns include not only the upcoming new development, but what may happen over time to the neighborhood. Frankly, it doesn't seem wise over the long run, as Linden Hills isn't as close to traffic access as is Uptown (Lake Street/Excelsior/Highway 7, and Hennepin to 94), or even 50th and France, which is close to Highway 100. Over the years, I have quite often heard the buzz of Linden Hills' location as one that is "hard to get to" and "not close (or convenient) to any freeway." Currently, the neighborhood is great for quaint shops and restaurants. This is why people move here, this is why people visit: specifically because it is different than other areas. Why try to make it similar to those areas which are already close by, such as Uptown, or Lyn-Lake? And, will there maybe be a problem in the long run with securing first floor rentals for shops, with broad competition a couple miles away? With other larger neighborhood areas so close, it just doesn't make sense to create another similarly zoned area, much less one that is far less convenient to access. Linden Hills is truly unique, as it is one of the areas in Minneapolis that has kept its charm over the years. In reviewing the survey that over 280 residents took time to respond to, it was apparent that nearly 70% of residents, many of whom have been loyal residents of Linden Hills for years, and even decades, oppose this rezoning. Many have improved and sustained this neighborhood over the years. (As for respondents and their familiarity of the plan details: I don't believe one has to be completely familiar with every detail of the zoning plan as outlined by the City of Minneapolis to know that one doesn't want more large buildings and traffic coming through their neighborhood). Rather than think about short term investments from development and the initial rise in taxes, please consider the good of the neighborhood over the long run, and the reason Minneapolis residents have stayed here, moved here, and sustained this neighborhood. Ultimately, whose interests are the members of the City Council taking most into consideration – long time residents, or developers, who may not even be residents or true stake holders of the community? Thank you for your consideration, and I look forward to hearing from you. Sincerely, Mara V. Pelecis
12/30/2015	Thomas Paulson	To rezone 44st to 4 story properties from 2 story properties is a massive over-reach of government to retransfer value; additionally it will transform the 44st corridor into an aesthetic that is completely inconsistent with a heritage and character of neighborhood. Such a change will greatly enhance the value to owners of 44th street property and debase the non-adjacent property and neighborhood. This is making city government a maker of winners and losers; not what our elected representatives are to be in the business of doing. When we non-adjacent property owners and neighborhood bought our properties we bought them with the understanding that the existing zoning laws were terminal. Changing the zoning to 4 story levels is a material change in the property value assumptions. To have city officials make such a change is completely inappropriate and an overreach. This is not reflective of representational government, but government of the connected and influenced.

Linden Hills Rezoning: Comments Received during the Public Comment Period

Date	Name	Comment
12/30/2015	Sara Schumacher	Brian, I am writing to voice my opposition to the proposed rezoning of Linden Hills and the removal of the Linden Hills Overlay. I am not opposed to rezoning Linden Hills but I am specifically opposed to rezoning to R4. The goals of the city and the neighborhood can both be achieved with the lower height restrictions of R3 zoning - this was the true intent of the Linden Hills Small Area Plan and it is untrue to assert otherwise. As you well know, a CUP which could grant additional height to a R4 is not an impossibility. For city employees and our Councilperson to infer otherwise is irresponsible and misleading. There is no way to promise or assure that it won't be granted in the future. There was a time when 56 feet in a C1 was thought of as impossible and now it is becoming the norm. To jump from a C1 to R4 makes no sense, unless the real intent is to push for even taller and higher density housing in the future. In addition, the Linden Hills Overlay needs to be reformed, not removed. With all the new changes that will take place in Linden Hills with redevelopment, our Overlay needs to address the unique characteristics of Linden Hills. Its geography and history are a special asset to the City of Minneapolis and to lump it in with the Pedestrian Overlay is an unwise and shortsighted step. Once again, no where in the SAP does it indicate the removal of the Overlay and to say otherwise is false. Please respect the wishes of the majority of the residents of Linden Hills, protect the character of our neighborhood and honor the true intent of the Linden Hills Small Area Plan. Thank you, Sara Schumacher 4208 Upton Ave S FYI - as I write this on Wed Dec 30th, the system is down again and this link http://www.ci.minneapolis.mn.us/cped/lindenhillsrezoning along with Linea Palmisano's and the Betsy Hodges's address - are unavailable. I am not able to fill out the survey. Please make sure that this is in the public record. VERY FRUSTRATING as this happened to me previously.
12/31/2015	Thomas Paulson	To rezone 44st to 4 story properties from 2 story properties is a massive over-reach of government to retransfer value; additionally it will transform the 44st corridor into an aesthetic that is completely inconsistent with a heritage and character of neighborhood. Such a change will greatly enhance the value to owners of 44th street property and debase the non-adjacent property and neighborhood. This is making city government a maker of winners and losers; not what our elected representatives are to be in the business of doing. When we non-adjacent property owners and neighborhood bought our properties we bought them with the understanding that the existing zoning laws were terminal. Changing the zoning to 4 story levels is a material change in the property value assumptions. To have city officials make such a change is completely inappropriate and an overreach. This is not reflective of representational government, but government of the connected and influenced.
1/25/2016	Amy Tibbs	Hi Brian, I noticed in the most recent Linden Hills Line, the newsletter of the Linden Hills Neighborhood Council, that a neighborhood resident was conducting a neighborhood rezoning survey. I took the survey hoping that there would be a chance to leave a comment at the end, but there was not. So I thought I'd just send you my comments and hope that you will take them into consideration if the timing is still appropriate. First a disclaimer: I am not well informed. I have not read any of the zoning related documents that were mentioned in the survey. I do not understand the complexity of the issue and I could not tell you whether my opinions put me in support of the rezoning or not. But I have opinions nonetheless! I appreciate the opportunity to share them. In my opinion, Linden Hills works well as a pedestrian-oriented village. It should not be put in the same category as Lyn-Lake, or Nicollet-Franklin, or West Broadway. These areas are regional draws and their auto-oriented businesses like drugstores, big box grocery, and destination commercial would overwhelm a place like Linden Hills. However, I do think provisions should be made for more diversity of housing stock and affordability, and that often means increased density. I was irritated last year when people were so opposed to increased density on the Famous Dave's site. I am in support of greater density, IN SOME AREAS, in Linden Hills to allow for more "lifecycle" housing: apartments, duplexes, or quadplexes for singles and couples; small single family homes for young families or downsizing empty nesters; senior apartments for the elderly. It would b nice if people could age in place, if not in their current home, at least in the neighborhood. I am distressed when I see many smaller homes being torn down and replaced with a McMansion that maxes out the lot lines because it's moving Linden Hills away from housing diversity and toward both housing and income homogeneity. If we want to preserve Linden Hills as a village, in the true sense of the word, we need to allow for greater housing diversity and it's accompanying density. Thanks, Amy Tibbs 4111 Zenith Ave So

Schaffer, Brian C.

From: Alan Schultz <schultzam@visi.com>
Sent: Thursday, November 05, 2015 1:05 PM
To: Schaffer, Brian C.
Cc: Ziring, Emily
Subject: Follow Up to Linden Hills Meeting Last Evening
Attachments: IMAG2369.jpg; IMAG2373.jpg

Hi Brian,

I am just following up to the Linden Hills re-zoning meeting last night. Thanks for your time and it was a pleasure meeting you.

I thought you would find this interesting. I walked down to 44th and France today for lunch and attached is what I encountered. Hopefully the two photos will help folks better understand the parking situation at 44th and France and why eliminating/changing the Linden Hills Pedestrian Overlay and reducing parking requirements is detrimental to the area. It is a good example of how the current situation is already stressed and unsafe due to space.

Note one the first picture the no parking zone. Note on the second picture how the bus completely blocks the crosswalk and sticks out into the intersection in order for the riders to board. This is certainly not pedestrian friendly and certainly not safe. Please include these in your study as this is a regular occurrence throughout the day.

I realize zoning changes can be emotional but hopefully factual exidence like what is attached removes it from the equation so we do the right thing for the area.

Copying Linea Palmisano's staff for her review and records.

Alan Schultz
4327 France Ave S.

Schaffer, Brian C.

From: Walter Pitt <walterpittcompany@earthlink.net>
Sent: Friday, November 06, 2015 2:09 AM
To: Schaffer, Brian C.
Cc: Christy Prediger; Bell, Edwin M; Tippy Madden; stephen.m.birch@outlook.com; Kevin Dillon; Sara Jaehne; Jamie Long; K. Elizabeth McDonald; Sally Mars; Jim Miller; John Rozman; srschaefer.jd@gmail.com; Jeff Stites
Subject: THE LINDEN HILLS SMALL AREA PLAN does not RECOMMEND THE ELIMINATION OF THE LINDEN HILLS DISTRICT OVERLAY as PART OF THE ZONING STUDY

Brian,
Thank you for your time last nite, you and your team. I saw just now, that Linea Palmisano apparently forgot to mention to the neighbors of Linden Hills who attended your CPED meeting in good faith last night, that she was on the City Council agenda the very next day, today. If you were aware of this, I am surprised you did not mention it as well. The City Council agenda states in regard to this item: "as part of a **rezoning study consistent with the guidance of the Linden Hills Small Area Plan**".

To be "consistent with the guidance" the city administration has to follow what the Linden Hills Small Area Plan states, now that it is adopted to the Comprehensive Plan.

FACT:

Eliminating the Linden Hills Overlay is not recommended in the LHSAP.

Quite to the contrary: the LHSAP specifically directs to revise the Linden Hills Overlay not eliminate it:

The Linden Hills Small Area Plan specifically states (p.37), in regard to regulations that are out of date or counter productive to the direction of the Plan: **"These provisions should be refined and the Linden Hills Overlay Zoning District revised to reflect the guidance of this Plan."**

For the Zoning Study, dictated by the Linden Hills Small Area Plan, the specified and constructive work at hand is:
To synchronize the Linden Hills Overlay District with the visions, goals, policies and recommendations of the Small Area Plan.

Please respect the adopted Linden Hills Small Area Plan, or be kind enough to show me where the LHSAP specifies the elimination of the Linden Hills District Overlay.

Sincerely,

Walter Pitt
LHiNC Board Member
LHiNC Zoning Chair

Minneapolis City Council Agenda

Regular Meeting
November 6, 2015 – 9:30 a.m.
Room 317, City Hall

Introduction & Referral Calendar

1. Linden Hills Zoning Overlay District: Notice (15-01366)

   Pursuant to notice, motion by Palmisano to the subject matter of the following ordinances amending Title 20 of first reading and referral to the Zoning & Planning Committee, revising the Linden Hills Overlay District and Pec as part of a rezoning study consistent with the guidance of the Linden Hills Small Area Plan:

   1. Chapter 521 relating to Zoning Districts and Maps Generally.
   2. Chapter 551 relating to Overlay Districts.

Schaffer, Brian C.

From: sam chump <mayjox@yahoo.com>
Sent: Sunday, November 15, 2015 12:19 PM
To: Schaffer, Brian C.
Cc: Rosemary Tomscha-Scholes
Subject: Rezoning Linden Hills

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Schaffer, I've lived at 44th and Beard since 1991 and have always loved my nieborhood. I think a lot of people love our nieborhood, people who don't live here. That includes people who want to put businesses in this unique and family oriented place. They want to take advantage of our nieborhood and build more condo's and resturants even though there are no parking spaces for it. You say these businesses are hurt by the rules that are in place. How can they be hurt if they are not here to begin with. This area I live in is great because of the people that live here now and have lived here for years It's bad enough that the charm is being taken away by the rich people building huge houses next to small ones. I'm sure the city just loves the taxes they pay but the people who's sun is blocked out by them don't like being looked down from three stories up. We feel betrayed by our representatives for not listening to our grievenses. You people always side with the money. I don't have a garage and I knew what that would mean for me and parking. That was 24 yrs ago. Now we just missed a bullet with that resturant that almost went in at 44th and Beard. That would have been a parking nightmare for the whole nieborhood. As it is, the street is always full because of the apartments and Turtle Bread customers. We all went to the meetings and pleaded them not to let it go through and it would have gone through had the resturant owner not pulled out. Then we keep hearing about density, how density is good and wonderful. For who? Certanly not for the people living here now. How would crowding more people into Linden Hills improve our lives? All it will bring is more traffic, congestion, trash, parking problems and crime. Take a look at the crime maps of Minneapolis. Uptown and Lynn Lake have more crime then ever because of density. Then look at Linden Hills and you will see a wonderfull absence of criminal activity. All you people care about is this will generate more taxes and you'll get to be coveted by people with money that want to cash in on our nieborhood. A nieborhood that the people living here made great. Do you get to live next to the new density and put up with the construction mess? Will the owners of the new apartments and resturants live here? Probably not, but I really doubt that anyone one will listen to us lowly peons. We voice our opinion but you don't ever listen. Greg Scholes, 4425 Beard ave s, Linden Hills

Schaffer, Brian C.

From: Lisa Lange <lfrancinelange@yahoo.com>
Sent: Sunday, November 15, 2015 2:33 PM
To: Schaffer, Brian C.
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brian,
I am excited about the possible changes to Linden Hills. We would like to downsize and still live in the neighborhood. To date, there are no affordable condos to buy. My dream would be a mixed family condo with affordable amenities. It would be as eco friendly as possible and have a day care where I could volunteer.
Thanks,
Lisa Lange
4332 Ewing Ave. S.

Goal 5: Support the development of a broad spectrum of life-cycle housing options.
Policies:
5.1 Encourage the development of a range of housing types and sizes.
5.2 Promote housing options that meet the needs and desires of people throughout their lives (from young adults to seniors).
5.3 Encourage a mix of dwelling unit types and sizes within new or renovated multi-family buildings.

Schaffer, Brian C.

From: Walter Pitt <walterpittcompany@earthlink.net>
Sent: Wednesday, November 11, 2015 10:31 PM
To: Schaffer, Brian C.
Subject: MISSTATEMENT OF THE LINDEN HILLS SMALL AREA PLAN GUIDANCE FOR THE LINDEN HILLS OVERLAY ZONING DISTRICT

MR. SCHAFFER,

THIS IS A MAJOR MISSTATEMENT OF THE LINDEN HILLS SMALL AREA PLAN GUIDANCE
(apparently that is the business of CPED staff)
THE LHSAP NEVER calls for the elimination of the Linden Hills Zoning District Overlay or to put the Linden Hills Overlay District into the Pedestrian Overlay.
Never Says It.

The Linden Hills Overlay is to be in sync with the Linden Hills Small Area Plan. The following statement you have written is just made up by you, not written anywhere else as policy directive but here, by you.

The following which you wrote is certifiable Hogwash:

B. Refine the Linden Hills Overlay to be more consistent with standard Pedestrian Oriented Overlay (see p
LHSAP)

The LHSAP provides direction to "study and refine the existing Linden Hills Overlay Zoning District to reflect th
Area Plan, including the amount and location of parking and allowed uses." During the course of this work, gui
CPED has determined that many elements of the Linden Hills Overlay District are redundant, less restrictive, o
elements of the Minneapolis Zoning Code. As a result CPED is proposing in its draft staff recommendations to
Overlay and move applicable portions of the Linden Hills Overlay into a newly created Linden Hills area portior
Oriented Overlay District.

You have rewritten what the LHSAP actually says which is:

The Linden Hills Small Area Plan p. 37 says, "These provisions should be refined and the Linden Hills Overlay Zoning District revised to reflect the guidance of this plan."

And p. 39 it says:

"Study and refine the existing Linden Hills Overlay Zoning District to reflect the guidance in the Linden Hills Small Area Plan".

The Linden Hills Small Area Plan says to Revise And Refine the Existing Linden Hills Overlay Zoning District

Not Eliminate and roll cherry picked parts of it into the Pedestrian Overlay.
Doesn't say that anywhere.

But during your course of work CPED, guided by your agenda to further urbanize Linden Hills, beyond the scope of the LindenHills Small Area Plan, you have decided to remove Linden Hills District Overlay, but not Harmon's or West Broadways.

The Linden Hills Small Area Plan actually encourages INCREASING (NOT REMOVING) the areas under the Linden Hills District Overlay to 44th and France.

What a waste of time and money for Linden Hills. CPED does what ever it wants using the Ward 13 Office as a tool. Your agenda is to reduce neighborhood
participation and involvement in the decisions of their communities and make them at CPED. The Neighborhood of Linden Hills doesn't want to loose its
Linden Hills District Zoning Overlay. You are making what the LHSAP states into a joke. As worthless as the paper it is written on. It has even been adopted as policy
but what do you care, whatever it says it must be so badly written that you have so much trouble following it. You said to me "its up to interpretation" why have a community spend 60,000 dollars that can be so up to interpretation, beyond what it actually states? CPED's reputation precedes it at this point with many people and communities, and it is not a good one in Linden Hills. The whole process is so disingenuous, from start to finish, just like the Linden Hills Small Area Plan.
You start with the Planning Commission's COW, don't inform stake holders of this public meeting, move around LHiNC the neighborhood organization funded with NRP dollars, have a public engagement period (have CPED employees post as well in the "public" comments) and no matter what the community says, "3 stories not 4", we want to keep our district overlay and do not want to be urbanized like UPTOWN, which has massive COMMERCIAL CORRIDORS when Linden Hills has COMMUNITY CORRIDORS…very different but makes no difference to you, because it is a detail that does not fit your agenda drive process, and then when the people have had their worthless powerless, needless engagement , CPED writes what they want, get the Council member on board as part of the team, and you Wrtie what the say and present at the City Council. The work is done. Fair-no, right- definitely not, honest- not even close, Democratic -no…Corrupt- borderline at
best, Disingenuous- yes, Divisive - most affirmatively.. City government In the service of the almighty dollar- yes, City government In service of the the people who live here- no…

Note: nowhere in this website do you mention the work you are doing behind the scenes with the Ward 13 City Council Representative, Linea Palmisano whose name
appears on the documents as author which were already presented at the the PC COW and City Council, probably better to not show that connection, people might think the process was corrupt and the resulting community engagement a farce.

Schaffer, Brian C.

From: sam chump <mayjox@yahoo.com>
Sent: Sunday, November 15, 2015 12:19 PM
To: Schaffer, Brian C.
Cc: Rosemary Tomscha-Scholes
Subject: Rezoning Linden Hills

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Schaffer, I've lived at 44th and Beard since 1991 and have always loved my nieborhood. I think a lot of people love our nieborhood, people who don't live here. That includes people who want to put businesses in this unique and family oriented place. They want to take advantage of our nieborhood and build more condo's and resturants even though there are no parking spaces for it. You say these businesses are hurt by the rules that are in place. How can they be hurt if they are not here to begin with. This area I live in is great because of the people that live here now and have lived here for years It's bad enough that the charm is being taken away by the rich people building huge houses next to small ones. I'm sure the city just loves the taxes they pay but the people who's sun is blocked out by them don't like being looked down from three stories up. We feel betrayed by our representatives for not listening to our grievenses. You people always side with the money. I don't have a garage and I knew what that would mean for me and parking. That was 24 yrs ago. Now we just missed a bullet with that resturant that almost went in at 44th and Beard. That would have been a parking nightmare for the whole nieborhood. As it is, the street is always full because of the apartments and Turtle Bread customers. We all went to the meetings and pleaded them not to let it go through and it would have gone through had the resturant owner not pulled out. Then we keep hearing about density, how density is good and wonderful. For who? Certanly not for the people living here now. How would crowding more people into Linden Hills improve our lives? All it will bring is more traffic, congestion, trash, parking problems and crime. Take a look at the crime maps of Minneapolis. Uptown and Lynn Lake have more crime then ever because of density. Then look at Linden Hills and you will see a wonderfull absence of criminal activity. All you people care about is this will generate more taxes and you'll get to be coveted by people with money that want to cash in on our nieborhood. A nieborhood that the people living here made great. Do you get to live next to the new density and put up with the construction mess? Will the owners of the new apartments and resturants live here? Probably not, but I really doubt that anyone one will listen to us lowly peons. We voice our opinion but you don't ever listen. Greg Scholes, 4425 Beard ave s, Linden Hills

Schaffer, Brian C.

From: John Gray <grayjr12@gmail.com>
Sent: Tuesday, November 24, 2015 8:50 PM
To: Schaffer, Brian C.
Cc: Dahler, Ken
Subject: Changes to Zoning - Linden Hills Overlay District

Follow Up Flag: Follow up
Flag Status: Flagged

Brian,
I am writing to express my opposition to the proposed zoning changes in Linden Hills.
Specifically the changes to buildings along 44th Street between Xerxes and St. Thomas Church.
Allowing higher density housing will increase traffic on already busy 44th street.
We live on Washburn Ave and already have problems trying to get onto 44th street.
Linden Hills has a village feel to it which is what makes it unique.
Large apartment buildings will distract from this special character.
We don't need to be another Uptown, Dinkytown or Hennepin and Lake.
Regards,
John Gray
4405 Washburn Ave S.

Schaffer, Brian C.

From: KathyKresge <kathykresge@earthlink.net>
Sent: Tuesday, November 24, 2015 8:52 PM
To: Schaffer, Brian C.
Cc: Dahler, Ken
Subject: Linden Hills Rezoning - Linden Hills Overlay District

Follow Up Flag: Follow up
Flag Status: Flagged

Brian,

I do not support the removal of the Linden Hills Overlay District. Linden Hills is not Uptown, Hennepin-Lake, Dinkytown or West Broadway. The most common thing I hear when I say I live in Linden Hills is about how charming the area is and how they would like to live in Linden Hills. Please do not put Linden Hills in the same category as the other areas. The Linden Hills Overlay District was developed for a reason.

I also do not support the rezoning of 44th from Xerxes to St. Thomas Church. Higher density housing will cause traffic issues and make pulling out onto 44th dangerous. Again, Linden Hills is not Uptown or the other . The re-zoning Linea Palmisano is supporting will change Linden Hills character and what makes people want to live in Linden Hills and pay more for housing. There is no reason compelling reason to put medium density structures on 44th Street. This area is already dealing with airplane noise that has not been addressed.

Please do not re-zone Linden Hills. Keep it Linden Hills.

Regards,
Kathleen Kresge
Linden Hills

Schaffer, Brian C.

From: Linda Zespy <lindazespy@gmail.com>
Sent: Thursday, November 26, 2015 7:33 AM
To: Schaffer, Brian C.
Subject: Linden Hills rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Hello. I've reviewed the main points of the Linden Hills rezoning plan and wanted to say that, as a resident directly affected (I live at 44th and Washburn Avenue), I support most of the plan.

Since I'm just a few houses off 44th, I realize this will probably result in more parking in front of my house. I'm OK with that since I believe it will help the downtown area thrive and hopefully fill up again. Small businesses need community support to thrive. To tell businesses we want them to come, and then saddle them with unachievable parking rules, is the same as telling them we don't want them here. I am here in part because of the community small businesses I can walk to and I want to support them.

I also appreciate the idea of diversifying our neighborhood's income levels.I have many friends who can't live here due to the income requirements. We can and should be more inclusive. Also, this would be a step in the right direction with adding more ethnic diversity to the neighborhood. I moved here a year ago from a much more income-diverse and ethnically diverse neighborhood and I very much miss that part of the old neighborhood. I am very suspicious of people who make an association between lower income levels and crime--it's simply not true in my experience (we're not talking about poverty-level income, it's still Linden Hills for goodness sake) plus I believe the research does not bear out that association.

There's one part of the plan I'd like to understand better. What is the rationale of not allowing churches to lease parking spaces to businesses? Seems like a good idea to help keep spaces filled all week long but would like to hear more on why the city thinks that is important.

Keep up your good work. Please let me know if there's anything else I can do to help support the plan.

--
Linda Zespy

cell: 651.329.9229

Schaffer, Brian C.

From: Patrick Coleman <inishkeel@gmail.com>
Sent: Tuesday, December 01, 2015 10:36 AM
To: Schaffer, Brian C.
Subject: Linden Hills Rezoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Schaffer:

I first moved into Linden Hills in 1960 when my parents bought a home at 44th & Washburn. Now I am a home-owner in Linden Hills (4101 Vincent Av S). I have read through the draft plans and have only one concern, one that I have not heard made by anyone else: There is no accommodation for delivery trucks to park at the former Famous Dave's site other than on the street. This short-sighted and a folly in my view.

This building will accommodate three or four businesses plus all the residences. People will move in and out of the residences, less often than an apartment building, but often enough that vans will be parked on the street for hours at a time. The retail establishments will have deliveries daily and frequent trash pick-up. All of these must also be performed while blocking the main transportation corner in Linden Hills. Such difficulties should not be built into the future of the business area. Once build there will be little room for change to take these trucks off the street.

By the way, unlike many of my neighbors, I have no problem with the height of the new construction nor with its architecture.

With best regards,

Patrick L Coleman
inishkeel@gmail.com

"Writing is Nature's way of showing us how fuzzy our thinking is." Guindon cartoon

Schaffer, Brian C.

From: Michael Miller <mmiller421@aol.com>
Sent: Tuesday, December 01, 2015 3:08 PM
To: Schaffer, Brian C.
Subject: Zoning Response

Hi Brian,

Unfortunately, I can't make the LHINC meeting tonight, but I do have some input.

