

Minneapolis City Planning Commission

2015 Annual Report



Cover photos by Paul Mogush, Michael Wee, Aaron Hanauer, and Paul Smith

2015 CITY PLANNING COMMISSIONERS

Matt Brown, President	Mayoral Appointee
Theodore Tucker, Former President	Mayoral Appointee
John Slack, Vice President	Mayoral Appointee
Alissa Luepke Pier, Secretary	Mayoral Appointee
Council Member Lisa Bender	City Council Representative
Meg Forney	Park Board Member
Rebecca Gagnon	School Board Member
Ben Gisselman	Hennepin County Representative
Ryan Kronzer	City Council Appointee
Nick Magrino	Mayoral Representative
Sam Rockwell	Mayoral Appointee



Photo by Lisa Kusz

The City Planning Commission consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. In general, the City Planning Commission formally meets twice a month.

The City Planning Commission also meets the Thursday following a public hearing in a forum called Committee of the Whole. This meeting is designed to give City staff and applicants the chance to discuss preliminary proposals in an official forum.

The Minneapolis City Planning Commission is charged with hearing and deciding applications related to:

- Preparation of the City's comprehensive plan.
- Review and recommendation on area or issue-specific plans consistent with the comprehensive plan.
- Review and recommendation on the sale of public land, and the vacation of streets and alleys.
- Review and recommendation of redevelopment plans.
- Review and recommendations on modifications to the City's zoning code and zoning map.
- Review and action on formal development applications including applications for conditional use permits, variances, site plan review, expansion/change of nonconforming uses, and land subdivisions.

2015 CPED STAFF

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Development Services and Long Range Planning divisions.

CPED Director

Craig Taylor

City Attorney

Erik Nilsson, Assistant City Attorney

Development Services

Steve Poor, Director & Zoning Administrator

Doug Kress, former Director

Julie Biesemeier, Program Assistant

Land Use, Design and Preservation

Jason Wittenberg, Planning Manager

Hilary Dvorak, Principal Planner

Becca Farrar, Senior Planner

Aaron Hanauer, Senior Planner

Kimberly Holien, Senior Planner

Shanna Sether, Senior Planner

Lisa Steiner, Senior Planner

Janelle Widmeier, Senior Planner

Mei-Ling Smith, City Planner

Lisa Kusz, Committee Clerk

Fatima Porter, Committee Clerk

Zoning Administration

Brad Ellis, Manager

Anne Rolandelli, Office Support Specialist II

John Smoley, Senior Planner

Chris Vrchota, Senior Planner

Michael Wee, Senior Planner

Suado Abdi, City Planner

Alyssa Brandt, City Planner

Joe Giant, City Planner

Andrew Liska, City Planner

Stuart Roberson, Zoning Inspector II

Paul Smith, Zoning Inspector II

Steve Weckman, Zoning Inspector II

CPED's Mission

To grow a vibrant, livable, safely built city for everyone.

CPED's Vision

A driving force for innovation, collaboration and sustainability by providing thoughtful design and access to the tools and resources needed for all Minneapolis residents and businesses to prosper.

Long Range Planning

Kjersti Monson, Director

Community Planning, Public Art and Research

Jack Byers, Manager

Tina Beech, Program Assistant

Beth Elliott, Principal Planner

Haila Maze, Principal Planner

Paul Mogush, Principal Planner

Brian Schaffer, Principal Planner

Jim Voll, Principal Planner

Joe Bernard, Senior Planner

Sok Silaphet, Senior Planner

Lacy Shelby, Principal Urban Designer

Peter Crandall, Urban Designer

Mary Altman, Public Art Administrator

2015 LAND USE APPLICATIONS

Totals and Trends

In 2015, the City Planning Commission reviewed:

- **345 land use applications**
 - 133 projects (page 10)
 - 42 major projects (page 11)
 - 66 site plans
 - 3,848 bike racks
 - 1,527 canopy trees
 - 25 projects on Commercial Corridors
- **10 text amendments** (page 18)
- **2 small area plans** (page 20)
- **1 rezoning study** (page 22)