We live at 4400 Washburn Ave. So., across the street from the "St. Thomas to Xerxes" section that is up for rezoning. I understand how that is a bit of a difficult area as it is solidly single family residential on our side of the street and multi-unit on the other. However, the multi units are all quite different. Starting on the east, there is the Jensen triplex?, then a four unit condo building (lovely old 1920s former apartment building), a residential facility (former nunnery for St. Thomas), and two two story apartment buildings.

Years ago, as a long time board member of LHINC, I spent many months working on the "40 Acre Zoning Study" which precedes the ones currently under discussion. At the time the issue was that a retired professor had purchased a large grey house on W. 43rd St. and wanted to tear it down and put four townhouses on the lot. At the same time some hi-rise apartment buildings were proposed for along Lake Harriet Parkway. The neighborhood strongly objected to much of it. However, as part of the final "settlement," then Council Member Joan Niemiec required that the neighborhood accept increasing the zoning on the stretch in question on 44th St. to R-3. We agreed and, as expected, the Jensens (grey house adjoining the St. Thomas property) immediately went downtown and pulled permits to construct the building that we have enjoyed there ever since. At the same time we volunteered to down-zone our own home from R-3 to R-1 to preclude it being turned into townhouses. We have almost a double lot, which would have made it an easy target for teardown in an overheated market like the current one.

However, I need more clarity on a couple things at this point, such as:

- I understand that increasing the zoning to "medium density" in the area in question could yield four story buildings? To that we would strongly object as, given our elevation, even a "step-back" on the top floor wouldn't keep it from looking like four stories from our perspective. That's out of scale for the area.

- I also understand that no redevelopment would take place unless a developer were to buy one of the properties for "redevelopment."

- Then there is of course the issue of parking. I heartily agree that it has been made too much of in the past, particularly with regard to restricting the kind of businesses that can go into the business district. However, our immediate area is more than maxed out on parking at the moment with the existing buildings across the street. Enough said.

Finally, Linden Hills is not Uptown or some of the other areas mentioned in the survey and to force it into the same mold would forever change the character of the area, the character that has made it so appealing. That's already happened to some degree with the problem of many great older houses being torn down and replaced with contractor-designed "stuff" that belongs in the suburbs.

I look forward to hearing from you.

Mike Miller

PS: I did take the “survey,” which was a frustration in itself. To be asked if one is OK with things like “urban districts” or “historic districts” with no explanation of the implications of each is frustrating. Plus the survey requires that a person have closely followed all the zoning studies to be able to give intelligent answers. How about questions like, “Would you object to a four story apartment building across the street from you?” Or, “Would you be OK with Linden Hills transitioning to a density like Uptown?"

Schaffer, Brian C.

From: Steve Birch <Stephen.M.Birch@outlook.com>
Sent: Tuesday, December 01, 2015 9:33 PM
To: Schaffer, Brian C.
Subject: Fw: Linden Hills Rezoning Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brian-

Thanks for taking the time tonight to come to the Linden Hills Neighborhood Council meeting.

I wanted to follow-up with a couple of items that I would like feedback on:

I appreciate the work you have done on the rezoning. I am not opposed to the changes, but am concerned about parking availability if the move to R-4 is approved. It appears to me that there is not sufficient parking available, particularly at the 44th & Xerxes to St.Thomas stretch to support the move to R-4 if I understand the 1 space per 2 housing units rule.

Is it possible for their to be more stringent criteria for R4 based on the parking situation. Especially since 44th does not allow parking on both sides of the street? There is ample space in the alley (old trolley line) to the north, but that would require some work to create parking.

Second issue- The "gap" between R3 and R4 concerning 3 story dwellings. Since our current rules do not specify a 3-story limit option, would any changes to allow that be something that start in CPED or is that something that would start with a council member to have a change examined?

Thanks again for being there tonight.

Steve Birch
Resident of Linden Hills.

Schaffer, Brian C.

From: Michael Miller <Mmiller421@aol.com>
Sent: Friday, December 04, 2015 11:02 AM
To: Schaffer, Brian C.
Subject: Re: Zoning Response

Hi Brian,

Thanks for your response.

However, the one issue you didn't respond to is our opposition to the R-4 designation and the fact that a fourth story setback would make no difference from the elevation on our side of the street. R-4 would permanently, and negatively, affect the character of this area. Imagining the buildings across the street being potentially twice as high as they are at present is almost unimaginable. It would be a canyon of apartment buildings on one side of the street dwarfing the single family homes on the other.

So, my question is, where do we go with our concerns at this point? My instinct says this would be to the political leaders but I would be curious if there is any other appeal process in place other than making "comments," which is always fairly futile and ignorable.

Thanks.

Mike

On Dec 2, 2015, at 4:58 PM, Schaffer, Brian C. <Brian.Schaffer@minneapolismn.gov> wrote:

Hi Mike,

Thank you for your email. I appreciate learning more about the history of past zoning and land use decisions. At last night's LHiNC Board meeting I provided a handout to provide more detail on some of the elements of the draft staff recommendations where there have been questions. You can find that handout here. I hope the following answers your questions.

The draft staff recommendations include changing the zoning of the properties you mention to R4 Multiple Family Residential District. The R4 District allows for development that is 35 dwelling units per acre, 4 stories, 56 feet in height and has a Floor Area Ratio (FAR) of 1.5. The Linden Hills Small Area Plan includes three areas where the future land use was guided to Medium Density Residential at 20-50 dwelling units per acre. (See adopted Future Land Use Map from the Linden Hills Small Area Plan). The City of Minneapolis Zoning Code has two zoning districts that are considered Medium Density: R3 Multiple Family District and R4 Multiple Family District. Medium Density is defined by allowing between 20 and 50 dwelling units per acre. You can find more information comparing the two districts on page 5 of the handout linked above. To ensure compliance with the building design guidance of the Linden Hills Small Area Plan these areas are also proposed to be included in the Linden Hills Area Pedestrian Oriented Overlay District and would be subject to the zoning requirements of that district including:

- The fourth story of any commercial building or multiple-family dwelling shall be stepped back ten feet from any building wall that faces a public street. This implements the building design guidance of the Small Area Plan

- The top floor of a building of three (3) or more stories shall be set back not less than ten feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property. This implements the building design guidance of the Small Area Plan.

Parking requirements for a multifamily residential building are currently set at 1 parking space per unit.

Your last two points in your email reference a survey that is not sponsored by CPED nor is part CPED's engagement on the rezoning study and the draft staff recommendations. I believe the survey you are referencing is being hosted by LHiNC on behalf of one of their Board Members. You should direct your comments regarding this to LHiNC. I apologize if that is confusing. Please pass this information on to your neighbors in case they may be confused regarding this survey. Comments on draft staff recommendations for the rezoning study should be directed to me, Brian Schaffer. They can be emailed, mailed or provided online by clicking here. The project webpage provides more information.

Specifically the reference to Uptown in the survey you mention is referencing where the current Pedestrian Oriented Overlay is applied. The Pedestrian Oriented Overlay is currently applied to a variety of areas within Minneapolis. While these include areas such as Dinkytown, Uptown, West Broadway and Transit Stations along the LRT lines, it is also applied to five Neighborhood Commercial Nodes in Minneapolis: 44th & Penn Ave N, 54th & Lyndale Ave S, 58th & Lyndale Ave S, 38th & Chicago, and 48th & Chicago Ave. Please note that the three commercial areas of Linden Hills: 43rd & Upton, 44th & Beard, and
44th & France share a similar designation as a Neighborhood Commercial Node. See map on Poster explaining the Pedestrian Oriented Overlay and where it is currently applied in Minneapolis that was presented at the November 4th Open House.

For more information discussing the difference from The Linden Hills Overlay District and the Proposed Linden Hills Area Pedestrian Oriented Overlay District please see the handout from last night's meeting and the project webpage.

Regards
Brian

Brian Schaffer, AICP
Principal City Planner
Long Range Planning Division

City of Minneapolis – Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Office: 612.673.2670
brian.schaffer@minneapolismn.gov
www.minneapolismn.gov/cped

<image001.gif><image002.gif>

From: Michael Miller [mailto:Mmiller421@aol.com]
Sent: Tuesday, December 01, 2015 3:18 PM
To: Schaffer, Brian C.
Subject: Fwd: Zoning Response

Begin forwarded message:

From: Michael Miller <mmiller421@aol.com>
Date: December 1, 2015 at 3:07:30 PM CST
To: brian.schaffer@minneapolismn.gov
Subject: Zoning Response

Hi Brian,

Unfortunately, I can't make the LHINC meeting tonight, but I do have some input.

We live at 4400 Washburn Ave. So., across the street from the "St. Thomas to Xerxes" section that is up for rezoning. I understand how that is a bit of a difficult area as it is solidly single family residential on our side of the street and multi-unit on the other. However, the multi units are all quite different. Starting on the east, there is the Jensen triplex?, then a four unit condo building (lovely old 1920s former apartment building), a residential facility (former nunnery for St. Thomas), and two two story apartment buildings.

Years ago, as a long time board member of LHINC, I spent many months working on the "40 Acre Zoning Study" which precedes the ones currently under discussion. At the time the issue was that a retired professor had purchased a large grey house on W. 43rd St. and wanted to tear it down and put four townhouses on the lot. At the same time some hi-rise apartment buildings were proposed for along Lake Harriet Parkway. The neighborhood strongly objected to much of it. However, as part of the final "settlement," then Council Member Joan Niemiec required that the neighborhood accept increasing the zoning on the stretch in question on 44th St. to R-3. We agreed and, as expected, the Jensens (grey house adjoining the St. Thomas property) pulled permits to construct the building that we have enjoyed there ever since. At the same time we volunteered to down-zone our own home from R-3 to R-1 to preclude it being turned into townhouses. We have almost a double lot, which would have made it an easy target for teardown in an overheated market like the current one.

However, I need more clarity on a couple things at this point, such as:

- I understand that increasing the zoning to "medium density" in the area in question could yield four story buildings? To that we would strongly object as, given our elevation, even a "step-back" on the top floor wouldn't keep it from looking like four stories from our perspective. That's out of scale for the area.

- I also understand that no redevelopment would take place unless a developer were to buy one of the properties for "redevelopment."

- Then there is of course the issue of parking. I heartily agree that it has been made too much of in the past, particularly with regard to restricting the kind of businesses that can go into the business district. However, our immediate area is more than maxed out on parking at the moment with the existing buildings across the street. Enough said.

Finally, Linden Hills is not Uptown or some of the other areas mentioned in the survey and to force it into the same mold would forever change the character of the area, the character that has made it so appealing. That's already happened to some degree with the problem of many great older houses being torn down and replaced with contractor-designed "stuff" that belongs in the suburbs.

I look forward to hearing from you.

Mike Miller

PS: I did take the "survey," which was a frustration in itself. To be asked if one is OK with things like "urban districts" or "historic districts" with no explantion of the implications of each is frustrating. Plus the survey requires that a person have closely followed all the zoning studies to be able to give intelligent answers. How about questions like, "Would you object to a four story apartment building across the street from you?" Or, "Would you be OK with Linden Hills transitioning to a density like Uptown?"

Schaffer, Brian C.

From: Russ C <russ.lc.j@gmail.com>
Sent: Monday, December 14, 2015 2:25 PM
To: Schaffer, Brian C.
Subject: Linden Hills SAP CPED Recommendations - Approve

Dear Brian Schaffer,

In regards to the Linden Hills Small Area Plan draft staff recommendations, I would like to extend my full support for those recommended by CPED staff.

I served as a board member and co-chair on the Linden Hills neighborhood committee (LHiNC) from the time we approved the funds for our Small Area Plan through the final adoption of the Plan and experienced much of the community conversation on the topics addressed here.

As a community, working with the city of Minneapolis, it is clear we need a road map for the future development of our neighborhood. This Plan and the subsequent zoning study addressed here, is that guideline. It not only reflects an updated version of many of the development opportunities we may face in the coming years but also leverages the city as an advising partner on how we address these opportunities.

Over the course of 18 months, our community discussed the importance of enhancing our commercial nodes and connecting them via community corridors to facilitate a usable, walking neighborhood. The recommendations by CPED work to achieve those goals - specifically the recommendations to increase residential density along the 44th street corridor (between Xerxes and St. Thomas) and updating the out-of-date Linden Hills overlay with the new Pedestrian Overlay. These recommendations make sense for the next generation of Linden Hills residents.

Please move forward and approve the recommendations by CPED staff to the Linden Hills Small Area Plan.

Thank you and regards,

Russ Cheatham
4612 Vincent Ave South
Minneapolis, MN 55410

Schaffer, Brian C.

From: Mike Martin <mm@effectpartners.com>
Sent: Thursday, December 17, 2015 8:09 AM
To: Schaffer, Brian C.
Subject: 44th and Xerxes

Dear Brian,

Please do not allow the zoning to change to allow such tall buildings in our neighborhood!

I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I urge you to reconsider this R4 proposal.

Thank you for your consideration and happy holidays!

MIke

Michael Martin
Founder and CEO
EFFECT
Michael Martin • Chief Executive Officer • EFFECT Partners™, Inc.
www.effectpartners.com • w. 952.426.7800
Effect Marketing • Strategy and Field Execution • MusicMatters™

Save our inboxes! Adopt the email Charter

Schaffer, Brian C.

From: cindy@gretashouse.com
Sent: Thursday, December 17, 2015 8:18 AM
To: Schaffer, Brian C.
Subject: LHSAP/Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Brian,

I, as a resident of the Linden Hills neighborhood, support the adopted Linden Hills Small Area (LHSAP). I also support the efforts of the City of Minneapolis zoning staff and City Council, to implement the next phase of the LHSAP, through the approval of the Rezoning Study.

I specifically support the items listed below (each of which are consistent with the approved guidance of the LHSAP):

1. Rezone the existing underlying base zoning to be consistent with the guidance of the approved LHSAP.
2. Refine the Linden Hills Overlay to be consistent with standard Pedestrian Oriented Overlay (as a consistent instrument of zoning protection throughout the city).
3. Expand the Linden Hills/Pedestrian Oriented Overlay to the 44th and France Neighborhood Commercial Node.
4. Implement building design guidance of the LHSAP.

Thank You,

Cindy Barriga

Schaffer, Brian C.

From: City e-mail form - Do not reply
Sent: Thursday, December 17, 2015 8:37 AM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	pepper tharp
Email *	peppert@visi.com
Phone	(612) 978-8383
Phone Type	
Address	3718 Glendale Ter
City	Minneapolis
State	MN
Zip	
Question/Comment *	Hi Linea, I trust you are doing as much as you can to block the rezoning at Linden Hills Business District. I've attached here my letter to Ms. Hodges. Happy Holidays, hope to see you on the block! xx pepper t. Dear Ms Hodges, I don't know if you remember me and the many years of work hard work and dedication it took to bring the business node at 44th and Upton (Linden Hills) back into being the charming village it is. I feel this new zoning is in fact a slam to a once charming district that has great historic importance. It is the lack of vision and pure greed that makes our cities un-livable. You were the representative to our district as well...and I cannot believe that you do not make a stand to help reserve and conserve such precious places..after all these places are created and cared for by neighbors like myself who took three years to construct this successful streetscape with JoAnn Ellison. Never mind wind tunnels, view obstruction, cold shadows, congestion... loss of light and sunlight to our streetscape. This is an abomination and certainly hope you do not support this travesty, Sincerely pepper tharp See below: I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street. R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children. I urge you to reconsider this R4 proposal.

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: City e-mail form - Do not reply
Sent: Thursday, December 17, 2015 7:58 AM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	Mary Brandstetter
Email *	marybrandstetter@gmail.com
Phone	(612) 816-3006
Phone Type	Cell
Address	4548 Xerxes Ave S
City	Minneapolis
State	MN
Zip	55410
Question/Comment *	Please do what you can to block the proposed height limit increase at 44th and Xerxes. Having a tall building like that will not only ruin the aesthetics of the neighborhood, but will bring traffic and parking nightmares. Xerxes is already too busy and adding buildings of this nature will only make it worse. Those of us who live on Xerxes will see our property values decline due to the increase in traffic, noise and parking problems.

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Ziring, Emily on behalf of Palmisano, Linea
Sent: Thursday, December 17, 2015 8:42 AM
To: Ziring, Emily; Schaffer, Brian C.
Subject: FW: Linden Hills rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: Marcella Grandpre [mailto:marcella@grandpre.net]
Sent: Wednesday, December 16, 2015 8:17 PM
To: Palmisano, Linea
Subject: Linden Hills rezoning

First of all I must say that the city could not have made it harder to understand the recommendations. I was able to attend the short notice mtg at Linden Hills park and was disappointment that no presentation was made to explain recommendations and you were left to wander around and get inline to ask staff questions It only got worse from there - trying to navigate the maps on the city website - with the print so small was even more difficult and again no real explanation of things in laymen's terms.

Now as well as was able to make out there are things in the Staffs recommendations I agree with and things that I'm opposed to.

First some of the things I think make good sense.

1. **Expansion of Neighborhood Commercial Node at 43rd & Upton**
   Rezoning study Draft Staff Recommendation: Current commercial zoning in node is consistent with policy and not recommended for change. One property currently has split zoning (commercial and residential) and is proposed to be fully zoned C1-Neighborhood Commercial District
2. **New Neighborhood Commercial Node at 44th & Beard** *Rezoning study direction to be evaluated:* With the exception of one property, a parking lot owned by the City of Minneapolis, the existing commercial zoning is consistent with policy and not recommended for change. The parking lot is proposed to be rezoned to C1 Neighborhood Commercial District.

The degree of zoning changes along 44th is alarming. 44th is not a thru street like France, 50th, 36th or Lake. It has a residential character that should be maintained. I'm sensitive to the fact that the Met Council is pressuring communities to increase density and I feel the neighborhood would not be damaged if this was done on a smaller scale than proposed. I think 44th cold maintain the residential mixed housing feel if multi unit building size was limited to the 2/1/2 stories. As I understand it this would mean I'm opposed to the following recommendations

1. **Redefine as Medium Density Residential along France Avenue between commercial node and 46th Street**
   Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium

density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District.

2. **Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South**
   Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District.
3. **Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle**
   Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District

In short, I do not feel that a pedestrian overlay District is appropriate for the this area and certainly not in the best interest of the neighborhood. I'm left wondering whose interests tis the city trying to serve here?

Sincerely,
Marcella Grandpre
3030 West 43rd St

Schaffer, Brian C.

From: Ziring, Emily
Sent: Thursday, December 17, 2015 9:20 AM
To: Schaffer, Brian C.
Subject: FW: Ward 13 Contact Form

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Thursday, December 17, 2015 9:05 AM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	elise koonmen
Email *	ekoonmen@hotmail.com
Phone	(612) 251-5649
Phone Type	Cell
Address	4517 york ave so
City	Minneapolis
State	MN
Zip	55410
Question/Comment *	REGARDING THE PROPOSED ZONING CHANGE FOR THE 44TH AND XERXES: I am opposed to the change in zoning to R4! Plse put a stop to this!!

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Patricia Liszewski <pliszewski200493@msn.com>
Sent: Thursday, December 17, 2015 1:24 PM
To: Schaffer, Brian C.
Subject: Linden Hills Rezoning Study

Hello,

We have resided in Linden Hills for 36 years; we plan to close on the sale of our home this month. It is scheduled to be a tear down.

Linden Hills has been a wonderful place to raise a family; the parks, the schools, S.W. Community Ed. (Steve taught there for more than 30 years), the neighborhood.

We loved our older home, the wood work , the fireplace, the gardens; but, as we witnessed all the tear downs, when the huge excavator fell into our yard, spilling fuel all over on a cold December day, after Linea Palmisano's attempt to put a moratorium on these teardowns (and that didn't last long!), when the residents were denied input into the Famous Dave's area, we gave in to the inevitable.

I believe the city of Mpls. will develop every inch they can to increase their tax base.
Your request for input by residents will be perfunctory, at best.

We recently received the Linden Hills treasure award for our work on the Linden Hills Trolley Path Gardens. I hope you will retain that path and the corresponding gardens; however, development will probably take place unless someone is willing to fight to preserve it.

We now reside in Afton, MN.

Patricia & Steven Liszewski

cc: betsy.hodges@minneapolismn.gov

Sent from Mail for Windows 10

Schaffer, Brian C.

From: Peter Thill <pthill65@gmail.com>
Sent: Thursday, December 17, 2015 2:06 PM
To: Schaffer, Brian C.
Cc: Ziring, Emily
Subject: 44th and Upton rezoning

Hello,
My name is Peter Thill and I am a resident of Linden Hills. I would like to comment about the proposed rezoning of 44th/Xerxes node. I appreciate the idea of increasing population density in our village, but I feel that the proposed heights would be too tall. Additionally, I would like to request that any rezoning for more units include underground parking as things can get tight around here. Thank you for your time.
Respectfully,
Peter Thill

Schaffer, Brian C.

From: Clair Daley <daley.clair@gmail.com>
Sent: Thursday, December 17, 2015 2:07 PM
To: Schaffer, Brian C.
Subject: 44th/Xerxes R4 Opposition

Dear Brian,

I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I urge you to reconsider this R4 proposal.

Thank you for your consideration and happy holidays!
Clair Daley
43rd/Zenith

Schaffer, Brian C.

From: Carol Shaw <cshaw44@comcast.net>
Sent: Thursday, December 17, 2015 2:08 PM
To: Dahler, Ken; Ziring, Emily; Schaffer, Brian C.
Subject: linden hills proposal for 44th and Xerxes rezoning

56' is too high for the area. Linden Hills has areas for the more dense, higher buildings but that corner is not it. Please reconsider. I am a voting resident in the area (on Xerxes in the 44th block). Thanks. Carol Shaw

Schaffer, Brian C.

From: Colin Gardner-Springer <colin@gardner-springer.com>
Sent: Thursday, December 17, 2015 2:12 PM
To: Schaffer, Brian C.
Subject: 44th Street Rezoning Proposal / Linden Hills

Mr. Schaffer,

I live at 4421 Washburn Ave. S., a few houses away from the proposed rezoning, and wanted to let you know that I am in favor of rezoning the north side of 44th street between Xerxes and Washburn. I hope that any specific proposal for these parcels would be carefully examined to ensure a good fit for the neighborhood but generally this seems like a good place for some density, and a good time to get the zoning more in line with the current use of these properties.

Normally I wouldn't get involved but I'm hearing a lot of talk amongst neighbors, generally unfavorable, and wanted to make sure that you're getting all points of view. I have no interest in the subject at hand other than living very nearby and generally favoring density vs. sprawl.

Thanks,

Colin
--
Colin Gardner-Springer
4421 Washburn Ave. S.

Schaffer, Brian C.

From: roonsgarden <roonsgarden@hotmail.com>
Sent: Thursday, December 17, 2015 2:17 PM
To: Schaffer, Brian C.
Subject: 44th and Xerxes

Hello:

We oppose the change in zoning for the corners of 44th and Xerxes. It is not in step with present buildings or the long term plan for future growth.

We are new to Linden Hills and find it a magical and life-changing place to live. Yes, we did a tear down, but we love our neighborhood and were careful to build to blend in rather than cover every square inch and shade surrounding homes. In fact most people are surprised to learn our house is new.

We feel like these zoning decisions are being made hastily and without regard to the concerns of the community. Decisions seem to be made when folks are out of town for summer or crunch time near holidays, lessening the chance for push back from Linden Hills citizens.

Please reconsider this change.

Tom and Rhonda Hayes

Schaffer, Brian C.

From: Sally Mars <sally@sallymars.com>
Sent: Thursday, December 17, 2015 4:32 PM
To: Schaffer, Brian C.; Dahler, Ken; Ziring, Emily
Cc: Linea Palmisano
Subject: Proposed rezoning of the 44th and Xerxes node in Linden Hills

Dear Mr. Schafffer,

I am opposed to rezoning of the 44th and Xerxes node to R4. R4 is simply too tall for this area. If the City wishes to update the code to better accommodate the current non-conforming buildings in this node, the update must take into account building height as well as density.

44th Street is naturally, geologically elevated. 56' high buildings would create a canyon-effect for those walking, driving or living along 44th Street, and a mountain-effect for those living otherwise around it.

I've heard R4 is preferred because the larger-scale building can (potentially) accommodate lower rents (or price per square foot), but needless to say there is guarantee that redevelopment here would offer that. In contrast, all recent development in the area – R1, R3 and R4 – have raised relative rent and square footage costs. Additionally, the buildings currently existing in this node offer some of the more affordable living costs in the village already. If affordable (or more affordable) housing is the agenda, we should be protecting the existing structures there. Though of course, I do understand the actual agenda for rezoning is broad and far-reaching.

The adjacent Trolley Right-of-Way between 43rd and 44th Streets is presently heavily used by pedestrians and cyclists accessing Linden Hills Village, and the long-term plan seeks to make this area more user-friendly, and to protect its pedestrian-oriented status. Developers taking advantage of R4 zoning are likely to pressure the city to gain access to this corridor, first for construction, and potentially for tenant parking and ramps. St. Thomas schoolchildren frequently use this corridor. It needs to be considered and legally protected prior to any significant zoning change.