Photo by Aaron Hanauer

Figure 1. Applications Totals, 2010-2015

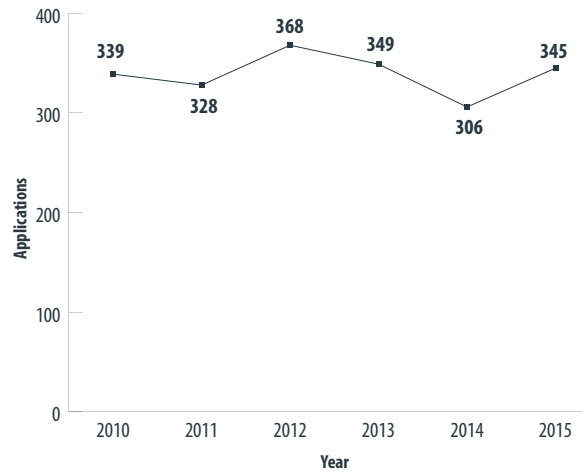
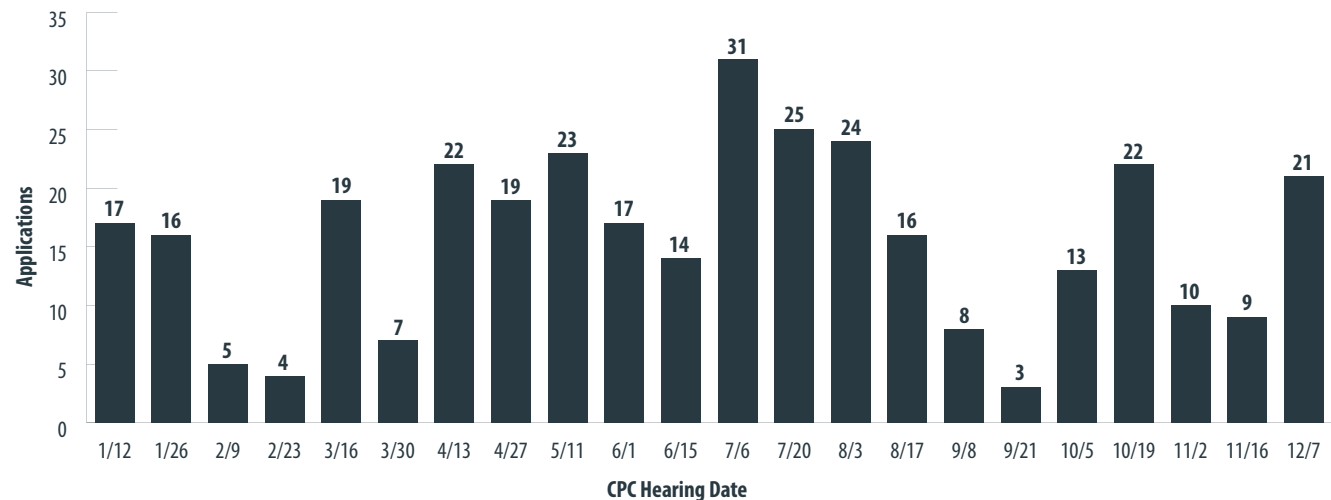


Figure 2. Text Amendments, 2010-2015



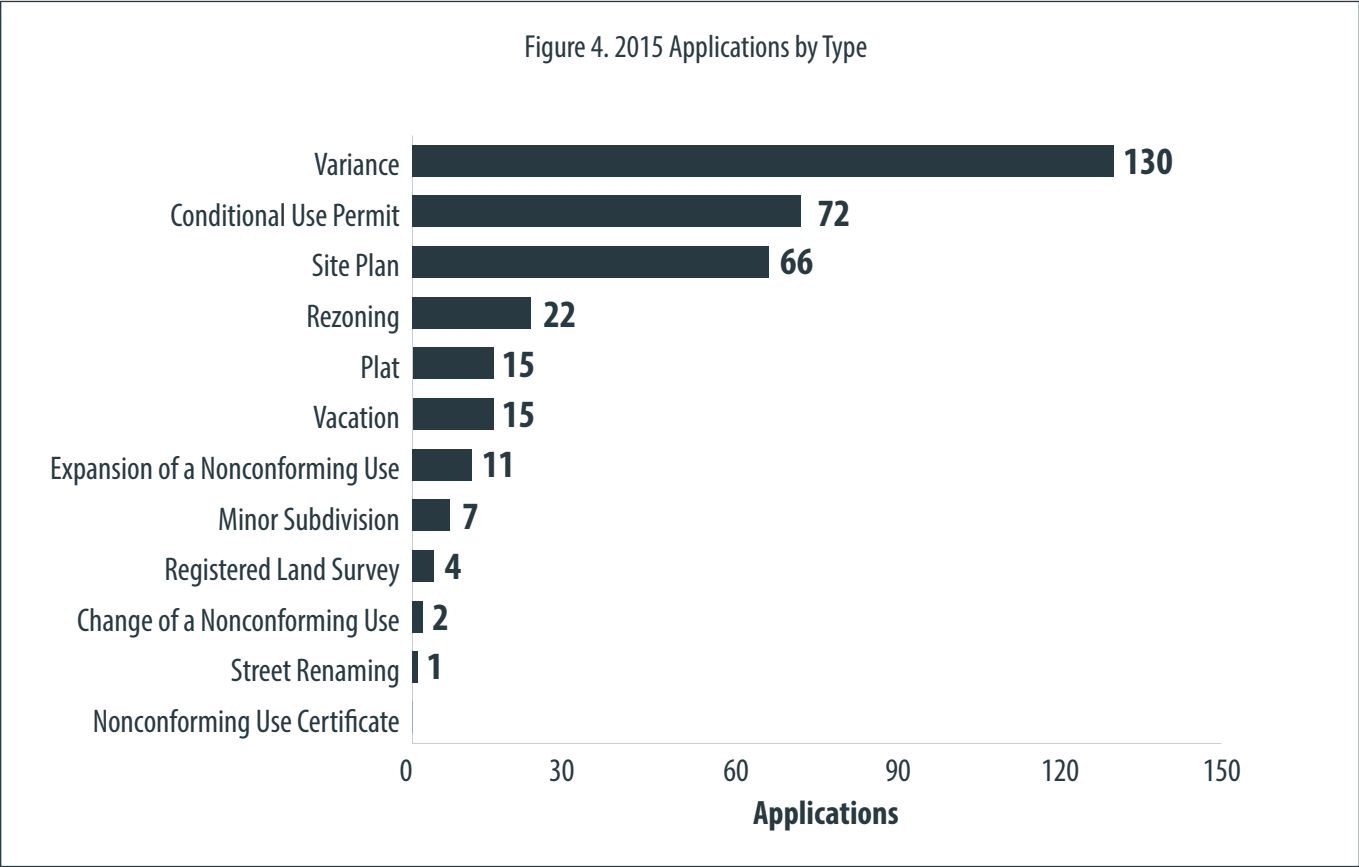
Figure 3. Applications by CPC Hearing Date