56' buildings (or, potentially, one massive building) are unlikely to remain a "freestanding node". This area will force the St. Thomas Church property (currently zoned R1 residential) to become another high-density (or more importantly to me, high-rise) complex in the event St. Thomas Church should decide to sell their property at any point in the future. It is my opinion that an R4 node at 44th and Xerxes is the first step in making 44th Street exclusively high-density housing, dramatically changing the experience of living in or near this corridor, as well as the experience of living in Linden

Hills most generally.

We do not need to further incentivize large-scale development in Linden Hills. In incentivizing development here with developer-friendly R4 zoning in an area that is presently R1, we actually serve to dissuade investment and development in areas in greater need of it, for instance, the West Broadway corridor. We do a disservice to greater Minneapolis by making it too easy for developers to build in Linden Hills. And of course, we do a disservice to Linden Hills too by readily sacrificing the neighborhood character and attributes that define it – nature, green space, independent business, residential-scale architecture, limited traffic.

The zoning code denotes "units per acre". It does not define the scale of individual "units". Redevelopment here is likely to feature much larger units, potentially increasing area density (in a humans-per-acre and cars-per-acre sense). Both 44th Street and Xerxes adjacent to it already have a burden of automotive traffic that is, frankly, saturated. This is especially of concern adjacent to Linden Hills Park, where a pedestrian was injured and his dog killed in a crosswalk accident last spring. It is misleading to define density purely in terms of units, and to propose that current density in this node (at a technical R4) is representative of the R4 redevelopment that would replace it – either in terms of architectural scale, or resident population.

Incentivizing redevelopment of this node puts at risk the current housing there, some of the most affordable in the neighborhood. Diversity is an economic consideration too; we need to maintain affordable units in Linden Hills.

I urge you to reconsider the proposed R4 designation of this node, if just on virtue of height allowances alone. It's too tall for the node, the street and the neighborhood. Rezoning should consider height as well as density. If present height of grandfathered buildings is R3, I'd support that. If it's R2, that would be the proposal I support.

Thank you Brian. It is my hope you will take these thoughts into your careful consideration.

Sally Mars
3015 W. 43rd St.
Minneapolis

Schaffer, Brian C.

From: T Sexton <tvsexton@gmail.com>
Sent: Friday, December 18, 2015 9:28 AM
To: Schaffer, Brian C.
Subject: Linden Hill R4 rezoning study

Just wanted to thank the council for considering this upzoning at 44th/Xerxes (and elsewhere). Our family fully supports higher density nodes throughout our neighborhood because of the potential generational and income diversity it allows.

Also, more people in LH means more customers for the businesses and restaurants in the area!

Tim Sexton

- sent from mobile

Schaffer, Brian C.

From: Ziring, Emily
Sent: Friday, December 18, 2015 10:36 AM
To: jdolan@mplspha.org
Cc: Schaffer, Brian C.
Subject: RE: Ward 13 Contact Form

Julia,

Thank you for your comments, which I have shared with the Project Manager for inclusion in the public record and for consideration.

Yours,
Emily Ziring

Emily Ziring
Senior Policy Aide to Council Member Linea Palmisano
City of Minneapolis, 13th Ward
phone: 612-673-3199

Subscribe to 13th ward newsletters & updates here.

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Thursday, December 17, 2015 2:44 PM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	Julia Dolan
Email *	jdolan@mplspha.org
Phone	(262) 408-1625
Phone Type	Cell
Address	3717 Glendale Terrace
City	Minneapolis
State	MN
Zip	55410
Question/Comment *	The recent increased traffic in the Linden Hills area,on West 44th Street between Upton and France, in particular, is too much for the small neighborhood; further increased development in this small area would make it that much worse and would be very, very sad.

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Natalie Ramier <natalie_ramier@yahoo.com>
Sent: Friday, December 18, 2015 1:14 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Please do not rezone Linden Hills. I have lived here for over 20 years and love the community feeling as it is. The other parts of Minneapolis feel more commercial and have lots of high rises. That was not the reason I chose to live here.

Please let me know if you have any questions or comments.

Thanks,

Natalie

Schaffer, Brian C.

From: patty gourley <pattytgourley@yahoo.com>
Sent: Friday, December 18, 2015 1:23 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Please do NOT allow rezoning the Linden Hills neighborhood to allow for 4 story buildings.

I support the Linden Hills Small Area Plan and it is because of that small shopping area that we live in the neighborhood. We have been speaking against changing the zoning laws for several years now and it is clear that the neighborhood wants the area to stay the same.
We do NOT want it rezoned to build larger and taller buildings. We do NOT want the Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village and Central and Lowry.

With other area's in the city pushing more and more people into smaller spaces and then on top of that taking away the streets that were meant for cars to use, it is getting really frustrating to live in the City of Minneapolis. All of the main arteries in the City of Minneapolis have been diminished and it is only hurting the city. When it is difficult to travel and get anywhere in a timely manner, we choose to go other places. That means the city is losing revenue when patrons are too frustrated to make the attempt to get to any of these establishments.

Please leave Linden Hills in tact and do NOT allow any rezoning!

Schaffer, Brian C.

From: KathyKresge <kathykresge@earthlink.net>
Sent: Friday, December 18, 2015 1:26 PM
To: Schaffer, Brian C.
Cc: KathyKresge
Subject: Linden Hills changes

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Please consider what the people who live in Linden Hills want, especially the home owners on 44th and Washburn Avenues. Do not turn 44th into 50th Street or Linden Hills into Uptown. Surveys have shown, the residents do not support these changes.

Sincerely,

Kathleen Kresge

Schaffer, Brian C.

From: Maxine Davis <maxinedavis@me.com>
Sent: Friday, December 18, 2015 1:32 PM
To: Schaffer, Brian C.
Cc: Sally Mars
Subject: Please add these comments to the public record about rezoning Linden Hills

Dear Linden Hills Residents and all concerned:

Thinking Linden Hills is similar in feel and architecture to other "small" business areas in the Twin Cities is missing the assets of our little "Downtown."

Our corner is not Lake & Hennepin. It is not 50th & France. It is not even 43/44rd and France. Our "Downtown" is a smaller, more intimate space, on smaller streets.

My husband and I feel each neighborhood is different. Thoughtful growth needs to admire and respect history and difference while allowing and planning for future growth.

We rallied against *any* building over 3-stories on the corner of 43rd and Upton. Like others in the neighborhood, we attended planning meetings hoping future growth in Linden Hills would be thoughtful. We helped pay for lawyers to shop the first 4-story building. Our small voices, however, have been drowned out by wrong-thinking city laws. What is legal is not always right…or appropriate.

Sincerely,
Maxine W. Davis

Schaffer, Brian C.

From: Mark Westin <mark.westin@gmail.com>
Sent: Friday, December 18, 2015 1:32 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I think rezoning now after so much work was done to develop the Linden Hills Small Area Plan is a really poor idea. I thought the whole point was to give neighborhoods the ability to control their destiny providing it is in keeping with city-wide laws, etc. There is no need to make the changes in rezoning and it is certainly not "the will of the people" who live here.
Thank you,
Mark Westin

Mark Westin
3821 Drew Ave S
Minneapolis, MN 55410
mark.westin@gmail.com
952-240-5760 – Cell
612-259-7103 – Home

"Nothing can be more useful to a man than determination not to be hurried."
Henry David Thoreau

Schaffer, Brian C.

From: Bill Brink <bill.brink@activesportsinc.com>
Sent: Friday, December 18, 2015 1:37 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.
Thanks for your consideration!

--
Bill Brink
4544 chowen ave s
55410

1-651-482-9995

Schaffer, Brian C.

From: D Pflum <dpflum@gmail.com>
Sent: Friday, December 18, 2015 1:39 PM
To: Schaffer, Brian C.
Subject: Linden Hills Zoning

Mr Schaffer,

I've been told that a vocal minority, some of whom have been involved with Linden Hill zoning planning, are now trying to block the very recommendations that came from the planning process. I would prefer that a few "all change is bad" types don't dominate the decision making. I support the recommendations of the small area plan.

My regards,

David Pflum
3900 Zenith Ave S

Schaffer, Brian C.

From: Stephanie Avalon <savalon@bwjp.org>
Sent: Friday, December 18, 2015 1:43 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Hello
As a longtime resident of Linden Hills I care deeply about the future of the neighborhood. I grew up here in the 60's and bought my home on Beard Ave. South in the 80's. This is a really fine neighborhood and like most of my neighbors I am concerned that rezoning will increase congestion and destroy the quiet peaceful quality of Linden Hills.

I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.
Stephanie Avalon
4241 Beard Ave. South
Minneapolis, MN 55410

BATTERED WOMEN'S JUSTICE PROJECT

Stephanie M. Avalon
Training & TA Specialist, Battered Women's Justice Project
1801 Nicollet Avenue South, Suite 102, Minneapolis, MN 55403
800.903.0111 prompt 1, x102, 612.824.8768 x102
612.824.8965 fax
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Schaffer, Brian C.

From: Wes Chapman <wfchapman@gmail.com>
Sent: Friday, December 18, 2015 2:02 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I was moderately involved with the LHSAP and believe that the people that worked vigorously on it represented Linden Hills very well. I did not agree with everything in the final version but I do support it 100%.

I remember the language being very clear about desired zoning and height limits and I really don't understand how there could be confusion over what the Linden Hills residents want.

Wes Chapman
21 year resident of LH

Schaffer, Brian C.

From: Jennifer Fallon <fallonjennifer@icloud.com>
Sent: Friday, December 18, 2015 2:08 PM
To: Schaffer, Brian C.
Subject: Please do not revise zoning at 44th & Xerxes towards more development!!!

Dear sir,
Please help protect the few existing spaces for pedestrians and cyclists, like Trolley right of way.
Please do not facilitate increased auto traffic on neighborhood roads already too busy.
Please more carefully define any new structures to be at or below existing building heights, and to not increase occupant density.
Let's preserve a delicate area, and gem of our city, the chain of lakes.

I look forward to your reply and thoughtful action.
Many thanks,

Jennifer Fallon
Concerned citizen

Schaffer, Brian C.

From: clare foley <clare@clarefoleyassociates.com>
Sent: Friday, December 18, 2015 2:11 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I would like the Linden Hills Small Area Plan to stand as it. I strongly oppose the desires of the political community on the iissue.
The community worked hard to think about and develop a plan that I believe is the correct plan for Linden Hills.

Thank you.

Clare Foley

--

Clare Foley
CLARE FOLEY & ASSOCIATES, INC.

612.834.0630
clare@clarefoleyassociates.com
www.clarefoleyassociates.com

Schaffer, Brian C.

From: louis burg <rockyshane_2000@yahoo.com>
Sent: Friday, December 18, 2015 2:35 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

People pay good money to live in Linden Hills because the neighborhood is so unique so why are politicians trying to change
it.?
A cynic would conclude campaign donations from developers are responsible.

Schaffer, Brian C.

From: Donna Mayotte <draemayo@yahoo.com>
Sent: Friday, December 18, 2015 2:38 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Linden Hills would benefit from a modest and creative update to accommodate more small businesses. Linden Hills has a most historic character and that should definitely be preserved. NOT EVERYTHING needs to be redeveloped!

Schaffer, Brian C.

From: Laura Houghtaling <landrewsster@gmail.com>
Sent: Friday, December 18, 2015 3:03 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

--
Laura Houghtaling

Schaffer, Brian C.

From: Helen Voelker <helen.voelker@gmail.com>
Sent: Friday, December 18, 2015 3:54 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I am very disturbed by the proposed rezoning changes to Linden Hills to regroup it with areas like Hennepin-Lake, Nicollet-Franklin, Stadium Village and Dinkytown. This proposal shows that city officials absolutely do NOT understand the character of Linden Hills. To say that Linden Hills is equivalent to these high-traffic areas with two lane streets is ridiculous. Has any of the people proposing this change ever even been to Linden Hills? Do they understand that the neighborhood is NOT high traffic, is NOT a major route, and the street can NOT support increased traffic and congestion?

If your only experience of Linden Hills is to go to Lake Harriet for some corporate event, sure, it looks like a lot of people are there. But Linden Hills is much more than the pavilion on Lake Harriet on Labor Day. The majority of the time Linden Hills is a low traffic zone of calmness were most of the people you see there live in the neighborhood, shop in the neighborhood, walk in the neighborhood. It is NOT the same as Hennepin-Lake, or Stadium Village.

I do not understand why the city doesn't want to preserve a small neighborhood like Linden Hills. We HAVE urban neighborhoods, lots of them. What we are losing are neighborhoods like Linden Hills, where people still say 'good morning' when out for a walk on the weekends, whether we know each other or not.

The people who actually live in Linden Hills have made it abundantly clear over and over that we do not want re-zoning, we do not want high density, we do not want to turn our neighborhood into Lake and Hennepin. The politicians continue to refuse to listen to what the people are saying, but instead are ignoring them. Why? Why does it look like the public is being ignored and that sub rosa agreements between the city and developers are actually running the show.

The people of Linden Hills spent a considerable amount of money to develop a plan that reflected what the people WHO LIVE in Linden Hills want, not what developers want. This plan has been ignored. There's not nearly enough shame to go around, otherwise the city officials who pretend to represent the people who live in in Linden Hills and PAY TAXES that support city salaries would feel some of it for ignoring Linden Hills residents.

Helen Voelker
A very ignored and disturbed resident of Minneapolis and Linden Hills

Schaffer, Brian C.

From: Helen Voelker <voelk002@umn.edu>
Sent: Friday, December 18, 2015 3:57 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.
I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.
I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.
I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.
I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.
I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Helen Voelker

Schaffer, Brian C.

From: CenturyLink Customer <mbadgerheels@q.com>
Sent: Friday, December 18, 2015 4:24 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

When are government workers, paid by us, the tax payers, going to come to the understanding that they are to do what the people propose for our neighborhoods. Who is profiting from this ridiculous and hurtful dictating of what neighbors will get, not what they want. Neighborhoods and neighbors are being thrown around like a game of do what we want and not what neighbors want. This must end right here and now. Our government employees will do what is mandated by the neighbors. Stop this tyranny now. Mary Ollerich, 3124 w. 44th st. Minneapolis, MN

Schaffer, Brian C.

From: Richard Laumer <rlaumer@gmail.com>
Sent: Friday, December 18, 2015 4:48 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I'm firmly opposed to the proposals for 44th St, the reclassification to r-4. This area has consistently grown with congestion since my tenure started at this address in 1987. The additional density would be untenable, unworkable and frankly not needed.
My Address is 3116 W 44 th. Feel free to contact if wish to discuss in depth.
Richard Laumer

Sent from my shoe phone

Schaffer, Brian C.

From: Renata Goepfrich <Renata.Goepfrich@mpls.k12.mn.us>
Sent: Friday, December 18, 2015 5:08 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

To Whom it May Concern,

We have worked for years and years to develop the zoning plan that was adopted not so long ago. I do not agree with the proposed changes & wish to register my concerns about the increased density & redesigns that you have suggested. I feel the Linden Hills Small Area Plan is the plan that many people living in the neighborhood support. There were many meeting held on it & many opinions and concerns addressed during its design. Why not leave it at that.
Rene Goepfrich
4514 Ewing Ave S

Schaffer, Brian C.

From: (null) (null) <tlegeros@yahoo.com>
Sent: Friday, December 18, 2015 5:15 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I'm 100% in favor of high density residential living so I'm 100% in favor of increasing 44th street zoning to promote higher density. My only concern is how well it blends into neighborhood. I for replacing all single family homes on 44th Street with tasteful brownstone/ townhouse concept. Extend trolley to France even better!

Sent from my iPhone

Schaffer, Brian C.

From: Laura Tuhkanen <tuhkanen@mac.com>
Sent: Friday, December 18, 2015 6:02 PM
To: Schaffer, Brian C.
Subject: Xerxes and 44th zoning

Dear Mr. Schaffer,

I live a few blocks away from the 44th and Xerxes node in Linden Hills to R4. I think R4 buildings are too tall for this area. Please reconsider this zoning. This is not at all what Linden Hills is about. A building that tall would feel very out of place here and detract from the the small village feel. I am very flabbergasted that this zoning would even be considered for this area. Have you ever been to Linden Hills or do you have friends you live in the area? Surely you do and you know yourself that this tall of a building would not be welcome.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I urge you to reconsider this R4 proposal.

Thank you for your consideration and happy holidays!

Laura Tuhkanen

Schaffer, Brian C.

From: Wendy Fassett <gjfassett@netscape.net>
Sent: Friday, December 18, 2015 9:53 PM
To: Schaffer, Brian C.
Subject: Linden Hills rezoning

Dear Mr. Schaffer,

I am writing to let you know that, as a 30-year resident of Linden Hills, I am STRONGLY opposed to the rezoning of the 44th Street node to allow 4-story, 56' high buildings. I am not opposed to higher density in the neighborhood, I am opposed to higher buildings which ruin the character of the neighborhood and block the sun. You can have higher density with multi-family residences of an appropriate size than you can with huge, upscale condo units in tall buildings! Ditto for 43rd and Upton, by the way.

Sincerely,

Wendy Fassett
gjfassett@aol.com

Schaffer, Brian C.

From: Mary Hanvik <mary.hanvik@gmail.com>
Sent: Friday, December 18, 2015 11:06 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Rezoning Linden Hills is simply not a good idea. I work in Linden Hills and there is no parking as there is now. Building up and increasing density is not an answer now without addressing issues of parking & walkability.

Schaffer, Brian C.

From: Chris Mars Publishing <contact@chrismarspublishing.com>
Sent: Saturday, December 19, 2015 12:59 AM
To: Schaffer, Brian C.
Cc: Palmisano, Linea; Dahler, Ken; Ziring, Emily
Subject: R4 Zoning at 44th and Xerxes

Dear Brian,

I'm a Linden Hills resident very much opposed to R4 zoning at the node at 44th and Xerxes. In a nutshell, R4 is just too tall for this node, especially given the natural elevation of 44th St. R4 buildings are out of scale with the neighborhood, now and in the foreseeable future.

To say the current buildings are already R4 is a bit misleading. While the density of R4 is already present in this node, the scale of R4 buildings is not. Scale as well as density must be taken into account relative to conforming this node in the zoning code.

Additionally, R4 zoning would allow and encourage development on this node that will eliminate the existing, small-scale units – some of the most affordable units in the neighborhood, and structures in concert with surrounding scale, height, setback and green space relative to the street specifically, and the area generally. Experience tells us that teardowns in the neighborhood are replaced by larger, less affordable structures as a matter of course.

The goals for density on this node are already met, as are the goals for affordability of those units. R4 zoning does not serve to preserve density, affordability or character. R3 makes much more sense, this if retaining the existing R1 non-conforming status (that would protect the existing high-density, low-rent units) is not an option.

Talk around the neighborhood is that despite the comments received, the planning office will do as wishes regardless. I have higher hopes than that. I trust you to listen to the comments of those in the neighborhood, and to act in accordance with them.

56 feet is too high for 44th and Xerxes. Please don't allow it.

Thank you for your consideration, and happy holidays,

Chris Mars
3015 W. 43rd St. #1
Minneapolis, MN 55410

Schaffer, Brian C.

From: stuart cone <stuartcone@hotmail.com>
Sent: Saturday, December 19, 2015 5:45 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

To whom it may concern:

As a long time resident of Minneapolis, I am very much in favor of retaining the distinct character of Linden Hills. Linden Hills is NOT Hennepin and Lake, NOT Lyn-Lake, NOT 50th and France, NOT downtown. I understand the desire for higher density housing in Minneapolis, but building height limits should not be increased in Linden Hills.

Some urban places, like Georgetown in DC, like Santa Barbara in CA, like Savannah in GA, like parts of Greenwich Village in NY, fortunately had people who fought to retain and enhance their characters despite pressures to develop in more "modern" (and more dense) ways. Minneapolis has lost so much of its history already: so many beautiful buildings downtown were bulldozed to make way for what we now have: a bland and uninteresting downtown which has understandably earned us the reputation as a "flyover" city... no reason to come to Minneapolis except for business. (You have to admit downtown ain't much, due to misguided efforts.) Thank goodness for those in our past who fought to create park lands around the lakes and retain it rather than to ring them with high density housing. Let's at least let the quiet corners of Linden Hills remain unique.

And a note about many developers today: they like to claim their projects are "high quality." Yet so many of them are already looking terrible - crooked panels, leaking windows and plumbing, basements full of water (Calhoun) and rotting trim. It's all about maximizing profits, not building quality buildings.

Stuart Cone
4418 W Lake Harriet #300
Minneapolis MN 55410

Schaffer, Brian C.

From: lindsey lesher <lindseylesher@hotmail.com>
Sent: Saturday, December 19, 2015 8:24 AM
To: Schaffer, Brian C.
Subject: Please support the Linden Hills Small Area Plan

To the City of Minneapolis:

As a resident of Linden Hills, I want to express my FULL SUPPORT for the Linden Hills Small Area Plan and my LACK OF SUPPORT for any rezoning proposal. The Linden Hills Small Area Plan exists for a reason and to overlook it indicates disregard for the community which developed the plan. It is concerning to me, as a resident of Minneapolis, that politicians overlook and disregard the Linden Hills Small Area Plan in favor of building just to build (for a larger tax base) rather than considering and respecting thoughtful planning. This was very evident in the recent decision regarding the Upton and 43rd building decision which violates the Linden Hills Small Area Plan. As a public servant to the citizens of Linden Hills, please consider the following:

FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over).
The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay.

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown,

Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Sincerely,
Lindsey Lesher

Schaffer, Brian C.

From: Dave Alampi <davealampi@gmail.com>
Sent: Saturday, December 19, 2015 11:34 AM
To: Schaffer, Brian C.
Subject: In Favor of More Progressive Zoning Laws

We have lived in Linden Hills for over 24 years and I have spoken with many people who have lived in Linden Hills for many years as well. Based on these conversations, I have observed there are far more people in favor of more progressive zoning laws in Linden Hills than is being represented by a very vocal group of individuals who are against any changes to the current zoning laws. This vocal group of people who are opposed have used very aggressive marketing (scare) tactics to promote their viewpoint, while those in favor of changes haven't organized in a similar way. Thus views of those in favor is far under-represented. See below for an example email I received, which is not as aggressive as some I have received over the last several years.

Please make sure so seek out a broad base of opinions beyond those who have organized to oppose any sort of progress.

****

EXPRESS YOUR OPINIONS ABOUT REZONING LINDEN HILLS NOW!

Friends & Neighbors,

Recently I conducted a Linden Hills Rezoning Neighborhood Survey to discover what the community truly feels about rezoning Linden Hills and the proposal by our Ward 13 Council Member Linea Palmisano and her strategic partner, Community Planning and Economic Development (CPED), to go beyond the directives specified in our Linden Hills Small Area Plan (LHSAP).

Here are just a few of the proposed major rezoning changes not supported by the LHSAP:

1) **Elimination of our Linden Hills Overlay District** and regrouping Linden Hills with the more intensive urban areas of West Broadway, Hennepen-Lake, Nicollet-Frtanklin, Dinkytown,Stadium Village, and central Lowry.

2) **Rezoning 2-1/2 story R-1 and R-2 districts along 44th street to 4-story R-4 districts** (this change would bypass LHSAP compliant, medium density, R-3 zoning intentions altogether).

3) **Elimination of many restrictions for future development** to supply parking, which will impact both commercial and residential usage.

Click here to review the survey results as of Monday 12-14-2015, and to come to your own conclusions about the vision of our community.

In the past, the Ward 13 office under both Betsy Hodges and Linea Palmisano have promoted the idea that there is a division between neighbors in our community. But in truth, the major division appears to be between what politicians say the community wants, and what the community actually says it wants, when neighbors have a platform to express their own opinions.

Right now CPED is conducting a "Public Comment" period for the rezoning of Linden Hills. They say they are not obligated to make any changes to what they desire to do regarding rezoning Linden Hills, but they are open to hear "public comment".

It is time to let CPED and our public officials know what our community thinks. Their overconfidence that they can rig all outcomes through backroom politics and turn "public engagement" into a show, where they have the final say, has to end.

CLICK HERE NOW
EXPRESS YOUR OPINIONS ABOUT REZONING LINDEN HILLS

Your response will be included in the city's "public comment" period,
which **closes Tuesday, December 22nd**.

Here are sample comments that you can use in your email.

Thank you.

Questions: walterpitt@hotmail.com

Schaffer, Brian C.

From: Jeff Miller <jeffmillcity@gmail.com>
Sent: Saturday, December 19, 2015 3:49 PM
To: Schaffer, Brian C.
Subject: Comments on LH SAP Rezoning Study Staff Recommendations

Hi Brian -

I took a little time to review the draft staff recommendations for the Linden Hills Small Area Plan rezoning study.

I think that the 3 requirements that staff is proposing to add the Linden Hills section of the Pedestrian Oriented Overlay are good ones - off-site parking can be located in residence/office residence districts, 4th floor building stepback, and 10 ft setback for top floor when abutting a residential zoned property. One comment that I have is whether the last requirement should be more specific by applying it to the 3rd floor. Since the maximum height of a building can be exceeded through the CUP process, the top floor may vary. Also, the wording of the 3rd requirement is somewhat confusing. "…shall be set back not less than ten feet from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property."

I also would like to suggest that the screening requirement for commercial buildings could be added as a unique Linden Hills requirement in the Ped Oriented Overlay, so that it's not just parking and loading areas that are screened next to a residence or office residence zoned property.

One other comment is that what I think was being heard at the neighborhood meeting in early December was that City Staff is proposing to replace the unique LH Overlay with the standard Pedestrian Oriented Overlay. Even though it is proposed that a Linden Hills section will be added within the Pedestrian Oriented Overlay, that message was not clear at the meeting and not totally clear in the staff memos. As with most neighbourhoods, people may be more supportive if they understand that there will still be unique standards for the Linden Hills commercial nodes.

After having time to really look at the two overlay districts and the site plan review standards, it makes sense to me that staff is proposing to transition to the Pedestrian Oriented Overlay in the Linden Hills commercial nodes.

I don't have concerns about the rezoning to the R4 district in the identified areas, except for the fact that the maximum height of a building can be exceeded through the CUP process. Since a conditional use is as-of-right but with conditions, it does seem like it is likely that buildings taller than 4 floors will be proposed and approved. Since the LH Small Area Plan has building height limits of 44 ft. and 50 ft., it might be more effective to zone to R3 and have proposals use the CUP to get up to the 44 and 50 ft. heights.

Thanks for your time in writing the memos and attending the neighbourhood meetings. The detailed nature of zoning needs this kind of explanation. Good job!

Jeff Miller
3722 Colgate Avenue
Linden Hills neighbourhood

Schaffer, Brian C.

From: Kathy Daniel and André Ollivier <usdo@hotmail.com>
Sent: Saturday, December 19, 2015 4:45 PM
To: Schaffer, Brian C.
Subject: Zoning at 44th and Xerxes

Hi Brian,
I do not support a zoning change for 44th and Xerxes. Please consider my voice as one against the proposed development for that intersection.
Respectfully,
Kathy Ollivier
5304 Zenith Ave. S., Minneapolis

Sent from Windows Mail

Schaffer, Brian C.

From: David H. <davytrain9@gmail.com>
Sent: Saturday, December 19, 2015 7:44 PM
To: Schaffer, Brian C.
Subject: Opposed to Rezoning Linden Hills

Dear Mr. Schaffer,

I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I urge you to reconsider this R4 proposal.

Thank you for your consideration and happy holidays!

Schaffer, Brian C.

From: Mark van Osnabrugge <mvanosnabrugge@yahoo.com>
Sent: Saturday, December 19, 2015 8:56 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

Schaffer, Brian C.

From: Margaret Mason <masonmargarets@gmail.com>
Sent: Saturday, December 19, 2015 11:16 PM
To: Schaffer, Brian C.; Ziring, Emily; Dahler, Ken
Subject: R4 zoning- Xerxes node

Hello,

I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I'm also very concerned about the potential loss of reasonably priced rental units if this area were to be redeveloped. If it gets R4 status it seems likely that it would be a prime spot for developers to build more expensive units. It seems a shame to lose rental units that people who currently live here can afford. I'm not anti development and I did/do support the development at famous dave's. However, this R4 zoning in the Xerxes node just seems unnecessary and bad for the neighborhood.

I urge you to reconsider this R4 proposal. Thank you.

Margaret Mason

Schaffer, Brian C.

From: Spencer Cronin <spenceracronin@gmail.com>
Sent: Sunday, December 20, 2015 4:59 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Mr. Schaffer,

Please include the following comments to the public record regarding the proposed rezoning of Linden Hills:

1) I remain opposed to the rezoning effort, and have maintained this stance since this silly debacle started several years ago.

2) As a voter I am truly disappointed in the representation that our elected officials and the City Council (Council) have provided. The mere fact that this never-ending saga is up for discussion makes me ill considering the overwhelming outpouring of residents opposed to the rezoning measure.

3) The political the posturing around the rezoning, and the Council's manipulative agenda, demonstrate nothing more that the Council's inefficiency, which is an embarrassment to the residents of the Ward and the City of Minneapolis.

It all comes down to doing the right thing.

Thank you, and have a happy holiday.

Spencer A. Cronin

Schaffer, Brian C.

From: Constance Pepin <cpepin@bitstream.net>
Sent: Sunday, December 20, 2015 7:03 PM
To: Schaffer, Brian C.
Cc: Palmisano, Linea; Christy Prediger
Subject: Problems with Project Page for Linden Hills Rezoning

Brian,
On Sunday morning (December 20), I was planning to study the maps and details of the proposed zoning changes, so that I could formulate an informed and specific response. But at least 11 of the links on the project page were not working and displayed the error message "The page cannot be found." Specifically, the links under A and B, and the Supplemental Materials under Calendar were not working and still are note working as of 7 p.m. on Sunday.

For over an hour midday, the entire site was down (see attached error message). So I was unable to review information I needed to develop my comments in the time I had available today, and I expect this same problem happened to other people as well who were trying to complete their comments on Sunday.

I thought the links were fixed when the deadline was extended to December 22. In light of these continuing problems, I request that the deadline for public comments be extended again, once the links are truly fixed. Otherwise, the notion of "public comment" would seem seriously compromised, since during a critical time in the public comment period, people were not able to access important information on the project page.

Constance

The service is momentarily unavailable and will be back online ASAP

Requested URL: http://www.ci.minneapolis.mn.us/cped/lindenhillsrezoning

Schaffer, Brian C.

From: Joey McLeister <joeymcleister@gmail.com>
Sent: Monday, December 21, 2015 8:58 AM
To: Schaffer, Brian C.
Subject: Linden Hills R4 Rezoning

Dear Brian,

I am opposed to R4 rezoning at 44th and Xerxes.

The small town feel of the Linden Hills business district and surrounding area was why I bought my house across the street from the former St. Thomas nunnery nearly 30 years ago. I think tall residential housing would ruin this feel for everyone--homeowners and visitors alike.

I know that the street can't handle additional parking. I have had to go hunting for car owners who have blocked me in my driveway so they can dash across the street for a "minute". Meanwhile, I'm late for work. The problem only increases with snow. More units would be much worse.

Please reconsider the R4 proposal.

Thank you and happy holidays. Joey McLeister, Linden Hills homeowner

Schaffer, Brian C.

From: Ziring, Emily on behalf of Palmisano, Linea
Sent: Monday, December 21, 2015 9:21 AM
To: Ziring, Emily; Schaffer, Brian C.
Subject: FW: Linden Hills re-zoning

From: Jim Miller [mailto:jimmiller1029@gmail.com]
Sent: Monday, December 21, 2015 8:54 AM
To: Palmisano, Linea
Subject: Linden Hills re-zoning

Linea- As most people are aware - there has been a lot of discussion recently about the proposed re-zoning changes to Linden Hills. Unfortunately, many business people as well as residents in Linden hills feel that the city is not really interested in listening to their concerns on this topic. In the coming weeks, please schedule a couple of public meetings to go over exactly what is proposed and why the city wants to make the changes. people are feeling that this is another example of the city doing something to us and not for us. For example - the proposed zoning changes in the Linden Hills business nodes from R-2 to R-4 appear overly rigid and not open to compromise - of for example R-3. I agree that some zoning changes should be considered , but this may well be a huge deal for Linden Hills for decades, and as many people as possible should be heard from. A re-zoning survey is currently open from the last issue of The Line - and apparently at least one other zoning survey is out there. Please don't automatically discount what people have said in these surveys - but look at the results to hopefully achieve a positive goal for us all. The survey mentioned in The Line at least has apparently had several hundred responses. Thanks for considering these comments. Jim Miller

Schaffer, Brian C.

From: Ziring, Emily
Sent: Monday, December 21, 2015 10:43 AM
To: usdo@hotmail.com
Cc: Schaffer, Brian C.
Subject: RE: Ward 13 Contact Form

Kathy, thank you for your comments, which I am sharing with the Project Manager for inclusion in the public record and for consideration.

Brian, Kathy is a Fulton resident who has concerns about damage to public infrastructure caused by additional density.

Yours,
Emily Ziring

Emily Ziring
Senior Policy Aide to Council Member Linea Palmisano
City of Minneapolis, 13th Ward
phone: 612-673-3199

Subscribe to 13th ward newsletters & updates here.

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Saturday, December 19, 2015 4:54 PM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	Kathy Ollivier
Email *	usdo@hotmail.com
Phone	
Phone Type	
Address	
City	Minneapolis
State	MN
Zip	
Question/Comment *	Hi Linea, I do not approve of the zoning change proposed for the "node" at 44th and Xerxes. Our experience with developers in the neighborhood has been miserable. Who's paying for the damage to city property near construction sites, like the trees that have been gouged by heavy equipment, the sidewalks that get cracked, or the wear-and-tear on our roads? The feel of Linden Hills would take a huge hit with the density proposed for this intersection. I say "No!" Thanks, Kathy Ollivier

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Ziring, Emily
Sent: Monday, December 21, 2015 10:44 AM
To: kfascar@gmail.com
Cc: Schaffer, Brian C.
Subject: RE: Ward 13 Contact Form

Karen,

Thank you for your comments, which I am sharing with the Project Manager for inclusion in the public record and for consideration.

Yours,
Emily Ziring

Emily Ziring
Senior Policy Aide to Council Member Linea Palmisano
City of Minneapolis, 13th Ward
phone: 612-673-3199

Subscribe to 13th ward newsletters & updates here.

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Saturday, December 19, 2015 10:23 AM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	Karen Fassett-Carman
Email *	kfascar@gmail.com
Phone	(612) 920-9684
Phone Type	
Address	3903 Xerxes Ave S
City	Minneapolis
State	MN
Zip	55410
Question/Comment *	Dear Linea, I am opposed to rezoning the 44th and Xerxes area as an R4 node. This is a small neighborhood and doesn't need large business growth or greater population. I'm really disappointed with the Famous Dave development as well - which is almost as high as the one the community rejected and infinitely uglier. The traffic is already bad here. I walk my dogs daily and have had many close calls with cars. Do we want a family neighborhood or a business zone? A few small businesses in the village are nice - but trying to turn it in to a larger business area for the purpose of greater tax revenue will

change the nature of the neighborhood in a really negative way. Sincerely, Karen Fassett-Carman

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Ziring, Emily
Sent: Monday, December 21, 2015 10:49 AM
To: monapatterson@q.com
Cc: Schaffer, Brian C.
Subject: RE: Ward 13 Contact Form

Mona,

Thank you for your comments, which I am sharing with the Project Manager for inclusion in the public record and for consideration.

As you are likely aware, the Linden Hills Small Area Plan calls for medium density, 3 or 4 story residential buildings on these parcels at 44th & Xerxes. Medium Density is defined by allowing between 20 and 50 dwelling units per acre. The City of Minneapolis Zoning Code has two zoning districts that are considered Medium Density: R3 Multiple Family District and R4 Multiple Family District.

The R4 District allows for development that is 35 dwelling units per acre, 4 stories, 56 feet in height and has a Floor Area Ratio (FAR) of 1.5. In their draft proposal staff is recommending R4 for these parcels at 44th & Xerxes because, in addition to it being in between 20-50 dwelling units per acre, it allows the potential for a lower cost per unit, making housing more affordable (although, of course, not guaranteed). The parcels are currently nonconforming, zoned R1A.

Since we are trying to determine the specific reasons that people choose to support/oppose one zoning classification over the other, we appreciate your detailed input.

Yours,
Emily Ziring

Emily Ziring
Senior Policy Aide to Council Member Linea Palmisano
City of Minneapolis, 13th Ward
phone: 612-673-3199

Subscribe to 13th ward newsletters & updates here.

From: no-reply@minneapolismn.gov [mailto:no-reply@minneapolismn.gov]
Sent: Saturday, December 19, 2015 8:46 AM
To: Dahler, Ken; Ziring, Emily
Subject: Ward 13 Contact Form

City of Minneapolis

Name *	Mona Patterson
Email *	Monapatterson@q.com
Phone	(612) 703-3337
Phone Type	

Address	3717 Colgate Ave
City	Minneapolis
State	MN
Zip	55410
Question/Comment *	Hi Linea, I just wanted to chime in against the rezoning at 44th and Xerxes. These streets are already so busy during certain times of day. It feels as if the developers are leading the charge rather than those of us who have lived in the neighborhood for years and years. There will be large apartments at 43rd and Upton, 44th and Upton, along France, and along 44th before we know it. So many good things have happened in this neighborhood and it is much more dense than it was when we moved here 20 years ago, but I believe moderation is the best policy and the city and the developers are going too far. Thanks!

This is an email generated from the City of Minneapolis website. * Required fields are indicated with an asterisk.

Schaffer, Brian C.

From: Nicholas Bluhm <nbluhm@gmail.com>
Sent: Monday, December 21, 2015 12:58 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I am a resident of South Minneapolis and have lived at 4831 Queen Avenue South for 31 YEARS

***I do not agree with the position* by our Ward 13 Council Member Linea Palmisano and her strategic partner, Community Planning and Economic Development (CPED),** to go beyond the directives specified in our Linden Hills Small Area Plan (LHSAP).

FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Nick Bluhm Sr.

4831 Queen Avenue South

USA + 1 612 747 8970

Schaffer, Brian C.

From: M H <cmch4us@gmail.com>
Sent: Monday, December 21, 2015 1:16 PM
To: Schaffer, Brian C.
Subject: Rezoning

Hello

I'm in support of higher density in Linden Hills and reducing parking requirements.

Thank you
Melissa Haroza

Schaffer, Brian C.

From: Maria <msfranklinmaria@gmail.com>
Sent: Monday, December 21, 2015 3:47 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

To whom it concerns:
I strongly oppose linden hills area being rezoned. We have worked extremely hard on an overlay Plan and Demand that that be respected.
Thank you,
Maria Franklin Linden hills resident

Sent from my iPhone

Schaffer, Brian C.

From: Constance Pepin <cpepin@bitstream.net>
Sent: Monday, December 21, 2015 3:46 PM
To: Hodges, Betsy A.
Cc: Ziring, Emily; Dahler, Ken; Schaffer, Brian C.
Subject: Fwd: Problems with Project Page for Linden Hills Rezoning

Mayor Hodges,
When the details of the proposed rezoning of Linden Hills are not available for review by citizens during the public comment period, it sends the message that the City is not serious about gathering community comments and is just going through the motions so that CPED can do exactly what it intends to do, neighbors be damned, which is what happened during the Linden Hills small area planning process.
CPepin

Begin forwarded message:

From: Constance Pepin <cpepin@bitstream.net>
Subject: Problems with Project Page for Linden Hills Rezoning
Date: December 20, 2015 7:02:37 PM CST
To: "Brian C. Schaffer" <brian.schaffer@minneapolismn.gov>
Cc: Linea Palmisano <Linea.Palmisano@minneapolismn.gov>, Christy Prediger <christyprediger@gmail.com>

Brian,
On Sunday morning (December 20), I was planning to study the maps and details of the proposed zoning changes, so that I could formulate an informed and specific response. But at least 11 of the links on the project page were not working and displayed the error message "The page cannot be found." Specifically, the links under A and B, and the Supplemental Materials under Calendar were not working and still are note working as of 7 p.m. on Sunday.

For over an hour midday, the entire site was down (see attached error message). So I was unable to review information I needed to develop my comments in the time I had available today, and I expect this same problem happened to other people as well who were trying to complete their comments on Sunday.

I thought the links were fixed when the deadline was extended to December 22. In light of these continuing problems, I request that the deadline for public comments be extended again, once the links are truly fixed. Otherwise, the notion of "public comment" would seem seriously compromised, since during a critical time in the public comment period, people were not able to access important information on the project page.

Constance

The service is momentarily unavailable and will be back online ASAP

Requested URL: http://www.ci.minneapolis.mn.us/cped/lindenhillsrezoning

Schaffer, Brian C.

From: ginny templeton <gintempleton@yahoo.com>
Sent: Monday, December 21, 2015 4:19 PM
To: Schaffer, Brian C.; Palmisano, Linea; Hodges, Betsy A.
Subject: Please add these comments to the public record about rezoning Linden Hills

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thank you,
Virginia Templeton
43rd and Abbott Ave S

Schaffer, Brian C.

From: Coleen Murphy <coleen.murphy1@gmail.com>
Sent: Monday, December 21, 2015 9:47 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I am unequivocally against the rezoning proposals for Linden Hills!!!
Please, Please vote down anything pertaining to ANY CHANGES for Linden Hills zoning! We need to keep some of the charming little niches we still have in Minneapolis. There are so very few left. If You Choose to vote for these changes...You Will Be Responsible For The Domino Effect It Most Definitely Will Create! There will Never Be A Chance To Go Back! Never, EVER!!!
Our Future Is In Your Hands!

Coleen Murphy
5106 Washburn Ave S
Minneapolis, Minnesota
55410

Sent from my iPhone

Schaffer, Brian C.

From: Patrick Smith <patsmithconsulting@gmail.com>
Sent: Monday, December 21, 2015 10:19 PM
To: Schaffer, Brian C.
Subject: Linden Hills Rezoning

Hi Brian -

Seems like it would be easier politically to just amend the Linden Hills Overlay District than to eliminate it and place an overlay district that is used in much more intense commercial areas. Actually, I believe that is the recommendation of the LHSAP (amending it not appealing it).

City Planners should be encouraging different types of neighborhoods - it is what makes Minneapolis special and desirable to live in. CPED should be trying to strengthen those unique attributes instead of trying to eliminate them.

CPED should take the Linden Hills Overlay District as the starting point, and then explain to the Community what is being changed.

I would strongly discourage reducing the parking requirements for restaurants. We already have plenty restaurants in Linden Hills, and new restaurants are moving in with the current parking requirements. We want to make sure there's a critical mass of retail establishments so that they benefit from each other. Parking is already tight in the Linden Hills downtown. I have seen residents along 43rd street yell at people parking too close to driveways because there's not enough parking. Please do not relax the parking requirements for restaurants.

Thanks,
Pat Smith

Schaffer, Brian C.

From: Catherine Pringle <catherine.pringle@gmail.com>
Sent: Tuesday, December 22, 2015 5:32 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Hello Brian,

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I have lived in LH for over 30 years and for 15 years have also lived in other metro areas - NYC, DC and London. There is nowhere like Linden Hills' unique combination of charm, community, nature and small shops.

I support the Linden Hills Small Area Plan and would like the city follow it. I don't support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I also do not support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. And I don't support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thank you,
Catherine Pringle
42nd & Chowen

Schaffer, Brian C.

From: Greg Maltby <gkmaltby@comcast.net>
Sent: Tuesday, December 22, 2015 8:38 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Brian,

I am opposed to the R-4 zoning as it will produce something of a canyon feel due to its permitted height. The R-3 is much more suitable for the character of the neighborhood and provides a better, more gradual transition to the R-1.

Greg

Greg Maltby
4517 Ewing Ave S
Minneapolis, MN 55410
gkmaltby@comcast.net
Cell: 612-209-9451
Office: 612-922-0140
Home: 612-922-0812

Schaffer, Brian C.

From: Ziring, Emily on behalf of Palmisano, Linea
Sent: Tuesday, December 22, 2015 9:19 AM
To: Schaffer, Brian C.
Subject: FW: Linden Hills Small Area Plan

From: Martha Palm [mailto:marthaipalm@gmail.com]
Sent: Monday, December 21, 2015 10:16 PM
To: Palmisano, Linea
Subject: Linden Hills Small Area Plan

FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay.

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thanks

Martha Palm
4348 Abbott Ave S.

Schaffer, Brian C.

From: Bonnie Warhol <bwarhol@comcast.net>
Sent: Tuesday, December 22, 2015 10:16 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

We do not support rezoning Linden Hills into R4 zone and grouping it into areas such as central/Lowry. We moved into Linden Hills 15 years ago, have two kids in Lake Harriet community School and love the walk ability and community of the neighborhood. Rezoning would make it less pedestrian friendly and too car oriented. Please do not rezone.
Bonnie Warhol
Tom Hetzel
4429 Abbott Ave S

Sent from my iPhone

Schaffer, Brian C.

From: Steven Joel Brown <stevenjoelbrown@gmail.com>
Sent: Tuesday, December 22, 2015 3:46 PM
To: Schaffer, Brian C.
Subject: Linden Hills Overlay

Brian,

I hope you are ready for the holiday and enjoy it to the fullest.

As a resident and small business owner in Linden Hills, this is a great time of year for us. Our little "downtown" is alive with activity and we are happy and proud to be a part of our community.
Sadly, it might be more bustling (with more people ringing in the holidays with more businesses ringing the till, supporting a vibrant growing workforce and tax coffers alike) but there have been some long term vacancies in the node and it has come to my attention that perhaps one piece that has had a dilatory effect is an onerous and outmoded overlay.

Aside from the obvious - there is little chance of a video rental store opening here and should be struck from the ordinance - the parking restrictions, in my opinion, have a much far reaching negative effect.

As you likely know, most parking restrictions were abandoned in 2010 under Mayor RT Rybek in an effort to promote a more pedestrian friendly city. We now have
I can only wonder if the modification of the "Linden Hills Overlay District" - as it has been referred to when I have visited CPED - to reflect this city wide change was somehow overlooked?

Frankly speaking, I wonder if, rather than promoting small business and a strong community, it prevents small scale commercial businesses from being able to thrive (or in some cases from even opening) and has created a a strange power structure for those who "have parking" and a zero sum game of the existing parking availability. Financially, it is burdensome too since businesses must pay for these parking spaces either directly and indirectly and I know that some of these surface lots have been recently redeveloped, which is going to create even more stress on those remaining spaces. I am curious if the City is pursuing other ways to address the issue?

We also need property zoning that allows the highest density possible. After years of decline, Minneapolis is growing again and people are not only proud of their city but of their neighborhoods. In order for these little nodes like Linden Hills to thrive, the city needs to recognize that their long standing goal of creating entertainment zones, and funneling traffic and business along corridors, is in need of revision. I can't compete on a level plane when in every direction, within minutes of my business door there are very ,similar places that have no parking requirements and also are zoned in such a manner that they can for example, serve liquor and I cannot. I am not sure I would serve liquor if I could but is there a huge difference between a place like Lucia's and Tilia's location? Will allowing and planning for higher density create more pedestrian traffic and more opportunities for businesses to succeed long term? It certainly does not escape me that Lucia's has been around for 30+ years and while I am blessed with 5 years of Tilia, I would like to know that my city is doing what it can to help me be around another 25+ too.

As our city and neighborhoods grow, is it appropriate to ask that, rather than discouraging business and encouraging driving into already congested corridors and wasteful surface lots full of cars, the City play an active role in promoting walking, biking, shared transportation and shared parking?

To that end, I heartily support changing (or eliminating) the parking requirements in the Linden Hills Overlay District and changing the zoning to encourage healthy, vibrant, successful and thriving neighborhoods.

Please feel free to contact me if you would like to discuss this in further detail.

Most humbly and sincerely,

Steven Joel Brown
Executive Chef / Co-Owner
Tilia
2726 W 43rd St
Minneapolis MN 55410
612-618-3069 (c)
612-354-2806 (o)
stevenjoelbrown@gmail.com
www.tiliampls.com

Schaffer, Brian C.

From: Anderson, Jake <jake.e.anderson@medtronic.com>
Sent: Tuesday, December 22, 2015 4:34 PM
To: Schaffer, Brian C.
Subject: Linden Hills Small Area (LHSAP)

Dear Brian,

I am opposed to rezoning the 44th and Xerxes node in Linden Hills to R4. R4 buildings are too tall for this area. If the City wishes to conform zoning to better match that of the existing buildings in this node, the zoning should be conformed based on the height of these present buildings (presumably R2 or R3) versus R4, which is out of step with the aesthetic of the area, and which would create an overwhelming architectural precedent on this predominantly residential street.

R4 zoning also imperils the status of the Trolley Right-of-Way frequented by pedestrians and school children.

I urge you to reconsider this R4 proposal.

Thank you for your consideration and happy holidays!

Jake Anderson
Corporate Strategy
Medtronic
710 Medtronic Parkway, LC270 | Minneapolis, MN 55432
Office: +1 763 505 5050 | Mobile: +1 612 889 3241 | jake.e.anderson@medtronic.com

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Schaffer, Brian C.

From: Julie Brekke <jabrekkewalden@gmail.com>
Sent: Tuesday, December 22, 2015 6:36 PM
To: Schaffer, Brian C.; Palmisano, Linea; Hodges, Betsy A.
Subject: Please add these comments to the public record about rezoning Linden Hills

Dear CPED Staff and Elected Officials,

I believe change is good…and yet I'm writing today to encourage you to listen to residents of the Linden Hills neighborhood who have repeatedly voiced that keeping current zoning for this neighborhood unchanged is actually good, too.