2015 LAND USE APPLICATIONS

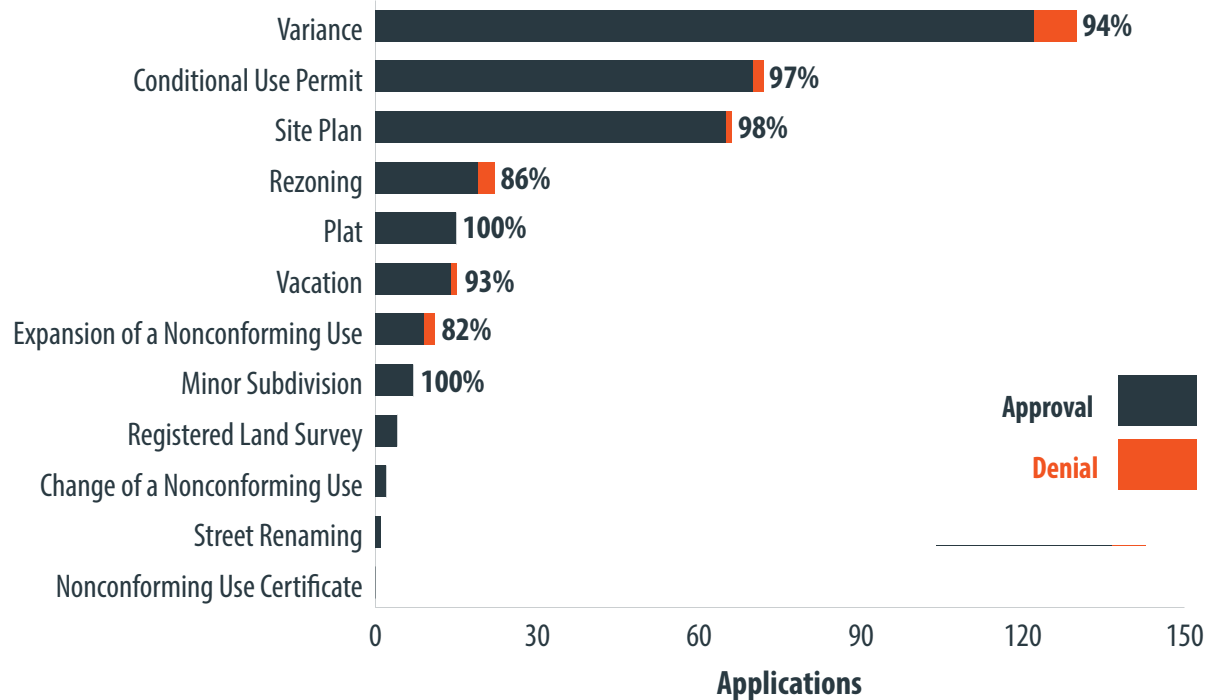
Application Types

The City Planning Commission reviewed 11 land use application types in 2015. Of the 345 applications reviewed by the City Planning Commission in 2015, approximately 130 (38%) were variances, followed by conditional use permits (72, or 21%) and site plan reviews (66, or 19%).



2015 LAND USE APPLICATIONS

Figure 5. 2015 Application Approvals and Denials



Approvals

The City Planning Commission approved or recommended approval, often with conditions, for the majority of land use applications reviewed in 2015, as shown in Figure 5.

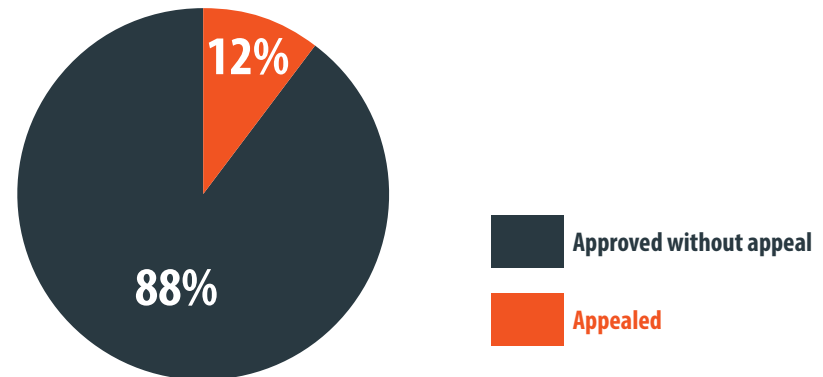
2015 LAND USE APPLICATIONS

Appeals

The City Planning Commission reviewed a total of 133 projects in 2015, of which 116 could have been appealed. Standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but are ultimately decided upon by the City Council and are therefore not included in this total.