Clarification on several topics is essential for the neighborhood to continue to thrive as a vital part of The City of Minneapolis:

- The Linden Hills Small Area Plan suggests that the Linden Hills Overlay District should be revised and extended, not eliminated.
- The Linden Hills Small Area Plan does support moving from low to medium density, and the next step up from R-2 low density is R-3 medium density. The residents who elected you and who wrote the Linden Hills Small Area plan do not support 4-story buildings for the 44th Street Community Corridor.
- The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian- Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be enhanced, not diminished.
- I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do not support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

Again, change is good. And keeping neighborhoods in tact that have unique identities is an essential ingredient to a healthful and diverse City.

Thank you,

Julie Brekke

4141 Upton Avenue South

Linden Hills, Minneapolis

Schaffer, Brian C.

From: Patrick Coleman <inishkeel@gmail.com>
Sent: Tuesday, December 22, 2015 7:28 PM
To: Schaffer, Brian C.
Subject: Linden Hills 44th St Zoning

Mr. Shaffer--

I have lived in Linden Hills since 1960, initially at 44th & Washburn, and now at 41st & Vincent. I have seen most of the modern apartment buildings go up in that time and did not have a quarrel that I can recall with any of them. And I support this change to the strip along the north side of 44th St. The height is even shorter that Lake West building at 44th & Upton. My only concern is the same as I had for the Famous Dave's site, not the height or design, but supplying parking sufficient for the new residents and the design for keeping all support services (garbage, parking, moving vans, etc.) off the city streets when providing their services. Alas, this is not the final design for the Famous Dave's site where all these services are to be provided from the street near the busiest intersection between Lake St and 50th.

Best Regards,

Patrick L Coleman
4101 Vincent Av S.

Patrick L Coleman
inishkeel@gmail.com

"Writing is Nature's way of showing us how fuzzy our thinking is." Guindon cartoon

Schaffer, Brian C.

From: JENNIFER RUSSELL <jenrussell@earthlink.net>
Sent: Tuesday, December 22, 2015 9:59 PM
To: Schaffer, Brian C.
Cc: Palmisano, Linea; Hodges, Betsy A.
Subject: NO rezoning Linden Hills

Mr. Schaffer,

My family and I live on 43rd and Beard Avenue So in Linden Hills. As a family, and individually, we are adamantly opposed to any potential re-zoning proposals being put forth by the City. Our neighbors have come together over this issue, and are also adamantly opposed to the rezoning proposals that would profoundly affect and alter our community forever.

Our reasons for opposing the rezoning, or up-zoning of our community are varied and numerous, but the general theme comes down to the fact that we live here. This is something we do not want, and will not support.

The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

We support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

We support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

We do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowry.

We do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

We do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Sincerely,
Jennifer Russell
Todd Cavanaugh
Maxwell Cavanaugh
Isabella Cavanaugh

Schaffer, Brian C.

From: Barbra Nei <barbnei1@mac.com>
Sent: Thursday, December 24, 2015 12:14 PM
To: Schaffer, Brian C.
Cc: Linea Palmisano
Subject: Comments for CPED regarding refining the Linden Hills Small Area Plan Overlay

Hi Brian,

Here is the letter that Neil and I put together regarding our support of your work refining the Linden Hills Small Area Plan.
We so appreciate all of your and Linea's work on the zoning issues and Overlay in Linden Hills.
Please don't hesitate to let us know if we can assist you in with your efforts in any way in the future.
Hope you have a great holiday!
Barb Nei

The spirit of Linden Hills has always maintained a unique sense of independence and entrepreneurism. The business district in the neighborhood, a collection of inventive independent family owned and operated shops, cafes, and client –based services, has for the past twenty-something years, reflected this. The synergy of residents and business owners has made Linden Hills an attractive and desirable place to live, work and visit.

As former residents of Linden Hills, owners of the Zumbro Cafe, for the past twenty-three years, and members of the Linden Hills Business Association, we are proud to be involved in this unique and wonderful neighborhood. The Zumbro has a large following of regular Linden Hills neighborhood customers as well as drawing customers from other areas of the Twin Cites and western suburbs, all who have become family to us, and vice versa. As our business and other businesses in our neighborhood have grown to serve a wider customer base the issue of parking has become very challenging and discouraging to us as well as to our customers. The Overlay, initially created to preserve the distinctive nature of Linden Hills, does not address the fact that our businesses need to attract and serve a wider customer base in order to survive. The licensing and parking in the area as outlined in the Overlay has placed an increasingly unfair burden on the independent business owners and entrepreneurs who operate and would be drawn to operate and develop their businesses here. As a result, as existing businesses such as ours attempt to expand, and new and exciting businesses have joined our neighborhood, the parking issue has become a singular problem, straining the relationships between business owners and their customers, and the neighborhood residents.

The success of the Linden Hills business area has always been its strong independent and locally owned businesses. The Overlay threatens the balance of our neighborhood's business environment by inhibiting the continued growth and development of the area by small business owners. These restrictions make for a more exclusive environment that puts small business owners at a disadvantage, and allows for the development of the neighborhood by larger entities that are not invested in maintaining the local and independent character of the area. As business owners invested in the preserving the character of Linden Hills and our business district, we strongly support refining the Linden Hills Overlay.

Sincerely

Barbra Nei and Neil Holman

Owners, the Zumbro Cafe

612-462-0740

Schaffer, Brian C.

From: Walter Pitt <walterpittcompany@earthlink.net>
Sent: Saturday, December 26, 2015 4:34 PM
To: Schaffer, Brian C.
Subject: Linden Hills Neighborhood Survey/ Public Comment concerning Rezoning Linden Hills
Attachments: 12-22-15 Survey data pt. 1.pdf

Brian,
The notice for this Linden Hills Rezoning Study: Neighborhood Survey was initially put into the Linden Hills Line and received a large number of respondents.

I personally wrote the questions, taking into consideration some of the comments by the LHiNC Co-chairs in regards to potential responses, so that people had a fair grouping of responses from which to choose from. LHiNC's administrative coordinator, put the questions into survey monkey on my behalf and is the only one who has access to the survey. I receive updates from time to time.

From the data it is clear that residents have very strongly oppose (83.33 %) the proposal to group Linden Hills with West Broadway, Hennepin Lake, Nicollet-Franklin, Dinkytown, Stadium Village, and Central-Lowery for purposes of zoning, as proposed by CPED & Council Person Linea Palmisano for the elimination of the Linden Hills Overlay District and folding Linden Hills zoning into the Pedestrian Overlay.

In the past CPED and the Ward 13 office has presented the idea that there is a deep division in the Neighborhood regarding re zoning, but when actually polled, survey data indicates a more cohesive neighborhood opinion and response.

The survey data is, and any conclusions one could draw, are solely the voice(s) of those respondents who took this public survey.

(To be very clear, one should not extrapolate that the survey data indicates the opinion of the LHiNC Board, its committees or my own personal opinions, for that matter.)

Since the public comment period is coming to a close I thought it would be good for you to see the data at this time because it may inform your thinking as you move forward.

Sincerely,
Walter Pitt
Resident of Minneapolis & Linden Hills
LHiNC Board Member
LHiNC Zoning Committee Chair

Schaffer, Brian C.

From: Walter Pitt <walterpittcompany@earthlink.net>
Sent: Saturday, December 26, 2015 8:07 PM
To: Schaffer, Brian C.
Subject: Re: Automatic reply: Linden Hills Neighborhood Survey/ Public Comment concerning Rezoning Linden Hills

P.S. Since I received an automatic reply... Brian, could you please make sure that the original attached file is included with my email in the public record.

Thank You.
Walt Pitt

Sent from my iPhone

On Dec 26, 2015, at 4:34 PM, "Schaffer, Brian C." <Brian.Schaffer@minneapolismn.gov> wrote:

> I am currently out of the office.will be returning on Monday December 28th.
>
> If you need immediate assistance please call 311 if you are located within the City boundaries or 612.673.3000 if you are outside of City.
>
> Brian

Schaffer, Brian C.

From: John Gross <jdgross@visi.com>
Sent: Monday, December 28, 2015 12:54 AM
To: Schaffer, Brian C.
Subject: My support for the Linden Hills Small Area Plan

To Whom It May Concern,

Linden Hills has long been the home to many small businesses that encourage entrepreneurship, community gathering, and a thriving local economy. As a Linden Hills resident of twenty one years and the owner of two commercial properties in Linden Hills, I am very concerned about the future of small business in our neighborhood.

The current Linden Hills Overlay District was designed with the Linden Hills community in mind in 1999. Today, however, this zoning is actually harmful to the neighborhood character that it's trying to protect. Currently, more parking is required for each commercial business in Linden Hill than there would be in most suburban settings. It is absurd. In the current Linden Hills Overlay the parking requirements are so extensive that the only way to achieve the parking a new tenant is required to have, would be to tear down an existing building, build new construction, and place the parking spaces underground, or hope that a neighboring property owner that has extra parking is willing to provide it for retail tenants that are not in their building. And that is extremely unlikely and in most cases not even possible.

As real estate developers, my business partners and I have spent spend millions of dollars renovating two buildings in Linden Hills – The former Bayer's Hardware and the former Southwest Auto Building - with the intent of preserving the inherent warmth, charm, and beauty of these extremely old, long-past viable buildings. And although interest from national retail tenants was extremely high, we very deliberately chose local tenants that would compliment the character of the Linden Hills community. The cost was extreme, but I take great pride in being able to say that we succeeded. Although we were able to complete these projects, the current parking overlay made it almost impossible to do so. And so we would never attempt to do this again with the Linden Hills Overlay District structured as it is today. More importantly, if we and other owners are not able to justify renovating or re-tenanting these existing buildings, in the future when an existing Linden Hills business leaves, the space will sit vacant, or existing owners will sell their buildings to large real estate developers with the capacity to develop big, complex buildings with underground parking. And if they do, those large developers will not hesitate to load their projects with national retailers who could off-set the cost of the larger more complex developments. So if we don't support the proposed Small Overlay Plan

today, tomorrow our next-door retailers will be vacant spaces in unimproved storefronts or Applebee's and The Gap in newly constructed buildings with underground parking. Simply put, the current overlay will destroy the Linden Hills that we know and love.

The new proposed Small Area Plan will allow for more parking to be shared among Linden Hills retailers while maintaining the vibrant neighborhood atmosphere for pedestrians. As a resident and property owner of Linden Hills, I am proud to belong to such a vital community. I believe that in order to preserve our neighborhood and community, we must encourage small businesses and entrepreneurs to find their home here. For this reason, I fully support the Overlay Zoning changes outlined in the Linden Hills Small Area Plan.

Sincerely,

John D. Gross
2617 West 44th Street
Minneapolis, MN 55410

Schaffer, Brian C.

From: Tony Johannes <homes@tonyjohannes.com>
Sent: Monday, December 28, 2015 7:50 AM
To: Schaffer, Brian C.
Subject: Linden Hills Small Area Plan

Dear Brian,

My name is Tony Johannes. I lived in Linden Hills for over 40 years and currently own two commercial retail properties in Linden Hills. I love the small local businesses that give the neighborhood it's unique character and community. As a commercial real estate owner that has been deeply committed to creating and preserving space in Linden Hills for emerging local businesses, and as a frequent patron of Linden Hills shops and restaurants, I fully support the new Small Area Plan. I firmly believe that this plan is beneficial to small local businesses and in turn, the Linden Hills community.

Sincerely,

TONY JOHANNES | Remax Results
5201 Eden Avenue #100
Edina, MN 55436

Voted "Super Real Estate Agent" by Mpls/St. Paul and TwinCities Business magazines
office 612-929-6687
cell 612-386-7349
fax 612-926-5973

email homes@tonyjohannes.com
website www.tonyjohannes.com

Schaffer, Brian C.

From: Hans Law <HLaw@bannerengineering.com>
Sent: Monday, December 28, 2015 9:32 AM
To: Schaffer, Brian C.
Subject: From H. Law, 2618 W. 40th

To Whom It May Concern,

My name is Hans Law, and I have lived in Linden Hills for almost twenty years. My wife and I love that this neighborhood provides our children with great schools and a close knit community and it is a gift to be able to wake up on a weekend morning, and stroll into downtown Linden Hills. On a summer day, we'll grab a bite at Dunn Brothers or Great Harvest, play with the animals at Wild Rumpus, and stroll down to the beach at Lake Harriet. Along the way, we see neighbors and friends. My wife and I feel very lucky to have found this community and lifestyle in Linden Hills. I believe that the Small Area Plan is great for local business, and will help to keep our community healthy and happy. I support the Linden Hills Small Area Plan.

Sincerely,

Hans Law

Schaffer, Brian C.

From: Nancy SooHoo <nancysoohoo@yahoo.com>
Sent: Monday, December 28, 2015 12:21 PM
To: Schaffer, Brian C.
Subject: Support for Linden HIlls SAP

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I support the new Small Area Plan that will help local businesses provide parking to their customers. I love living in Linden Hills and hope to support the shops and restaurants that I visit with my friends and family. The local businesses here make Linden Hills a home that cannot be found anywhere else in the world, and I hope to support them in anyway that I can.

My best,
Nancy SooHoo

Schaffer, Brian C.

From: Elizabeth Jackson <ejacksonrd@gmail.com>
Sent: Monday, December 28, 2015 12:52 PM
To: Schaffer, Brian C.
Subject: Linden Hills Small Area Plan

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

I have lived in Linden Hills for five years. Before moving here, I was always charmed by the people and the businesses of Linden Hills I encountered when I came to visit. I always found something unique-- whether books or yarn or clothing-- to bring back to my home in Michigan. Now that I live just blocks away from Lake Harriet, I love being able to stroll through the neighborhood with my husband and browse these shops and get to know the people who work and live here. I love the idea that businesses in the neighborhood will be able to share parking, and make it easier for them and their customers to enjoy the neighborhood. I would like to voice my support for the new Linden Hills Small Area Plan!

Sincerely,

Elizabeth Jackson

2727 West 43rd Street #404

Minneapolis, MN 55410

Elizabeth G. Jackson, M.S., R.D., L.D.
Clinical Dietitian
Outpatient Services
The Melrose Center
3525 Monterey Drive
St. Louis Park, Minnesota 55416
952-993-7393
Mn Trauma Project Team Member
www.mntraumaproject.org

Schaffer, Brian C.

From: Chuck Duncan <cadunc@gmail.com>
Sent: Monday, December 28, 2015 2:06 PM
To: Schaffer, Brian C.
Subject: I support the Linden Hills Small Area Plan

Dear Brian,

I moved into Linden Hills about five years ago from the Kenny neighborhood. Until I moved here, I didn't realize that such a quaint and charming neighborhood could exist in my own city. I understand that the Small Area Plan changes will help local businesses provide parking to their customers in a way that is cost effective for them, and I fully support this plan.

Sincerely,

Chuck Duncan
4733 Beard Ave S
Minneapolis, MN. 55410

612-250-8211

Schaffer, Brian C.

From: eric hanson <erichansonillustration@gmail.com> on behalf of Eric Hanson <erichanson@er-h.com>
Sent: Monday, December 28, 2015 2:26 PM
To: Schaffer, Brian C.
Cc: Palmisano, Linea; Hodges, Betsy A.
Subject: re LH revised zoning proposal

Importance: High

I think raising the elevation all along 44th Street to four stories is ill-advised. This is an historic corridor because of its adjacency to the former streetcar line, and those commercial buildings and the mixture of apartments and low rise houses is significant as one of the primary entrances to the city. This corridor defined Linden Hills aesthetically for most of the past century. Opening it up for greater height would render the smaller dwellings obsolete and this graceful arc of vintage buildings would be torn down and replaced, probably with the kind of ugly opportunistic cheaply made and poorly designed buildings we see along 50th Street between France and Xerxes, notably the dolefully ugly building at the NW corner of 50th and Xerxes.

The buildings you see shoehorned into the landscape are ill-designed hybrids, "Pushmepullyous" to borrow a satirical term from Doctor Doolittle, buildings that reflect the distorted and poorly considered process of jamming something large through a set of criteria designed to keep buildings consistent and respectful of the surrounding fabric. They are deeply cynical buildings thrown up profitably by builders who don't have any regard for the neighborhood apart from the opportunity to make a profit. The contrast with the historic buildings at business nodes all over the city show how much greater the aesthetic rigor was a century ago. Today conformity is considered a bad thing, something to evade or make a mockery of with bogus historicity, superficial respect for history. The results tend to be hodgepodges. The nods to historic forms are hasty and poorly wrought.

I began my professional career on 44th Street in the late sixties, selling my illustrated holiday cards at Anita Beck's Reindeer House. I began my career drawing this neighborhood, celebrating it, memorializing its small town in the city charm. I am horrified at the cynical vandalism for profit we see now with the tear down craze. It's creating an ugly suburbia in our historic neighborhood. People used to look at Linden Hills as a charming destination. It is becoming a war zone, where the history is discarded and destroyed for the purposes of profiting from greater scale.

I do not oppose greater density. I oppose size for its own sake and the ill-considered overscaling of new buildings. Let's remember that millennials' more modest expectations would make the existing bungalow and cottage fabric here more desirable. If there weren't such cynical profit-taking and real estate speculating pressure to build McMansions and snout houses, new families would find the neighborhood inviting as they once did.

50th Street between France and Xerxes is already a hodgepodge commercial strip. Reshape it instead. The neighborhood streets north of 50th are already barred to traffic by those 90 degree reroutes, so there is no connection. Raise the height permits there, perhaps with a setback to soften the scale.

If you must enable some increase in height on 44th, please include a provision to preserve the existing fabric. And do so with incentives to do a proper job of including design elements and features that do justice to the history there. Clerestory windows, proper inset doorways, awnings, signage. There is an excellent example nearby of how to add second storey residences to existing one storey commercial buildings. Look at the rooftop patio apartments on the MPLS side south of 50th and France, facing SALUT. This kind of thing would double the use of the property without rubbishing the existing landscape.

Eric Hanson, author and illustrator, Linden Hills

Schaffer, Brian C.

From: Rick Anderson <rick@france44.com>
Sent: Tuesday, December 29, 2015 11:39 AM
To: Schaffer, Brian C.
Cc: linae.palmisano@minneapolismn.gov
Subject: LH Rezoning

Brian -

First, please allow me to apologize for getting this input to you so late. As you probably already know, this is the busiest time of the year for a retailer!

Based on "rumblings" I've heard from various sources, I thought it might be worthwhile if I offered my own perspective on the proposed changes to the LH Overlay, etc.

It is my understanding that the current overlay is quite old. Indeed, I believe someone told me it was the first one created by the city. Regardless, it has not entirely kept pace with changes in the city's growth and development plans. This is most obvious given the constant acrimony that occurs whenever any development is proposed in our neighborhood. As part of the LH SAP Steering Committee, I had a chance to really dive into the issues faced by our local area. A few things came out to me through this process.

1. The existing neighborhood council system seems to have made the city's own planning process next-to-impossible. There are too many opportunities for entrenched interests to thwart any change.
2. LH is a bit of an island within the city. There are some significant quirks in the infrastructure of our area that make growth challenging. Parking and pedestrian access being equally challenged.
3. Our business corridors are bustling, but are prevented from growing to accommodate the increased demand. In order for the city to make the most efficient use of its resources, increased density is needed. However, the current LH overlay prevents this from happening.
4. Developers, who would like to improve our neighborhood corridors, are put off by the level of resistance they are likely to encounter. They are also unlikely to make the kinds of investments our area needs because they see too narrow a path to profitability.
5. By keeping LH a "village", property values tend to "price out" many people who would like to live in our area. Because density is low and barriers to growth are high, property values skyrocket. I see this all the time with my own staff, who would love to live close to where they work, but cannot afford the prices in our neighborhood. This is especially ironic given the fact that LH was originally a blue-collar enclave.

Consequently, I applaud the city's plan to remedy these issues. Specifically, I believe the city should:

A. Encourage density and development along France Avenue and down W 44th Street. By encouraging growth along these high-traffic corridors, it relieves pressure on the more residential zones nearby. It should also reduce pressure on the existing tax base by spreading the load across more taxpayers.
B. Attract investment by establishing clear rules to developers, who can expect easy approval by the city as long as no variances are required. These rules should allow for increased density, but done in a fashion that pays homage to LH's past while building for its future. (These guidelines were well documented in the LH SAP).
C. Support the improvement of transportation infrastructure by revising parking regulations, planning for improved public transit to accommodate the increased density, and better support comprehensive pedestrian and bicycle access.

As a business owner, I appreciate anything the city can do to grow our neighborhood and make it even more attractive to new residents and visitors from throughout the region.

Yours Truly,

Rick Anderson
Owner, France 44

Schaffer, Brian C.

From: babette@pro-ns.net
Sent: Tuesday, December 29, 2015 4:47 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Dear Mr. Schaffer:

I do not support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thanks.

Babetta Graff
5037 Queen Avenue So.
Minneapolis, MN 55410

Schaffer, Brian C.

From: Helen Voelker <helen.voelker@gmail.com>
Sent: Tuesday, December 29, 2015 5:10 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Schaffer, Brian C.

From: Visi Email <bobandlaura@visi.com>
Sent: Tuesday, December 29, 2015 5:15 PM
To: Schaffer, Brian C.
Cc: Hodges, Betsy A.; Palmisano, Linea; Bender, Lisa
Subject: Please add these comments to the public record about rezoning Linden Hills

Hello,
Please check out my comments on the various and ongoing City Council efforts to alter the character of Linden Hills and cater to the interests of big money builders... despite the stated opposition of the residents. To paraphrase one infamous email- "Neighbors be damned..." Very sad...
https://m.youtube.com/watch?v=8yKGWmGDH7A
Sincerely,
Bob Frey
Sent from my iPhone

Schaffer, Brian C.

From: melissa glavas <mlglavas@hotmail.com>
Sent: Tuesday, December 29, 2015 5:20 PM
To: Schaffer, Brian C.
Subject: Public comment

Dear Mr. Schaffer,
It's exhausting the number of emails we have been asked to write in order to be HEARD over the developers and builders with $$$$$. Yes, I realize that my property value has gone up - I'm now living with the loss of sunlight due to one of those builders and paying additional taxes for these so called "benefits". But enough about what I've already lost due to decisions based solely on incoming money for the developers and the city without any regard for the negative impact on existing residents.

From a strictly business standpoint, Linden Hills is a unique community. It offers several business districts that are different from most other thriving areas of the city. These differences include a smaller scale landscape, more pedestrian friendly streets and respect for the surrounding neighborhood. By making decisions time and time again based on $$$$$ for the developers and city, this unique characteristic will eventually be destroyed.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Sincerely,
Melissa Glavas
4609 Abbott Ave S

Schaffer, Brian C.

From: Bob Frey <bobfreymusic@yahoo.com>
Sent: Tuesday, December 29, 2015 5:25 PM
To: Schaffer, Brian C.
Cc: Hodges, Betsy A.; Palmisano, Linea; Bender, Lisa
Subject: Please add these comments to the public record about rezoning Linden Hills

Hello,
Please check out my comments on the various and ongoing City Council efforts to alter the character of Linden Hills and cater to the interests of big money builders... despite the stated opposition of the residents. To paraphrase one infamous email- "Neighbors be damned..." Very sad...
https://m.youtube.com/watch?v=8yKGWmGDH7A
Sincerely,
Bob Frey

Sent from my iPhone

Schaffer, Brian C.

From: Tyler Mahony <tyseifama@gmail.com>
Sent: Tuesday, December 29, 2015 5:27 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I essentially agree with the majority opinion of the Linden Hills Rezoning Neighborhood survey, which is to say I like how Linden Hills is under the LHSAP and oppose its rezoning.
-Tyler Mahony, 18 year resident of Linden Hills

Schaffer, Brian C.

From: Philip Kucera <pdkucera@mac.com>
Sent: Tuesday, December 29, 2015 5:58 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Keep Linden Hills as it is. We live here because of what it is today. If you change it, you will kill it. And it will become just another congested, over commercialized area lacking personality and soul.

FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over).

The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay.

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Schaffer, Brian C.

From: Toni McNaron <mcnar001@umn.edu>
Sent: Tuesday, December 29, 2015 6:12 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Linden Hills has a distinct feel to it as a genuine neighborhood of small and local shops and shopkeepers. The plan to rezone will destroy that in the name of "progress." I strongly urge you to vote against such rezoning. Not everywhere has to change.

Thank you,
Toni McNaron
Shopper in Linden Hills for the past 41 years

Schaffer, Brian C.

From: Christopher Maddox <christophermaddox@yahoo.com>
Sent: Tuesday, December 29, 2015 6:51 PM
To: Schaffer, Brian C.
Subject: Proposed Zoning Changes in Linden Hills

Dear Brian,

I am a Linden Hills resident and I vehemently oppose the rezoning changes being proposed. These changes are in opposition to, and not in coordination with, the Linden Hills Small Area Plan (SAP).

During the small area planning process the neighborhood categorically stated that people do not want 4-story buildings in the 'project study area' but this is exactly what the City is proposing.

The proposal to eliminate the Linden Hills Overlay district also contradicts the Linden Hills Small Area Plan. The protections that document affords are needed in order to ensure smart growth in the nodes.
Residents believed that the Small Area Plan would be used to help create the vision and goals in the SAP. This would be further ignored if the Linden Hills Overlay District is eliminated.