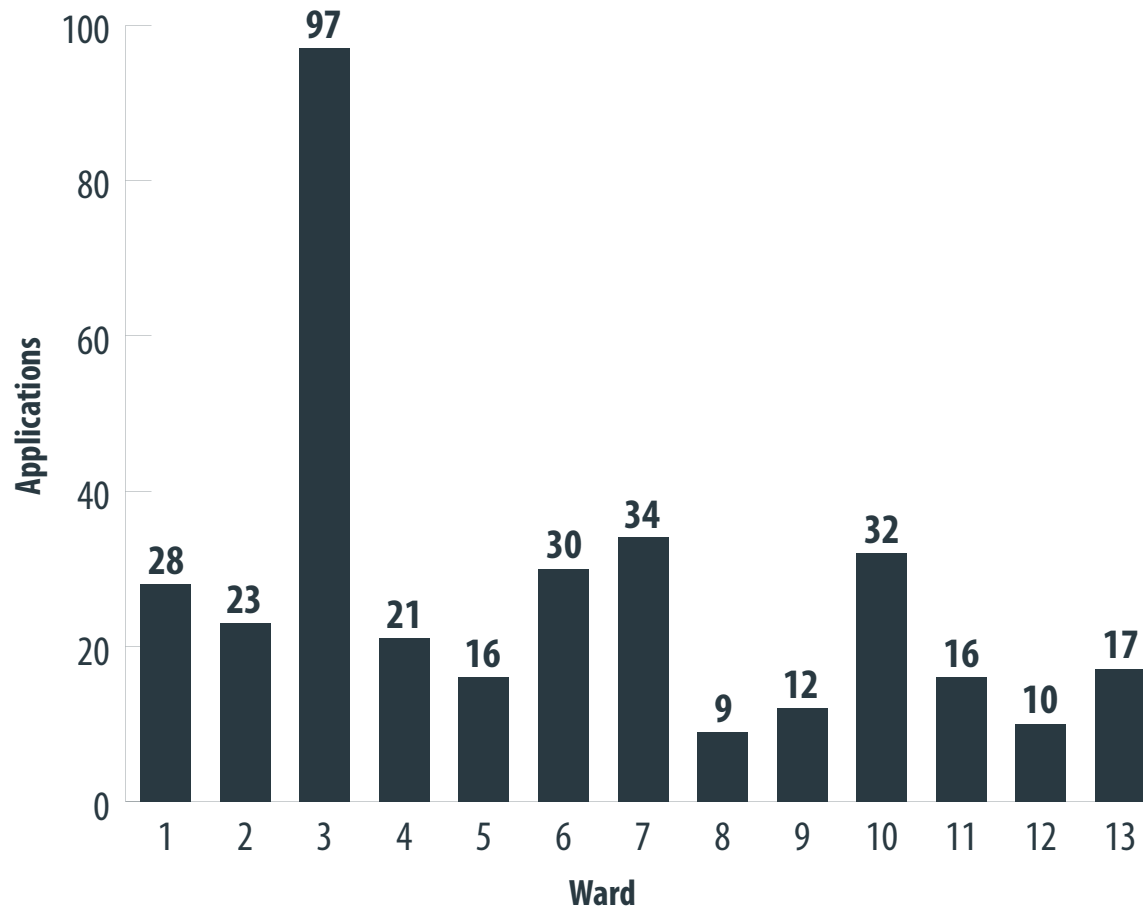
Fourteen (12%) projects were appealed, while 102 (88%) were approved by the City Planning Commission without appeal, as shown in Figure 6. The appeal total does not reflect the fact that some projects were appealed by more than one entity.

Figure 6. Total Appeals



2015 LAND USE APPLICATIONS

Figure 7. 2015 Applications by Ward



Geographic Distribution

Relative to other areas of the city, Ward 3 had the most land use applications reviewed by the City Planning Commission in 2015.

2015 PROJECT MAPS

The City Planning Commission reviewed 133 projects in 2015. Click [here](#) for the interactive land use map.