It is, therefore, imperative that the City keep the Linden Hills Overlay and do not rezone parts of our neighborhood to R-4.

Regards,

Christopher Maddox
4400 Upton Avenue South #306

Schaffer, Brian C.

From: home@warrenferber.com
Sent: Tuesday, December 29, 2015 8:23 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Hi Brian,

I am a resident of the Linden Hills neighborhood and am concerned about the proposal to rezone Linden Hills. Please add these comments to the public record.

For reference, I've outlined three points about the Linden Hills Small Area Plan which I believe should prevent any rezoning proposal for Linden Hills;

#1 - The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

#2 - The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over).

#3 - The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay.
I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.
I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.
I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.
I do NOT support moving Linden Hills into a more intensively urban "Pedestrian-Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.
I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.
I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thank you,

Warren Ferber - 4141 Abbott Ave S, Minneapolis, MN 55410

Schaffer, Brian C.

From: Jeff Young & Lisa Evidon-Young <evidon-young@comcast.net>
Sent: Tuesday, December 29, 2015 8:43 PM
To: Schaffer, Brian C.
Cc: Palmisano, Linea
Subject: Please add these comments to the public record about rezoning Linden Hills

I am very concerned about the direction that Ward 13 Council Member Linea Palmisano is taking with regard to rezoning Linden Hills.

I have lived in this neighborhood for over 27 years and have learned that congestion and increased density are making this area uninhabitable and far less palatable to live in day to day. The last thing I want to see for my substantial investment in this neighborhood is more density and tall buildings, this is a neighborhood NOT a business district. The Council is misguided in following any such direction going forward. I am asking the council to PLEASE stick to the guidelines in the Linden Hills Small Area Plan.

I do NOT support moving Linden Hills into a more intensively urban "PedestrianOriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Thank you,
-Lisa

Lisa Evidon-Young
evidon-young@comcast.net

Schaffer, Brian C.

From: L Gross <lfgross@gmail.com>
Sent: Tuesday, December 29, 2015 10:39 PM
To: Schaffer, Brian C.
Subject: Support for Small Area Plan

Hello,

My name is Laura Gross Duncan, and I have lived in Linden Hills for 18 years. It's my understanding that shared parking makes operating a business in Linden Hills more affordable for business owners, which is why I support the Small Area Plan. If Linden Hills becomes too pricey for small businesses, these entrepreneurs will open their doors in other, more affordable neighborhoods, and our community will lose our amazing unique little locally-owned shops. I feel very fortunate to have been able to raise my daughter in a neighborhood with such great schools, community, and local businesses. Sebastian Joe's, Wild Rumpus, Zumbros, Tilia, and Turtle Bread (to name a few) have been staples of my family's life here. I believe that these local businesses and businesses like them need to be supported by our community. This is why I support the new Small Area Plan.

Thank you,

Laura Gross Duncan

4733 Beard Ave S

Schaffer, Brian C.

From: Robert.Nichols <Robert.Nichols@target.com>
Sent: Wednesday, December 30, 2015 5:33 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

I like linden hills the way it is and do not want it rezoned to allow for greater urban densification. Linden Hills is a unique area; please don't change it.
Thank you,
Robert Nichols
4600 Xerxes Avenue South

Schaffer, Brian C.

From: Rapatz, Al <Al.Rapatz@tennantco.com>
Sent: Wednesday, December 30, 2015 7:09 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Is this case just another incident of money talking?
When a community can get together to establish a civic/ commercial plan for their area, a plan that fits the needs and wants of its citizens, why should that plan be circumvented by interests from outside that area, that do not fit into this plan.
Linden Hills is a small town within a larger city, this is not the only area in greater Minneapolis that this "small town" dynamic occurs, but this dynamic gives a specific area a certain feel.
By changing the dynamics of a given area, by allowing outside interests to dictate their wants you morph that special area feel.
Modernization, industrialization is not always for the better.
Allen Rapatz

Schaffer, Brian C.

From: Ana <anacaride@yahoo.com>
Sent: Wednesday, December 30, 2015 8:56 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Thank you for taking time to read this email, which begins with some venting (this is all so disheartening) and ends with a more scripted list of the specific items that are being discussed by the city council.

I'm so disappointed in the persistence from developers and now our own ward representative to alter the look and feel of our village... With it will go it's personality and the culture that its current size and appearance had shaped.

It's great that our community continues to speak up, but these repeated proposed zoning changes (that clearly are NOT designed to preserve our village culture) require the mobilization - over and over again - of people who have already busy lives. Frankly it feels like a disrespectful strategy to wear away at us... Each time less people will speak up because it's getting tiring or it becomes very time-consuming. We have full-time jobs, kids, spouses, pets, family, friends, hobbies, activities, bills, hard times, and worries. This added worry - that this village we chose to live in and have saved and sacrificed to purchase our homes in an area that "spoke" to us (it's size; the smallness and quaintness in a large city; a village center that feels so personal)- this worry creates so much anxiety because it feels like we have little influence in the end. We are being manipulated and patronized by the individuals and groups leading these excessive changes; I see no genuine effort to strike a balance. Why rezone to R4 when R3 would address the existing building size & density of current buildings on 44th? The difference appears to be the ease with which height restrictions could be overridden when the time comes to build.

Why convert Linden Hills to the likes of Hennepin/Lake? I struggle trying to understand that. Uptown already exists and can grow, and it's next door to us already? Is it really so necessary to create another area like it SO close by? The fact that 50th/France is just as close - we are sandwiched - tells me we don't need more of that in this area. Go for density in areas that are already designed to accommodate it.

The hard work and wishes of our residents is being disregarded. Especially of those that live at or nearer to the village center/44th corridor; those further out are less vested and won't feel the impact as well. I suspect that's part of the strategy, counting on the decreasing interest in those who are less impacted because their silence will count against the voices of the residents that will bear the brunt of these out-of-scale changes. Sounds cynical on my part, but that's the sentiment that these proposed changes are beginning to create. This is personal for us; it's just business for the politicians.

Below I have pasted the text that a group of dedicated, hardworking, and concerned residents have prepared for the rest of us to use - it more clearly outlines the concerns and I am in full agreement.

Thank you for reading this,

Ana Caride
43rd/York

FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it.

FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over).

The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor.

FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay.

I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited.

I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do.

I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District.

I do NOT support moving Linden Hills into a more intensively urban "Pedestrian- Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery.

I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density.

I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan.

Schaffer, Brian C.

From: mark dwyer <markdwyer1@mac.com>
Sent: Wednesday, December 30, 2015 9:25 AM
To: Schaffer, Brian C.
Subject: Linden Hills Implementation

Dear Brian -

This is written in support of all of the changes proposed under the Linden Hills Rezoning Study.

I trust that my City has the best interests of my City, and my neighborhood, at heart.

Thank You,

Mark Dwyer
4632 Washburn Ave S
55410

Schaffer, Brian C.

From: Roland Angvall <rangvall@yahoo.com>
Sent: Wednesday, December 30, 2015 9:56 AM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

Linden Hills is a pleasant and well-functioning community. We, as residents, would like to keep it that way.

As a result, we oppose any changes in the current zoning that would allow greater increases in building height and population density. The current rules already allow for large rental buildings to be built in the area. We do not need, nor support changes to allow for even larger monstrosities.

Regards,

Roland Angvall
4628 Ewing Avenue South

December 30, 2015

To Minneapolis City Officials & Staff:

As a Linden Hills resident and participant in the Linden Hills small area planning process, I strongly oppose CPED's proposed zoning changes to Linden Hills. The major changes are inconsistent with the Linden Hills Small Area Plan (LHSAP) and are not necessary in order for the City to achieve its growth and density goals. Specifically, CPED's proposals to eliminate the Linden Hills Overlay District and to upzone parcels along 44th Street to R4 conflict with our Small Area Plan and would harm the neighborhood.

Please do not eliminate the Linden Hills Overlay District. The Minneapolis Plan for Sustainable Growth (TMP) emphasizes the need to manage growth and development while preserving and enhancing neighborhoods. Elimination of the Linden Hills Overlay District (LHOD) conflicts with both TMP and the LHSAP. Through at least two major planning efforts, in 1997-1998 and again in 2012-2013, community members came together and worked hard to establish guidelines for growth and development that will enhance the neighborhood while retaining the scale and character of Linden Hills. The LHSAP calls for amending the Linden Hills Overlay District—not eliminating it. Any less restrictive provisions in LHOD that CPED has uncovered can be corrected with amendments to the LHOD. Participants in the small area planning process trusted that the guidelines in the LHOD would be maintained and enhanced, and it is important to do so.

Please do not rezone parcels along the 44th Street community corridor to R4. The LHSAP calls for allowing medium density in selected parcels, while explicitly stating the preference for a 3-story limit in the neighborhood. The goal of medium density can be achieved with an R3 zone, consistent with the community's intention of the Linden Hills Small Area Plan. Participants in the small area planning process trusted that the rezoning would be consistent with height limits to preserve the existing scale and character of the neighborhood, and it is essential to respect this promise and rezone to the lower of the two possible medium density classifications, R3.

Please do not include Linden Hills in the Pedestrian-Oriented Overlay District. Instead, the provisions recommended for a Linden Hills section of the Pedestrian Overlay District should be incorporated into the Linden Hills Overlay District, along with other necessary changes to the LHOD, as outlined in the Linden Hills Small Area Plan.

Thank you.

Constance Pepin
612.922.1253

Schaffer, Brian C.

From: Sara Schumacher <sara_schumacher@hotmail.com>
Sent: Wednesday, December 30, 2015 4:31 PM
To: Schaffer, Brian C.; Ziring, Emily; Dahler, Ken
Subject: Reject R4 and the removal of the Linden Hills Overlay

Brian,

I am writing to voice my opposition to the proposed rezoning of Linden Hills and the removal of the Linden Hills Overlay. I am not opposed to rezoning Linden Hills but I am specifically opposed to rezoning to R4. The goals of the city and the neighborhood can both be achieved with the lower height restrictions of R3 zoning - this was the true intent of the Linden Hills Small Area Plan and it is untrue to assert otherwise.

As you well know, a CUP which could grant additional height to a R4 is not an impossibility. For city employees and our Councilperson to infer otherwise is irresponsible and misleading. There is no way to promise or assure that it won't be granted in the future. There was a time when 56 feet in a C1 was thought of as impossible and now it is becoming the norm. To jump from a C1 to R4 makes no sense, unless the real intent is to push for even taller and higher density housing in the future.

In addition, the Linden Hills Overlay needs to be reformed, not removed. With all the new changes that will take place in Linden Hills with redevelopment, our Overlay needs to address the unique characteristics of Linden Hills. Its geography and history are a special asset to the City of Minneapolis and to lump it in with the Pedestrian Overlay is an unwise and shortsighted step. Once again, no where in the SAP does it indicate the removal of the Overlay and to say otherwise is false.

Please respect the wishes of the majority of the residents of Linden Hills, protect the character of our neighborhood and honor the true intent of the Linden Hills Small Area Plan.

Thank you,

Sara Schumacher
4208 Upton Ave S

FYI - as I write this on Wed Dec 30th, the system is down again and this link
http://www.ci.minneapolis.mn.us/cped/lindenhillsrezoning

along with Linea Palmisano's and the Betsy Hodges's address - are unavailable. I am not able to fill out the survey. Please make sure that this is in the public record. VERY FRUSTRATING as this happened to me previously.

Schaffer, Brian C.

From: tevans@nashframe.com
Sent: Wednesday, December 30, 2015 4:42 PM
To: Schaffer, Brian C.
Subject: Please add these comments to the public record about rezoning Linden Hills

One of the greatest things about Minneapolis is the fact that there is neighborhood involvement, strong communities, and livable spaces. Keeping the neighborhood business nodes small, and respecting the input of people who live in the neighborhoods is vital. Rezoning Linden Hills does not fit with these ideals.
It means ignoring residents in favor of large development who may or may not have any stake other than financial in the area.
The Small Area Plan should be honored, the zoning should remain as it is.

Tara Evans
Linden Hills neighbor in Fulton
4833 York Ave. So.
Minneapolis, MN 55410

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Schaffer, Brian C.

From: Mara Pelecis <marapele@mac.com>
Sent: Wednesday, December 30, 2015 5:48 PM
To: Schaffer, Brian C.
Cc: Korijs McLeod
Subject: Please add these comments to the public record about rezoning Linden Hills

Hello Mr. Shaffer,

I am writing you with several concerns to consider with the possibility of rezoning Linden Hills.

We just moved back to Linden Hills from Uptown just this past month, having bought a home in Linden Hills. Over the past twenty years, I have lived in Linden Hills, Lynnhurst, and Uptown – as a renter in my twenties, and a home owner after that.

My husband, Cory McLeod, and I decided to move here from the Uptown area – specifically because of the feel of the Linden Hills neighborhood!

We have young children, and although we were happy with our street in Uptown and our community school Kenwood, we decided we didn't want the traffic of Uptown raising our children. It dismays me that the City Council is considering rezoning a lovely neighborhood, especially when it is apparent that the residents of Linden Hills do not want this change.

My concerns include not only the upcoming new development, but what may happen over time to the neighborhood. Frankly, it doesn't seem wise over the long run, as Linden Hills isn't as close to traffic access as is Uptown (Lake Street/Excelsior/Highway 7, and Hennepin to 94), or even 50th and France, which is close to Highway 100. Over the years, I have quite often heard the buzz of Linden Hills' location as one that is "hard to get to" and "not close (or convenient) to any freeway."

Currently, the neighborhood is great for quaint shops and restaurants. This is why people move here, this is why people visit: specifically because it is different than other areas. Why try to make it similar to those areas which are already close by, such as Uptown, or Lyn-Lake? And, will there maybe be a problem in the long run with securing first floor rentals for shops, with broad competition a couple miles away? With other larger neighborhood areas so close, it just doesn't make sense to create another similarly zoned area, much less one that is far less convenient to access. Linden Hills is truly unique, as it is one of the areas in Minneapolis that has kept its charm over the years.

In reviewing the survey that over 280 residents took time to respond to, it was apparent that nearly 70% of residents, many of whom have been loyal residents of Linden Hills for years, and even decades, oppose this rezoning. Many have improved and sustained this neighborhood over the years. (As for respondents and their familiarity of the plan details: I don't believe one has to be completely familiar with every detail of the zoning plan as outlined by the City of Minneapolis to know that one doesn't want more large buildings and traffic coming through their neighborhood).

Rather than think about short term investments from development and the initial rise in taxes, please consider the good of the neighborhood over the long run, and the reason Minneapolis residents have stayed here, moved here, and sustained this neighborhood. Ultimately, whose interests are the members of the City Council taking most into consideration – long time residents, or developers, who may not even be residents or true stake holders of the community?

Thank you for your consideration, and I look forward to hearing from you.

Sincerely,
Mara V. Pelecis

42nd and Washburn

Schaffer, Brian C.

From: Thomas Paulson <thethomaspaulson@gmail.com>
Sent: Wednesday, December 30, 2015 10:50 PM
To: Schaffer, Brian C.
Subject: Linden Hills

To rezone 44st to 4 story properties from 2 story properties is a massive over-reach of government to retransfer value; additionally it will transform the 44st corridor into an aesthetic that is completely inconsistent with a heritage and character of neighborhood. Such a change will greatly enhance the value to owners of 44th street property and debase the non-adjacent property and neighborhood. This is making city government a maker of winners and losers; not what our elected representatives are to be in the business of doing. When we non-adjacent property owners and neighborhood bought our properties we bought them with the understanding that the existing zoning laws were terminal. Changing the zoning to 4 story levels is a material change in the property value assumptions. To have city officials make such a change is completely inappropriate and an overreach. This is not reflective of representational government, but government of the connected and influenced.

--
Thomas Paulson
M: 612-986-6475
thethomaspaulson@gmail.com

Schaffer, Brian C.

From: Ziring, Emily
Sent: Monday, January 04, 2016 10:50 AM
To: Schaffer, Brian C.
Subject: FW: Rezoning study comment

Brian, please amend Mark van Osnabrugge's comments with the additional comments below as appropriate. I have his permission to do so. Thank you.

From: van Osnabrugge, Mark [mailto:mark.van.osnabrugge@medtronic.com]
Sent: Monday, January 04, 2016 10:09 AM
To: Ziring, Emily
Subject: RE: Rezoning study comment

Emily,

Thank you for your helpful email … and apologies for my tardy reply, but everyone in our family was hit with bad colds over the last 4-5 days and have only now finally returned to better health.

Yes, indeed, I received an email regarding Linden Hills development and – based on what that email contained (which may not contain fully accurate information apparently, in hindsight) – filled out a quick survey response. Your email certainly provides much better and clearer guidance on the changes being proposed and the intent of those changes. Based on what you stated, I would not have any concerns with the change from LHOD to PO since this applies only to certain sections of the downtown center (and around 44th and France) and will help alleviate the parking/lease challenges faced by businesses. While I am still not thrilled by the idea of potential building height increases from 3 to 4 stories in downtown Linden Hills, setting back the 4th story by 10 feet is an excellent idea … especially if such a 4th story is necessary for some of these projects to be commercially viable. All in all, the proposed changes seem well thought out and very reasonable. Thanks for clarifying this.

While most residents probably have an opinion to share on the development codes for downtown Linden Hills areas … to be honest, my greater concern is ensuring that we maintain limitations on residential construction to avoid building some of the McMansions (houses consuming most of their lot and way out of proportion to the neighborhood and surrounding homes) build in prior years before some of councilwoman Hodges' changes went into effect. Maintaining these restrictions (of % of land dedicated to building surface and height restrictions) is probably top of all residents' lists.

Emily – thank you again for taking the time to clarify the rezoning proposals and keep up the good work!

Thanks,
Mark

Mark van Osnabrugge, Ph.D.
VP - Finance, Coronary & Structural Heart | Medtronic, Inc
8200 Coral Sea Street N.E., Mounds View, MN, USA
mark.van.osnabrugge@medtronic.com | ☎ cell: +1 763-218-5131

From: Ziring, Emily [mailto:Emily.Ziring@minneapolismn.gov]
Sent: Thursday, December 31, 2015 10:43 AM
To: van Osnabrugge, Mark
Subject: Rezoning study comment

Hi Mark,

The Linden Hills Rezoning Study project team (of which I am a part) met yesterday to begin reviewing the comments received and I noticed the comment from you about "moving Linden Hills into a more intensely urban Pedestrian Oriented Overlay and grouping it with… (a bunch of much more dense neighborhoods)."

Since I consider you a friend first and a constituent second I thought I'd take a moment and reach out and clarify that, in my opinion, we're not proposing "grouping" Linden Hills in any way. I know there's an email circulating in the neighborhood that is making all sorts of claims along those lines (and I assume you received it), but if you're willing to read a bit I'd like to walk you through what's actually being proposed.

As you are well aware, the City passed the Linden Hills Small Area Plan in 2013. That document is considered "policy guidance." Now we actually implement the land use-related things that were discussed in that document. The implementation, however, can go in a few different directions so the City starts off with the proposal (which CM Palmisano has brought to two LHiNC meetings, one open house, and the Planning Commission Committee of the Whole meeting for their input, FYI) and asks the community to weigh in.

There are four pieces we are proposing to implement:

1) We are changing the "base zoning" of 11 parcels in Linden Hills (base zoning is what you think of as R1, C2, etc.). Most of those changes are boring housekeeping kinds of changes (there's a commercial parking lot across from Turtle Bread that is currently zoned residential, so we're fixing that, for example), but we are upzoning some parcels at the corner of 44th & Xerxes and 46th & France as recommended in the Small Area Plan. The Small Area Plan calls for medium density in those parcels; medium density is defined by allowing between 20 and 50 dwelling units per acre. The City of Minneapolis Zoning Code has two zoning districts that are considered Medium Density: R3 Multiple Family District and R4 Multiple Family District. In their draft proposal, staff is recommending R4 (that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall) for these parcels because, in addition to 35 units being in between 20-50 dwelling units per acre, it allows the potential for a lower cost per unit, making housing more affordable (although, of course, not guaranteed).

2) We are proposing to retire the 1997-era "Linden Hills Overlay District" (LHOD) and replace it with a "Pedestrian Oriented" (PO) overlay district (a newer tool, which was actually inspired by the Linden Hills Overlay District). An overlay district is like a special zoning "layer" that floats over certain parts of the city. Right now certain types of small businesses operating in the Linden Hills Overlay District have the highest parking requirements for businesses anywhere in the city. Some restaurants, for instance, can't open in LH because they can't afford to lease or can't locate the amount of parking they have to lease under our zoning code (you may recall what happened to Latin Hills Kitchen—they were only able to find a fraction of the parking spaces required for lease, which limited their number of seats, so they opened elsewhere).

   So retiring the outdated LHOD and replacing it with a Pedestrian Oriented overlay district will lower parking requirements for businesses by a lot (a PO district requires 25% less parking than any non-PO district). It doesn't change the amount of parking spaces (it actually may add to it, since under the LH Overlay District churches can't lease parking spaces to businesses and this would free up that restriction), and if those spaces assigned/dedicated to certain restaurants no longer have to be dedicated to those restaurants, it adds them to the pool of parking available to everyone. It will also continue the requirements for businesses to have pleasant storefronts, screening of parking lots, etc. Pedestrian Oriented overlay districts exist in many other places

throughout the city, including a few little neighborhood business nodes a lot like "downtown" Linden Hills (38th & Chicago Ave S, 48th & Chicago Ave S, 44th & Penn Ave N, etc.).

3) If we do replace the LHOD with a PO, we're proposing extending it to 44th & France so that that future development in that area can be more people-scaled instead of designed for cars and surface parking.

4) This is a requirement that the fourth story of all future buildings in the overlay district be "stepped back" 10 feet from the third story, which can make those buildings seem less imposing from the street.

There are lots of nuances to each of the changes (which you can read about on the project website), but I've distilled the main points. Let me be clear that I have intentionally oversimplified this stuff to make it easier to comprehend, and I encourage you to read through the documentation on the website if you haven't yet, which is a lot more detailed. There are many charts and maps available under each of the four pieces I described, so if you have a question about just one section you should be able to locate what you need in the links below that section of the website. Especially helpful is this document, which specifies what is being lost/gained by replacing the LHOD with the PO (again, just my opinion, but I think the PO offers more "protections" for Linden Hills than the current LHOD does).

Now of course you may still disagree with replacing the LHOD with the PO district, or with proposing R4 for those particular parcels, or anything else in the proposal—and we're happy to take your comments into consideration if you do!—but I wanted to be sure you could at least consider where we are coming from and why.

Happy New Year to you and the family!

Yours,
Emily

Emily Ziring
Senior Policy Aide to Council Member Linea Palmisano
City of Minneapolis, 13th Ward
phone: 612-673-3199

Subscribe to 13th ward newsletters & updates here.

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Schaffer, Brian C.

From: Amy Tibbs <tibzog@earthlink.net>
Sent: Monday, January 25, 2016 10:13 AM
To: Schaffer, Brian C.
Subject: Linden Hills Rezoning

Hi Brian,

I noticed in the most recent Linden Hills Line, the newsletter of the Linden Hills Neighborhood Council, that a neighborhood resident was conducting a neighborhood rezoning survey. I took the survey hoping that there would be a chance to leave a comment at the end, but there was not. So I thought I'd just send you my comments and hope that you will take them into consideration if the timing is still appropriate.

First a disclaimer: I am not well informed. I have not read any of the zoning related documents that were mentioned in the survey. I do not understand the complexity of the issue and I could not tell you whether my opinions put me in support of the rezoning or not. But I have opinions nonetheless! I appreciate the opportunity to share them.

In my opinion, Linden Hills works well as a pedestrian-oriented village. It should not be put in the same category as Lyn-Lake, or Nicollet-Franklin, or West Broadway. These areas are regional draws and their auto-oriented businesses like drugstores, big box grocery, and destination commercial would overwhelm a place like Linden Hills.

However, I do think provisions should be made for more diversity of housing stock and affordability, and that often means increased density. I was irritated last year when people were so opposed to increased density on the Famous Dave's site. I am in support of greater density, IN SOME AREAS, in Linden Hills to allow for more "lifecycle" housing: apartments, duplexes, or quadplexes for singles and couples; small single family homes for young families or downsizing empty nesters; senior apartments for the elderly. It would b nice if people could age in place, if not in their current home, at least in the neighborhood. I am distressed when I see many smaller homes being torn down and replaced with a McMansion that maxes out the lot lines because it's moving Linden Hills away from housing diversity and toward both housing and income homogeneity. If we want to preserve Linden Hills as a village, in the true sense of the word, we need to allow for greater housing diversity and it's accompanying density.

Thanks,

Amy Tibbs
4111 Zenith Ave So

Q1 What comments do you have on the staff recommendations for the Linden Hills Rezoning Study? Please be specific.

Answered: 32 Skipped: 0

#	Responses	Date
1	To rezone 44st to 4 story properties from 2 story properties is a massive over-reach of government to retransfer value; additionally it will transform the 44st corridor into an aesthetic that is completely inconsistent with a heritage and character of neighborhood. Such a change will greatly enhance the value to owners of 44th street property and debase the non-adjacent property and neighborhood. This is making city government a maker of winners and losers; not what our elected representatives are to be in the business of doing. When we non-adjacent property owners and neighborhood bought our properties we bought them with the understanding that the existing zoning laws were terminal. Changing the zoning to 4 story levels is a material change in the property value assumptions. To have city officials make such a change is completely inappropriate and an overreach. This is not reflective of representational government, but government of the connected and influenced.	12/30/2015 10:52 PM
2	Development is a good thing for Linden Hills, which will make the area even more vibrant than it is today, even though it will mean some sacrifice of time and space.	12/28/2015 2:14 PM
3	I want to encourage density, pedestrians over car, community over stagnation. I am glad we are updating the previous overlay which discouraged small business	12/23/2015 12:55 PM
4	I support greater density and reduced parking requirements - which will help our small businesses - in Linden Hills.	12/23/2015 8:10 AM
5	It's about time we remove the antiquated overlay and update it with something more useful and encouraging of small business. I also support increasing density. We live in a city and want the best of living in a city.	12/23/2015 7:56 AM
6	Strongly opposed to the proposed re-zoning along W 44th. This corridor is already heavily traveled - and not particularly pedestrian friendly. Those of us who live close to W 44th Street are already dealing with traffic and parking issues. We don't want another built up mixed use area like Excelsior on Grand in our back yards. We don't want our neighborhood up-zoned to R-4. We want the City and City officials to support our neighborhood's small area plan (SAP) and to support, represent and stand with LH residents on this issue. We bought our home in this area specifically because because it is an R-1, R-2 district. 56 feet is too tall for this historic community. Up-zoning this node would be a travesty, and would forever ruin the aesthetics, character and charm of our neighborhood. We do not want this.	12/22/2015 9:07 PM
7	Much of what is proposed here is logical and good -- HOWEVER I do not agree with two proposals: 1. Proposal A.3 to Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South. I don't object to the density, but the height of 56' or 4 stories is TOO TALL. This is a residential area with four-plexes and multi-family homes -- your proposal would double the size of buildings here. 2. The same issue applies to A.5 Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle. Again, the proposed density is not the issue, but the proposed height would DOUBLE the size of existing buildings. This is a residential block and what's proposed is out of place.	12/22/2015 4:46 PM
8	I think it makes sense to bring the Linden Hills zoning more in line with the rest of the cities zoning, especially concerning the pedestrian oriented overlay. Furthermore, I support the idea of higher density residential, especially as defined in the proposal.	12/22/2015 10:02 AM

9	FACT #1: The Linden Hills Small Area Plan does NOT support the elimination of the Linden Hills Overlay District; actually the LHSAP says to revise and extend it. FACT#2: The Linden Hills Small Area Plan does NOT support the rezoning of R-1 and R-2 zones to 4 story, 56 feet high or more, R-4 zones. Actually, the LHSAP says to move from low to medium density, and the next step up from R-2 low density is R-3 medium density (which is being skipped over). The people who wrote the Linden Hills Small Area plan never intended, specified, encouraged or supported, 4-story buildings for the 44th Street Community Corridor. FACT #3: The Linden Hills Small Area Plan does not state, direct, encourage or support, moving Linden Hills into the Pedestrian-Oriented Overlay. I support the Linden Hills Small Area Plan, and believe Linden Hills is a unique neighborhood that should be protected and enhanced, not diminished or exploited. I support the Linden Hills Small Area Plan and demand the city follow it, NOT TO eliminate, reinterpret, or add to what it says to do. I support keeping our Parking Requirements in place, and the protections provided in the Linden Hills Overlay District. I do NOT support moving Linden Hills into a more intensively urban "Pedestrian Oriented Overlay and grouping our neighborhood with West Broadway, Lake and Hennepin, Nicollet and Franklin, Dinkytown, Stadium Village, and Central and Lowery. I do NOT support R-4 zoning and 4-story buildings on the 44th street Community Corridor, when medium density can be accomplished, per the LHSAP, at R-3 medium density. I do NOT support any rezoning proposal that is not specifically and directly stated in the text of the Linden Hills Small Area Plan. Thanks	12/21/2015 10:18 PM
10	As a resident of Linden Hills, I oppose the rezoning changes that CPED is proposing, because these changes are in opposition to the Linden Hills Small Area Plan. The Linden Hills neighborhood made it crystal clear during the small area planning process that people do not want 4-story buildings in the 'project study area'; yet the City is proposing R4 zoning along 44th Street, which is a total disconnect from the wishes of the neighborhood. No one who participated in the small area planning process expected that CPED would rezone to R4 for medium density, and it would be wrong to do so. The proposal to eliminate the Linden Hills Overlay district also contradicts the Linden Hills Small Area Plan, which called to refine the LH Overlay, not abandon it altogether. Those protections are needed in order to ensure smart growth in the nodes. Lumping Linden Hills with other more commercial districts in the Pedestrian-Oriented Overlay would violate the trust of Linden Hills residents who believed that the Small Area Plan would be used to help create the vision and goals in the SAP, which would be further ignored if the Linden Hills Overlay District is eliminated. To summarize: Keep the Linden Hills Overlay district and do not rezone to R4. Honor the Linden Hills Small Area Plan. Don't mislead people that these changes are being done to align with the Small Area Plan, when in fact these changes contradict the Small Area Plan. Stop misleading people! CPED's true customers are citizens and residents, not developers who want the rules relaxed so they can make more money. Stop sacrificing neighborhoods so that developers can make more profit at the expense of neighborhoods, and destroy those neighborhoods in the process. Thank you.	12/21/2015 3:59 PM
11	Comments are specific to item 5: Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle. My only issue with this topic is that there is insufficient parking in the neighborhood, (particularly with 44th St in that area having parking on only one side of the street) to support higher occupancy without changes to the off-street parking requirements that are in the zoning rules. At a minimum, there must be at least one off-road parking space PER housing unit. The land can support the parking if the building is constructed with an underground garage or use of the old trolley line alley that runs to the rear of those homes.	12/21/2015 2:09 PM
12	I am in complete support of higher density and reduced parking requirements.	12/21/2015 12:01 PM
13	i approve all the recommendations	12/20/2015 7:55 PM
14	I support the rezoning study and look forward to seeing increased density in our neighborhood - especially in the areas where we already have higher density dwellings and commercial uses. In addition, I look forward to there being an increased emphasis on pedestrian and cyclist use of all the areas mentioned.	12/20/2015 3:24 PM
15	I support linden hills to change to the Pedestrian overlay district. I support the changing of base zoning. 44th from Xerxes-France should be included in our future development.	12/20/2015 1:21 PM
16	I'll chime in: I'm all for high density housing, but R4 is beyond what I believe the area can support to maintain what many think and 'feel' LH to be-a family friendly neighborhood. I've been in LH 20 years and have seen many changes. We've even made some ourselves. We aren't Uptown or Broadway or even 50/France for that matter. I'm concerned about the increased traffic to the intersection and traffic through the neighborhood streets as well. Example: In my years on 39/Upton I have experienced more or more 'lost people' trying to get to LH shops who zig-zag up Upton from Thomas Beach. They drive too fast and every year there are more of them. I would support R3 and more modest condos or apartments-why so lux? Do they really need 10 foot ceilings? Do they need to cost close to a million $? Who are they marketing for these spaces? Not middle income or families or even retirees! More retail or restaurants street level and a bit of green left-great! R-3 sounds perfect as can always apply for a variance and they have. I think one of the latest multiplex buildings on Sheridan fits in to the surrounding area nicely. Albeit, the home next door probs doesn't think so.	12/18/2015 11:32 AM

17	The LHSAP was itself hijacked by CPED - now instead of a "study to see how to modify the overlay" CPED is just forcing removal of the overlay. Without any input from LHINC or the residents. While this may be convenient for CPED - its a complete overreach by the city and shows the continued disrespect for residents vs the citys agenda. Removing parking allotments is insane - there are dozens of examples in the area that show this. As a resident in a residential neighborhood paying an insane amount of property tax, I should be able to at least be able to park on my block. It seems you idea of a ped friendly environment is to make residents walk block from their houses to their cars. Since the LHSAP has been in place the city has refused to use it guidance on ANY zoning issues. Now you are cherry picking just the upzone parts and forcing that thru all the while claiming its what the residents want . ITS NOT. NO REMOVAL of LH OVERLAY !!!!!!!!!!!!! I wish we has a City Council rep that represented her residents and not just blindly pushed the citys agenda on them!!!!!	12/18/2015 6:37 AM
18	You people are unbelievable and must not live in this neighborhood. Between all the cars/bicycles already on 44th St it is a nightmare! We do not need anymore new buildings. What is the mayor looking for more of our southwest taxes for the north side again?	12/17/2015 11:00 AM
19	First of all I must say that the city could not have made it harder to understand the recommendations. I was able to attend the short notice mtg at Linden Hills park and was disappointment that no presentation was made to explain recommendations and you were left to wander around and get inline to ask staff questions It only got worse from there - trying to navigate the maps on the city website - with the print so small was even more difficult and again no real explaination of things in laymens terms. Now as well as was able to make out there are things in the Staffs recommendations I agree with and things that I'm opposed to. First some of the things I think make good sense. Expansion of Neighborhood Commercial Node at 43rd & Upton Rezoning study Draft Staff Recommendation: Current commercial zoning in node is consistent with policy and not recommended for change. One property currently has split zoning (commercial and residential) and is proposed to be fully zoned C1-Neighborhood Commercial District New Neighborhood Commercial Node at 44th & Beard Rezoning study direction to be evaluated: With the exception of one property, a parking lot owned by the City of Minneapolis, the existing commercial zoning is consistent with policy and not recommended for change. The parking lot is proposed to be rezoned to C1 Neighborhood Commercial District. The degree of zoning changes along 44th is alarming. 44th is not a thru street like France, 50th, 36th or Lake. It has a residential character that should be maintained. I'm sensitive to the fact that the Met Council is pressuring communities to increase density and I feel the neighborhood would not be damaged if this was done on a smaller scale than proposed. I think 44th cold maintain the residential mixed housing feel if multi unit building size was limited to the 2/1/2 stories. As I understand it this would mean I'm opposed to the following recommendations Redefine as Medium Density Residential along France Avenue between commercial node and 46th Street Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. Redefine as Medium Density Residential along 44th Street between neighborhood commercial node and Drew Ave South Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District. Redefine as Medium Density Residential along 44th Street between Xerxes Avenue South and St. Thomas the Apostle Rezoning study Draft Staff Recommendation: CPED is proposing the R4 Multiple Family District, a medium density zoning district that allows for, as of right, 35 dwelling units per acre and buildings that are 4 stories/56 feet tall, and Floor Area Ratio (FAR) of 1.5. FAR is a measurement of building bulk and size. The height of the building will be augmented by the proposed Pedestrian Oriented Overlay District In short, I do not feel that a pedestrian overlay District is appropriate for the this area and certainly not in the best interest of the neighborhood. I'm left wondering whose interests tis the city trying to serve here?	12/16/2015 8:15 PM

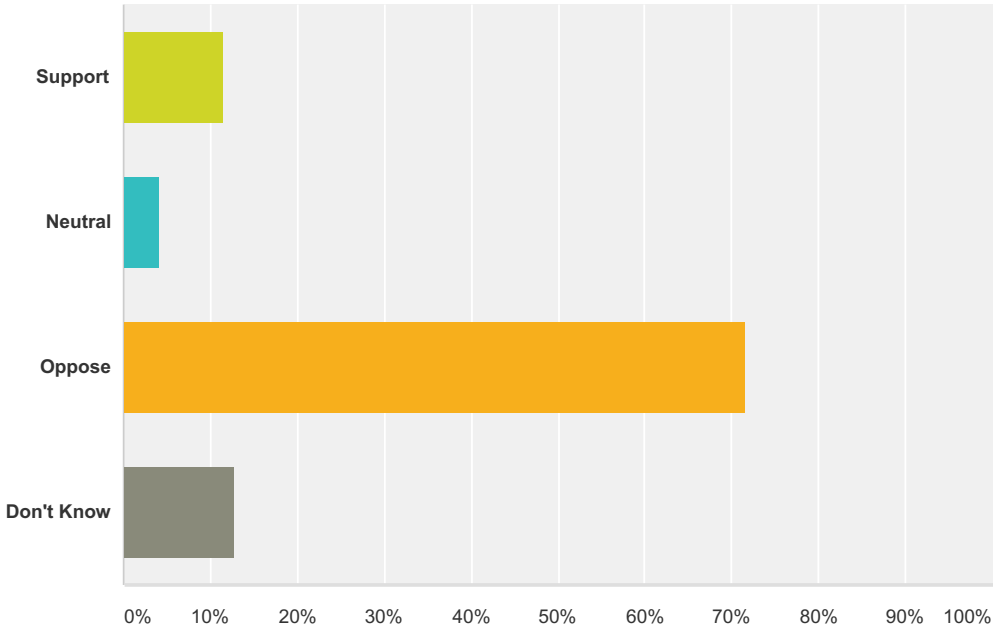
20	The Linden Hills Small Area Plan calls for keeping the Linden Hills Overlay District and extending it. The LHSAP does not call the elimination of the LHOD or creating a LH Pedestrian Overlay. CPED calls for it, making a mockery of the LHSAP and the Comp Plan. Linea Palmisano backs it because as she has said "Betsy wants it". "Betsy" no longer lives in Linden Hills and sold out her neighborhood to CPED to become Mayor. Betsy said height limits are illegal in an email to neighbors, but truth is they are in 2 other Small Area Plans. CPED pushes for 4 stories, yet Brian Schaffer admitted in an internal CPED document that that 3 stories was compliant with the existing Comp Plan and Jack Byers backed him up saying the Planning Commission should be told in writing. Now the Planning Commission is stacked with Lisa Bender contributors. The infamous amendment that went through Jennifer Swanson at the Ward 13 office which added a 4 story to all of Linden Hills after the "public engagement" was closed and there was a second round of edits to the Plan, which Brian Schaffer had the NRC put into the original consultant contract because as Brian said, the people of Linden Hills he was dealing with were "DICEY, (Brian were you leading the neighborhood steering committee at that time or not?), and the NRC did what he asked because they were actually part of CPED, same paymaster. So it was Schaffer who wrote the amendment and Lisa, there are no height limits in Minneapolis, Goodman, who represents a completely different Ward put it up, (talk about back door business in politics) and this is the same Goodman who said publicly and revealing her prior bias that all new development would be 4 stories, (who is she the mayor?) No the mayor is her partner in the back room business, the type of business "betsy" spoke out against when she ran for mayor, but seems to like to do in practice. But Betsy may nor remember any of this now because she has no responsive data, emails etc of the LHSAP process to refresh her memory, because as she said, she has none, really. Really? I saw one, the one I mentioned above where she said height limits were in small area plans were illegal and she said she knew people were afraid the LHSAP would lead to rezoning, but she said that was rezoning of the commercial districts in Linden Hills were not a forgone conclusion...of course not Betsy, Brian had put the disingenuous and false "or 4" into the mouth of the community and its plan with your help, so, no need to rezone if you had that, but what about the residential districts "Betsy", you didn't mention them, oh, no need either they are being rezoned per the "rezoning" study CPED is selling now. I am so upset I think sometime about contacting my state senator scott dibble or maybe my representative Frank Hornstein, but then what would that accomplish... didn't they take turns as her financial campaign managers when "Betsy" ran for City Council? Nice job if you can get it. Seriously, what back room is large enough to fit y'all to do your money, I mean "monkey" business. You'all are not fooling anyone anymore. The light of day is the best antiseptic for political hogwash, but you can never get the smell out. Come out, come out, where ever you are. Back to Brian, whats behind door number 3?	12/16/2015 5:42 PM
21	surely four story buildings among our homes on 44th st and Xerxes cannot be a possibility. Please do not ruin this neighborhood.	12/15/2015 10:07 PM
22	I, as a resident of the Linden Hills neighborhood, support the adopted Linden Hills Small Area (LHSAP). I also support the efforts of the City of Minneapolis zoning staff and City Council, to implement the next phase of the LHSAP, through the approval of the Rezoning Study. I specifically support these items below (each of which are consistent with the approved guidance of the LHSAP): 1. Rezone the existing underlying base zoning to be consistent with the guidance of the approved LHSAP. 2. Refine the Linden Hills Overlay to be consistent with standard Pedestrian Oriented Overlay (as a consistent instrument of zoning protection throughout the city). 3. Expand the Linden Hills/Pedestrian Oriented Overlay to the 44th and France Neighborhood Commercial Node. 4. Implement building design guidance.	12/15/2015 11:40 AM
23	I support the goals of greater -medium- density in the linden hills business areas, and this looks like good work to make things consistent with that goal. I know there will be noisy opposition to this, but trust me that there are many residents who quietly support it. Thank you for your work.	12/15/2015 8:07 AM
24	I would like to voice my support for the following: 1. Increase zoning for more density among some parcels on West 44th. 2. Update and expand the Linden Hills Overlay with the new Pedestrian Overlay. I am tired of the group of people who continually work to avoid change and improvements to our neighborhood. I applaud those who seek progressive change.	12/14/2015 2:15 PM
25	I do not agree with the rezoning recommendations in Linden Hills and I reject the proposal to increase housing density in the locations on France Ave S and 44th St W and continuing eastward down 44th St W to Vincent Ave S.	11/28/2015 5:16 AM
26	I support the proposed changes.	11/27/2015 2:20 PM
27	R4 is too high for 44th St.	11/25/2015 9:57 AM
28	I do not support the removal of the Linden Hills Overlay District. Linden Hills is not in the same category as Uptown, Hennepin-Lake, Dinkytown, West Broadway or Nicollet-Franklin. The most common thing Please do not put Linden Hills in the same category as the other areas. The Linden Hills Overlay District was developed for a reason. I also do not support the rezoning of 44th from Xerxes to St. Thomas Church. Higher density housing will cause traffic issues and make pulling out onto 44th dangerous. Again, Linden Hills is not Uptown or the other . The re-zoning Linea Palmisano is supporting will change Linden Hills character. There is no compelling reason to put medium density structures on 44th Street. This area is already dealing with airplane noise that has not been addressed. Please do not turn Linden Hills into Uptown.	11/24/2015 8:57 PM

29	I am writing to express my opposition to the proposed zoning changes in Linden Hills. Specifically the changes to buildings along 44th Street between Xerxes and St. Thomas Church. Allowing higher density housing will increase traffic on already busy 44th street. We live on Washburn Ave and already have problems trying to get onto 44th street. Linden Hills has a village feel to it which is what makes it unique. Large apartment buildings will distract from this special character. We don't need to be another Uptown, Dinkytown or Hennepin and Lake.	11/24/2015 8:54 PM
30	Change proposed R4 zoning to R3 or add specific building height limits to R4. 56' is too high to be adjacent to R1 even with 10' setbacks on the top floor. Add more designated crosswalks on 44th St, especially at 44th & Drew by the child care center. Totally support a right in/right out one way east at Sunnyside Ave/Linden Hills Co-op.	11/21/2015 11:36 AM
31	Using the Linden Hills Small Area plan as a guide is not representative of the Linden Hills residents requests. The plan that is currently in use, is not the plan that was submitted to the City. Rather it was changed at the last minute in a direction other than what the neighborhood spent $60,000 and a lot of time to develop. It is our desire that the 2-3 story overlay be respected.	11/15/2015 2:37 PM
32	I am happy to hear that parking requirements for businesses will be lessened. I was disappointed that Linden Hills Kitchen did not go forward due to parking issues. I believe that we should promote pedestrian and bike friendly streets and that excessive parking requirements are harmful to the livability and accessibility of the neighborhood.	11/14/2015 7:55 PM

Attachment 6C: Survey Results from a Linden Hills Resident's Survey 12-22-15

Q1 Do you support, remain neutral, or oppose making parts of Linden Hills into more Urban Districts?

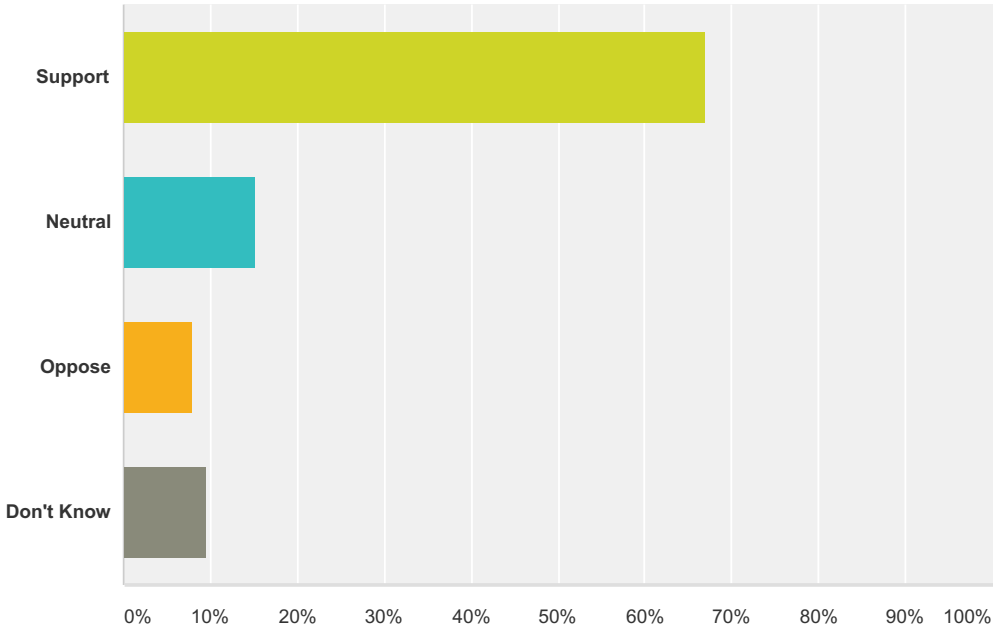
Answered: 314 Skipped: 3



Answer Choices	Responses	
Support	**11.46%**	36
Neutral	**4.14%**	13
Oppose	**71.66%**	225
Don't Know	**12.74%**	40
Total		**314**

Q2 Do you support, remain neutral, or oppose making parts of Linden Hills into more Historic Districts?

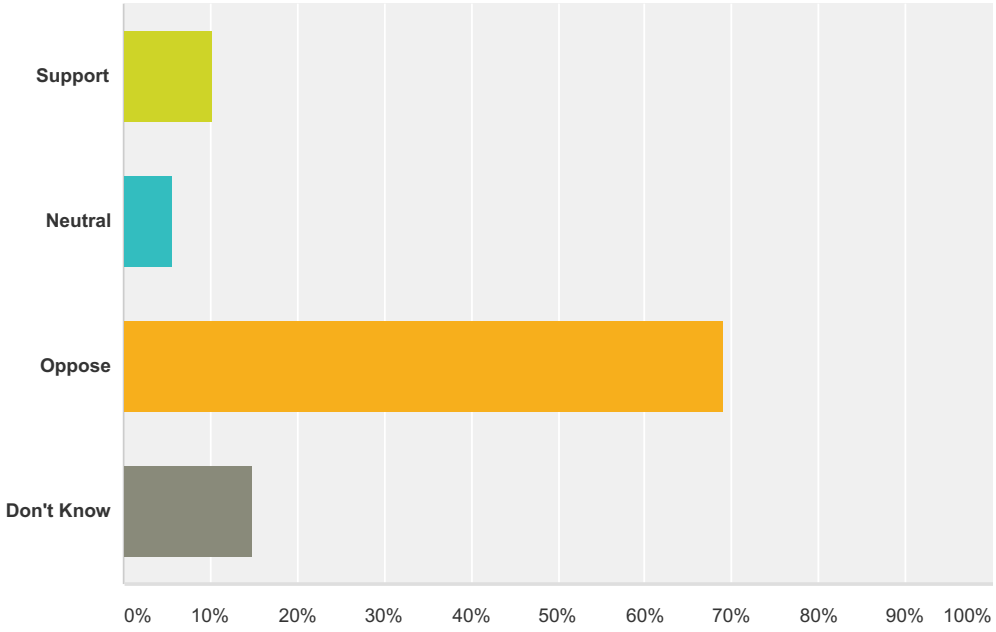
Answered: 313 Skipped: 4



Answer Choices	Responses	
Support	**67.09%**	210
Neutral	**15.34%**	48
Oppose	**7.99%**	25
Don't Know	**9.58%**	30
Total		**313**

Q3 Do you support, remain neutral, or oppose rezoning Linden Hills?