Figure 8. 2015 City Planning Commission Projects

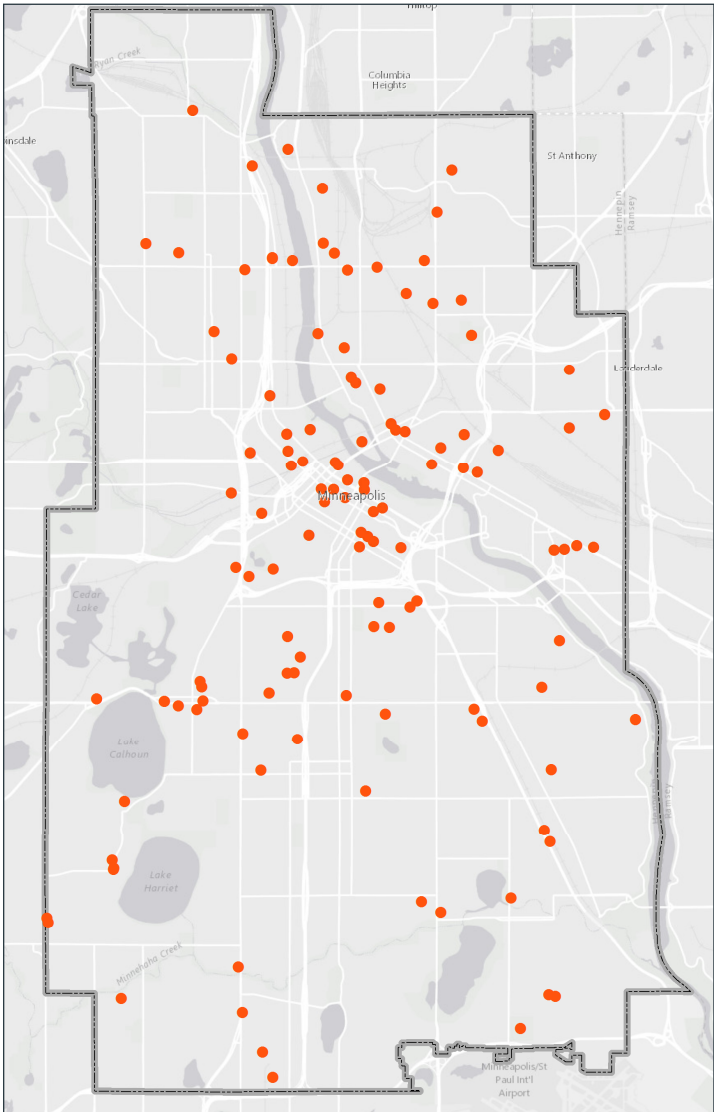
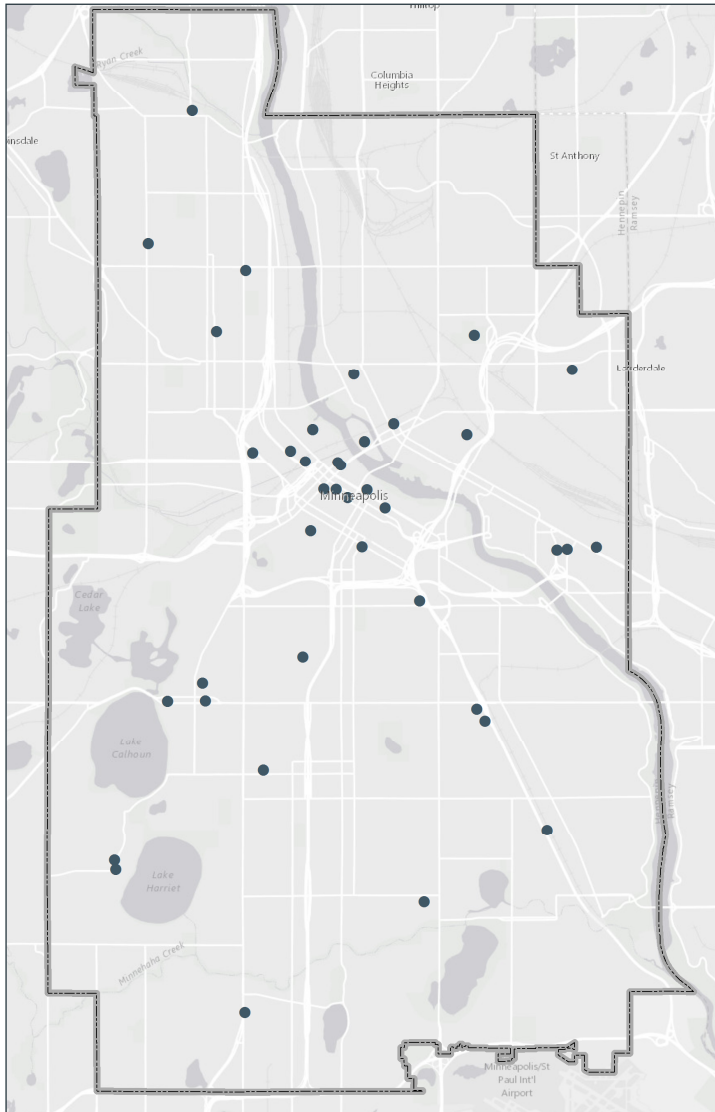


Figure 9. 2015 Major Projects



2015 MAJOR PROJECTS

Major Projects

The City Planning Commission reviewed 43 major projects in 2015. A major project is any development resulting in ten or more dwelling units and/or at least 10,000 square feet of new or additional non-residential floor area. These projects included:

- 2,881 dwelling units
- 422,148 square feet of office space
- 193,151 square feet of commercial space
- 10 new mixed-use buildings
- 3 planned unit developments
- 6 new residential buildings and 2 residential conversions
- 1 new commercial building
- 1 new office building
- 6 hotels or hotel additions
- 2 industrial buildings or additions
- 2 school buildings or additions
- 3 assisted living buildings or additions
- 1 hospital building
- 1 childcare center
- 1 parks and recreation building
- 1 library
- 1 addition to a religious institution

As with all applications reviewed by the City Planning Commission, it is important to note that not all major projects were approved by the City or have obtained building permits since their approval. Therefore, any data listed in this report should not be used for tracking project implementation outcomes.