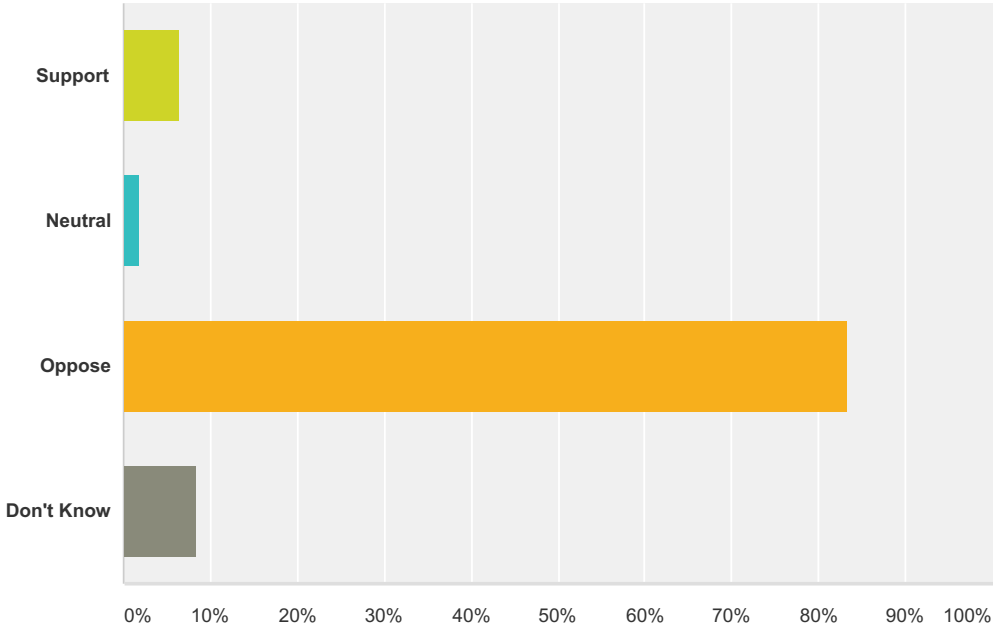
Answered: 315 Skipped: 2



Answer Choices	Responses	
Support	**10.16%**	32
Neutral	**5.71%**	18
Oppose	**69.21%**	218
Don't Know	**14.92%**	47
Total		**315**

Q4 Do you support, remain neutral, or oppose Linden Hills being grouped with the areas of West Broadway, Hennepin-Lake, Nicollet-Frankiln, Dinkytown, Stadium Village, and Central-Lowry for purposes of zoning?

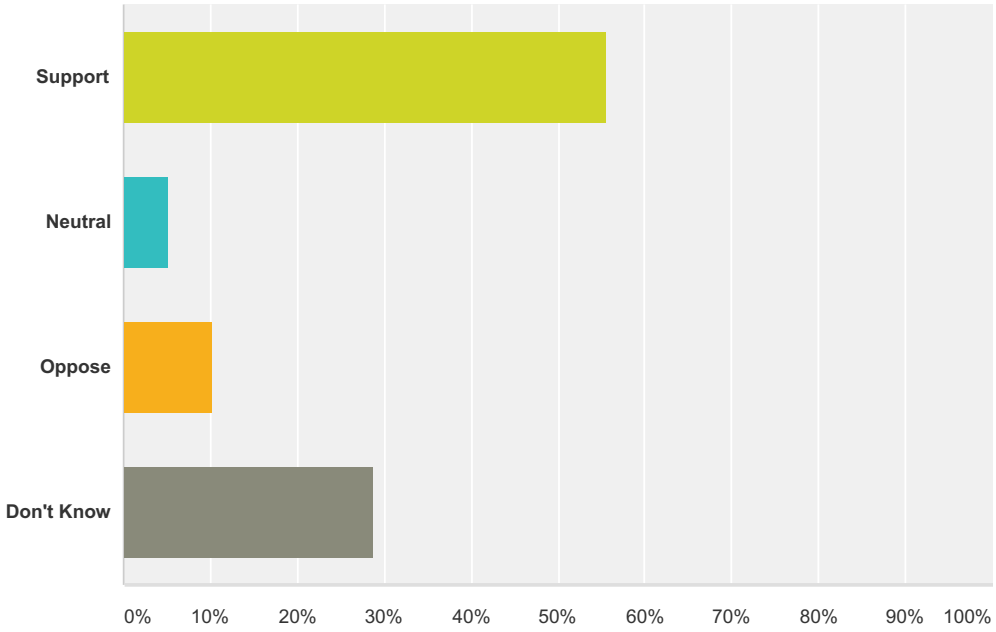
Answered: 312 Skipped: 5



Answer Choices	Responses	
Support	**6.41%**	20
Neutral	**1.92%**	6
Oppose	**83.33%**	260
Don't Know	**8.33%**	26
Total		**312**

Q5 Do you support, remain neutral, or oppose Linden Hills keeping the Linden Hills District Overlay for purposes of zoning?

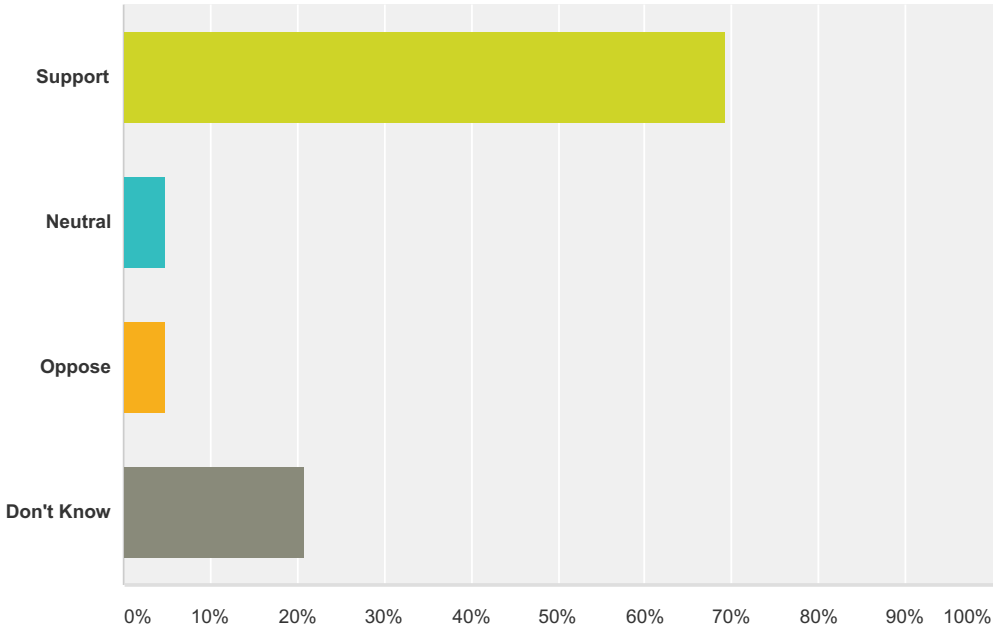
Answered: 302 Skipped: 15



Answer Choices	Responses	
Support	**55.63%**	168
Neutral	**5.30%**	16
Oppose	**10.26%**	31
Don't Know	**28.81%**	87
Total		**302**

Q6 Do you support, remain neutral or oppose the Linden Hills Small Area Plan and its enforcement?

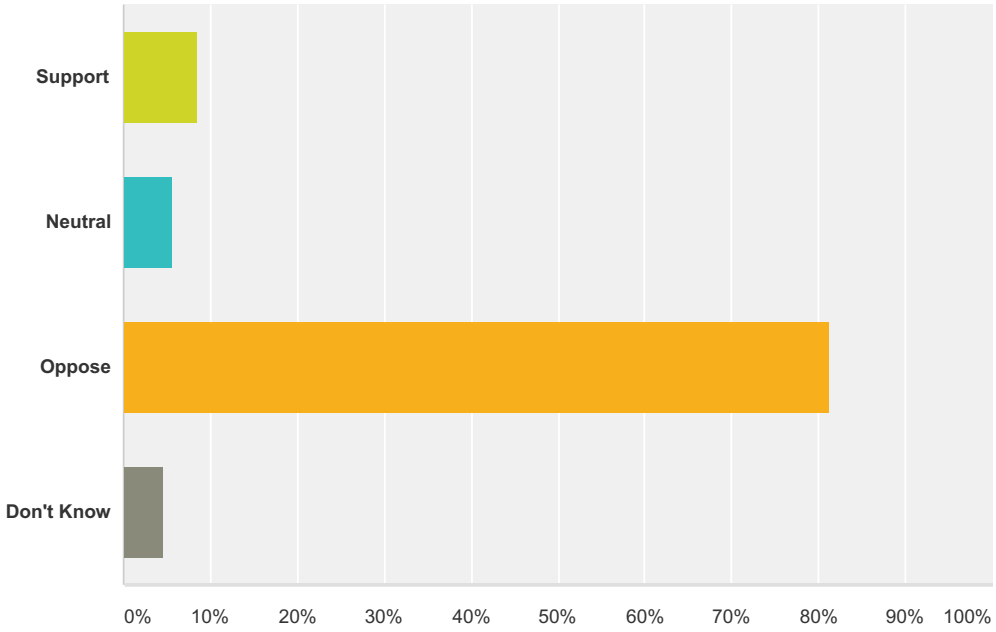
Answered: 307 Skipped: 10



Answer Choices	Responses	
Support	**69.38%**	213
Neutral	**4.89%**	15
Oppose	**4.89%**	15
Don't Know	**20.85%**	64
Total		**307**

Q7 Do you support, remain neutral, or oppose Conditional Use Permits being used to increase heights beyond allowed As of Right Height Maximums?

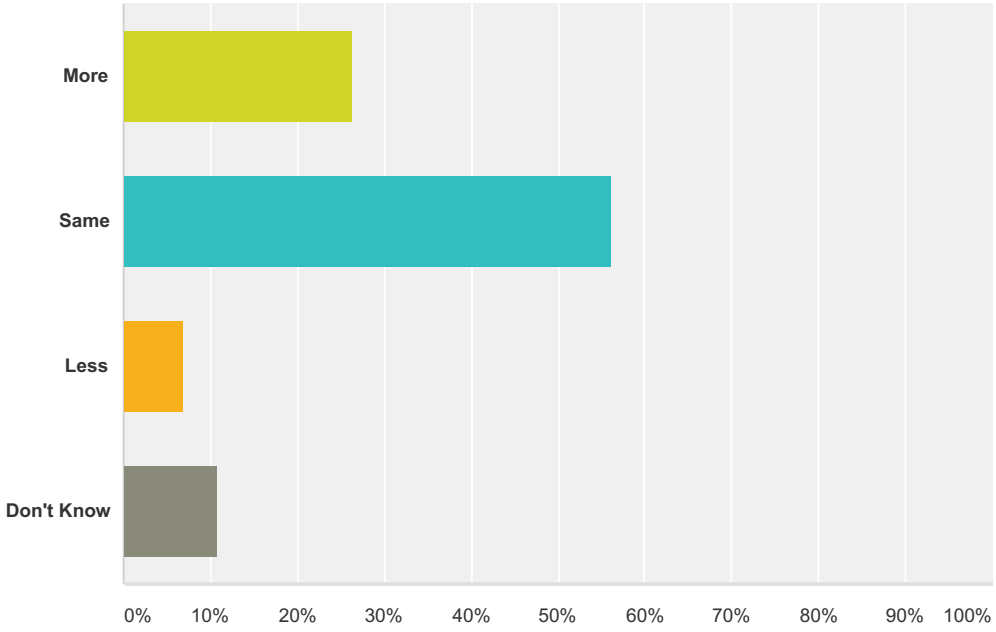
Answered: 305 Skipped: 12



Answer Choices	Responses	
Support	**8.52%**	26
Neutral	**5.57%**	17
Oppose	**81.31%**	248
Don't Know	**4.59%**	14
Total		**305**

Q8 Should Linden Hills have more, the same, or less off street parking?

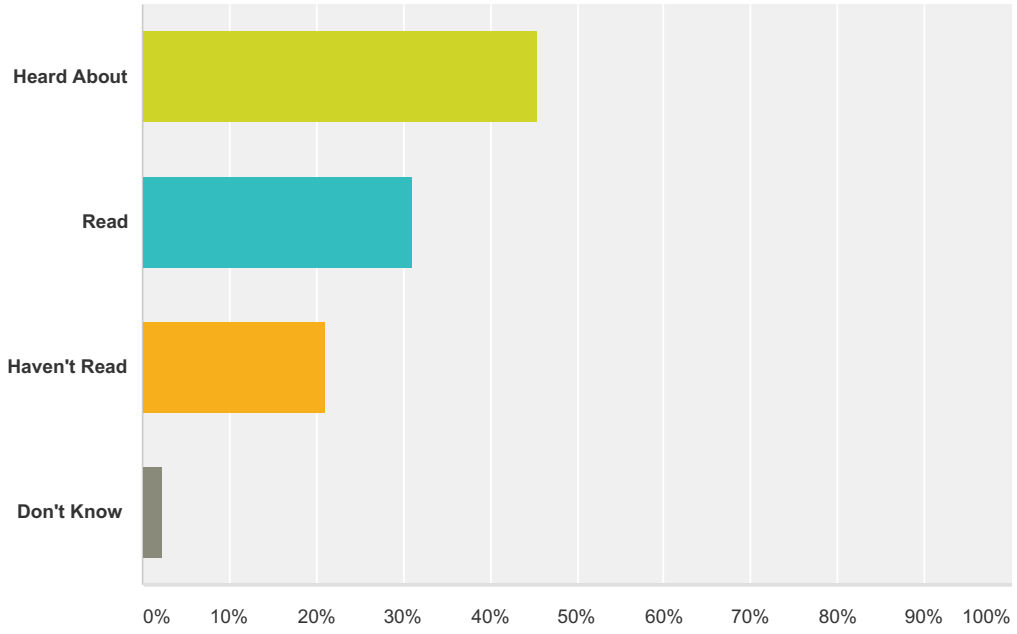
Answered: 305 Skipped: 12



Answer Choices	Responses	
More	**26.23%**	80
Same	**56.07%**	171
Less	**6.89%**	21
Don't Know	**10.82%**	33
Total		**305**

Q9 Have you heard about, read, or not read the Linden Hills Small Area Plan, the community of Linden Hills policy document which was approved by the City Council in 2013?

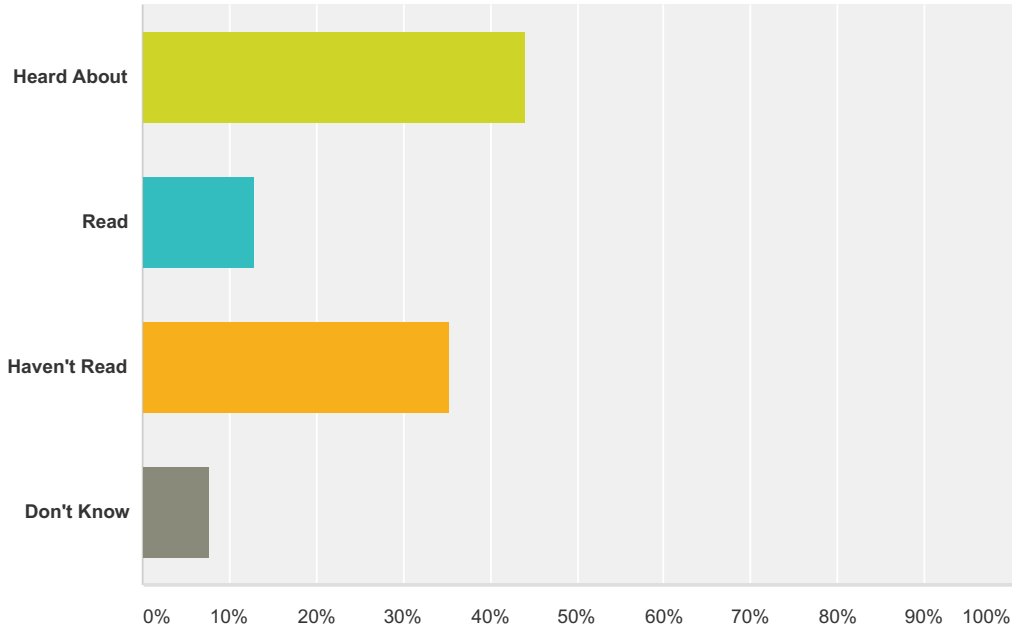
Answered: 303 Skipped: 14



Answer Choices	Responses	
Heard About	**45.54%**	138
Read	**31.02%**	94
Haven't Read	**21.12%**	64
Don't Know	**2.31%**	7
Total		**303**

Q10 Have you heard about, read, or not read the Linden Hills Overlay Zoning District, which was approved by the Planning Commission and City Council in 1997?

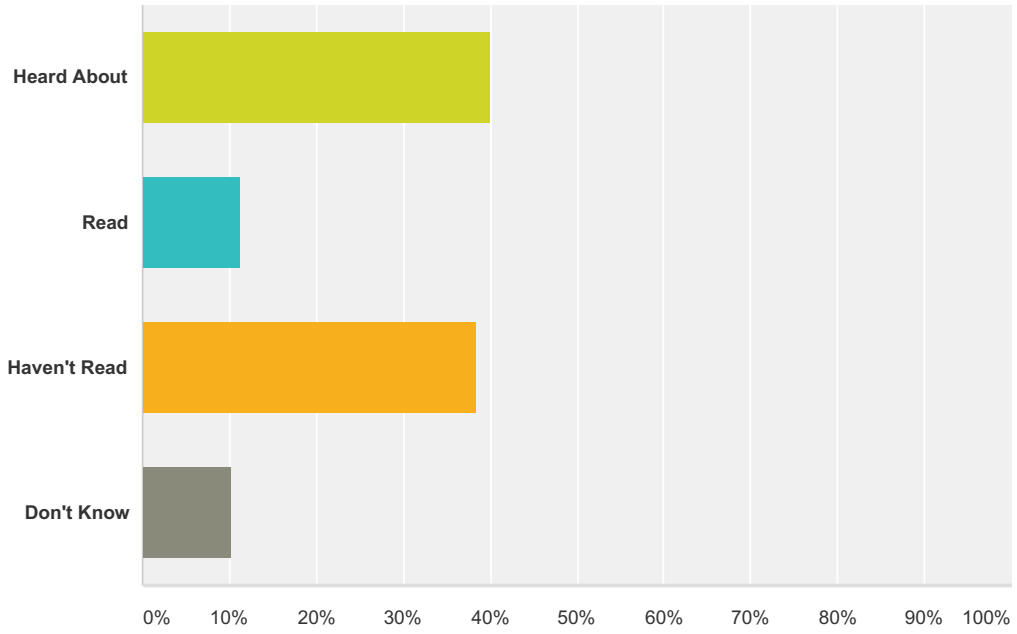
Answered: 300 Skipped: 17



Answer Choices	Responses	
Heard About	**44.00%**	132
Read	**13.00%**	39
Haven't Read	**35.33%**	106
Don't Know	**7.67%**	23
Total		**300**

Q11 Have you heard about, read, or not read An Ordinance Of the City of Minneapolis, Council Member Linea Palmisano's rezoning proposals for Linden Hills to become part of a larger city Pedestrian Oriented Overlay, which was presented to the Planning Commission last month, and the City Council this November?

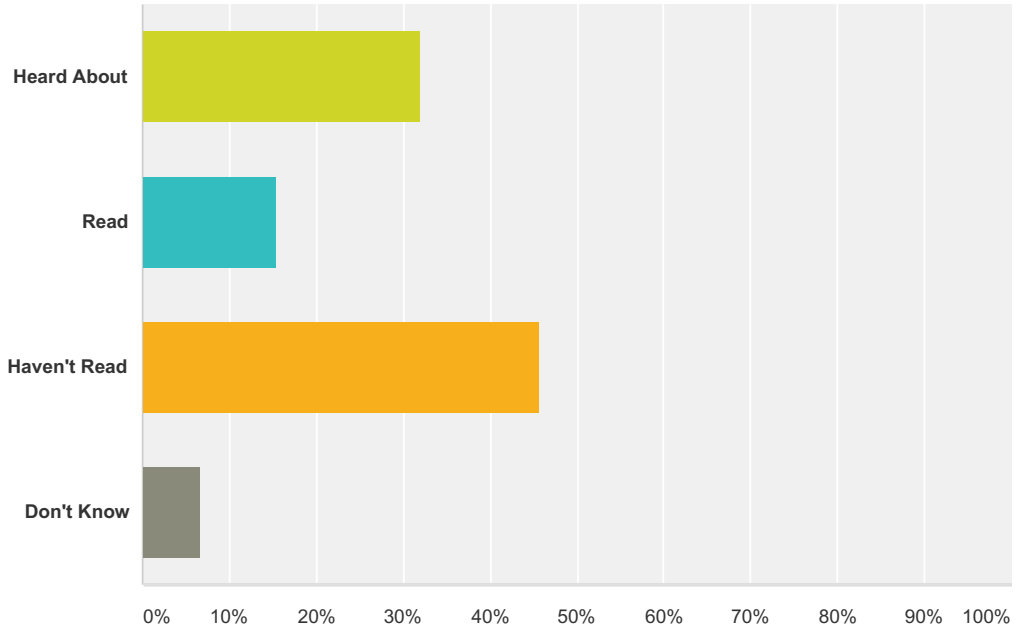
Answered: 300 Skipped: 17



Answer Choices	Responses	
Heard About	**40.00%**	120
Read	**11.33%**	34
Haven't Read	**38.33%**	115
Don't Know	**10.33%**	31
Total		**300**

Q12 Have you reviewed the Linden Hills Rezoning Study proposal on which Minneapolis's Community Planning and Economic Development (CPED) Department is currently taking comment?

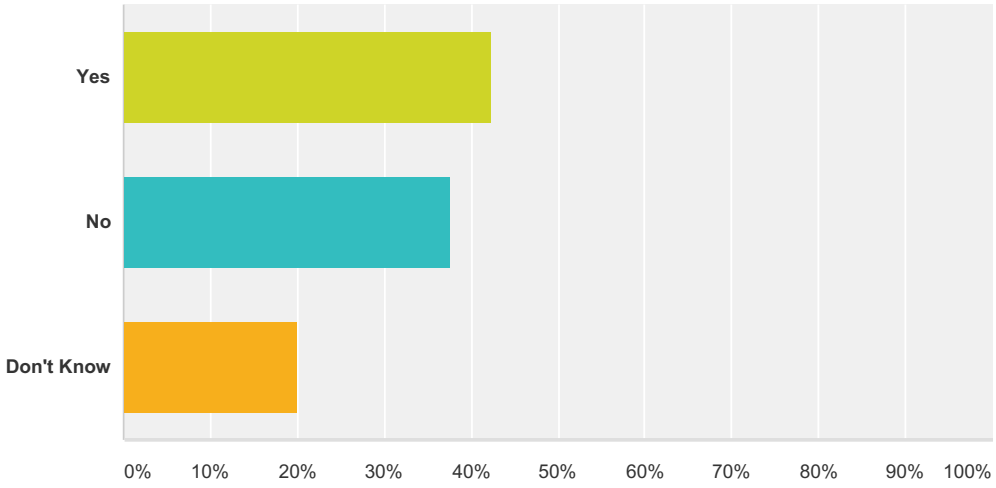
Answered: 297 Skipped: 20



Answer Choices	Responses	
Heard About	**31.99%**	95
Read	**15.49%**	46
Haven't Read	**45.79%**	136
Don't Know	**6.73%**	20
Total		**297**

Q13 Are you well informed by LHiNC in regards to zoning and rezoning issues in the Linden Hills?

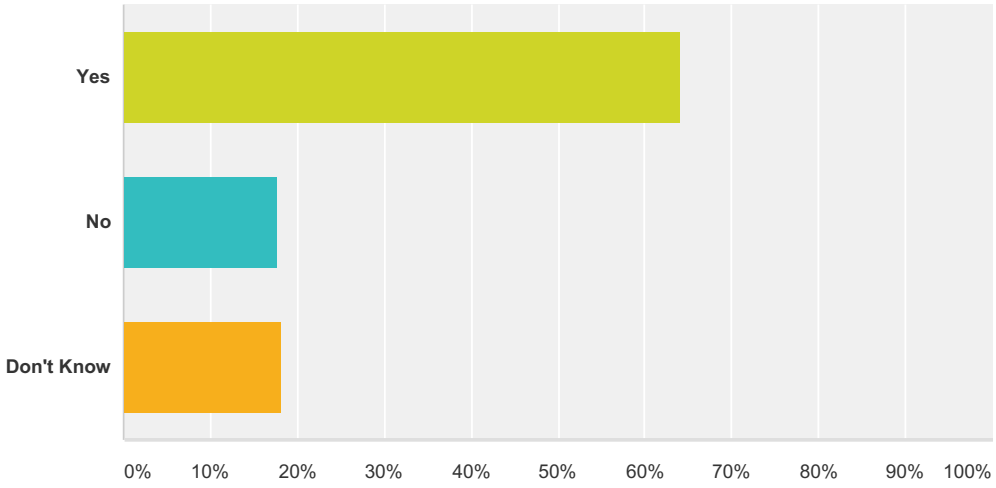
Answered: 300 Skipped: 17



Answer Choices	Responses	
Yes	**42.33%**	127
No	**37.67%**	113
Don't Know	**20.00%**	60
Total		**300**

Q14 Would you like to be better connected to find out information on zoning and rezoning issues in our neighborhood?

Answered: 293 Skipped: 24



Answer Choices	Responses	
Yes	**64.16%**	188
No	**17.75%**	52
Don't Know	**18.09%**	53
Total		**293**

Q15 What would be the best way for LHiNC to connect with you?

Answered: 189 Skipped: 128