AC Hotel



New Horizon Academy



Hiawatha College Prep

Project Name	Address	Description
<u>AC Hotel</u>	401 Hennepin Ave	New 244-room hotel.
<u>New Horizon Academy</u>	3345 Penn Ave N	New 13,000 sq. ft. childcare center.
<u>Hiawatha College Prep</u>	1611 E 46th St	New 45,000 sq. ft. school serving grades 5-8.

2015 MAJOR PROJECTS



602 Residences



Catholic Eldercare



South Upton



Seventeen 10



DeLaSalle High School



Depot Renaissance Expansion

Project Name	Address	Description
<u>602 Residences</u>	602-606 1st St N	New 30-unit residential building.
<u>Catholic Eldercare</u>	900 2nd St NE	23,000 sq. ft. addition to existing assisted living and nursing home facility.
<u>South Upton</u>	4353 Upton Ave S	New three-story, 12,000 sq. ft. commercial building.
<u>Seventeen 10 (1st, 2nd)</u>	1708-1714 W Lake St	New four-story, mixed-use building with seven dwelling units and 9,000 sq. ft. of office and retail.
<u>DeLaSalle High School</u>	25 W Island Ave	14,500 sq. ft. addition to existing high school.
<u>Depot Renaissance Expansion</u>	300 Washington Ave S	110-room, 54,000 sq. ft. expansion of existing hotel.

2015 MAJOR PROJECTS



The Lock Up Self Storage



721-729 9th St SE



Brickhouse Lofts



Huron & Essex Hotel



T3



L&H Station

Project Name	Address	Description
<u>The Lock Up Self Storage</u>	701 7th St N	New four-story, 96,000 sq. ft. storage facility.
<u>721-729 9th St SE</u>	721-729 9th St SE	New 33-unit residential building.
<u>Brickhouse Lofts</u>	150 26th Ave SE	313 dwelling units, existing building and additions.
<u>Huron & Essex Hotel (1st, 2nd)</u>	501 Huron Blvd SE	New 140-room hotel.
<u>T3</u>	316 3rd Ave N	New seven-story, 235,000 sq. ft. office building.
<u>L&H Station</u>	2225 E Lake St	Phase I of planned unit development, including 100,000 square feet of office space, 8,000 square feet of commercial space, structured parking, and 115 residential units.

2015 MAJOR PROJECTS



314 6th Ave N



3535 Grand Ave S

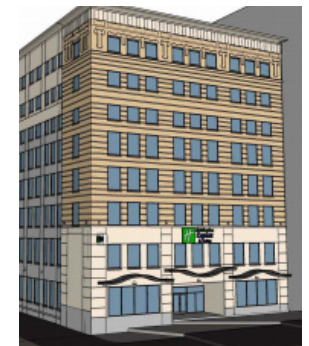


Washington & Chicago

Project Name	Address	Description
<u>3535 Grand Ave S</u>	3535 Grand Ave S	New 24-unit residential building.
<u>Hawthorne EcoVillage</u>	3116 Lyndale Ave N	New 71-unit planned unit development.
<u>Holiday Inn Express</u>	317 2nd Ave S	16,500 sq. ft. expansion of existing building to accommodate a new hotel.
<u>Anishinabe Bii Gii Wiin</u>	1600 E 19th St	New 15,000 sq. ft. assisted living facility.
<u>Washington & Chicago</u>	233 Park Ave	New mixed-use building with 183 dwelling units and ground floor commercial space. Planned unit development includes commercial space and a new hotel in existing buildings.
<u>314 6th Ave N</u>	314 6th Ave N	New mixed-use building with 143 dwelling units and approximately 16,700 sq. ft. of commercial space.
<u>4041 Hiawatha</u>	4041 Hiawatha	Conversion of an existing building to allow for 78 new dwelling units.



Hawthorne EcoVillage



Holiday Inn Express



Anishinabe Bii Gii Wiin



4041 Hiawatha

2015 MAJOR PROJECTS

Project Name	Address	Description
<u>Superior Plating Site Redevelopment</u>	315 1st Ave NE	New mixed-use development with 278 dwelling units and 22,169 square feet of commercial space.
<u>Radisson Red</u>	619 3rd Street South	New 164-room hotel with 7,200 square feet ground floor commercial space.
<u>Corcoran Triangle</u>	3120 24th Ave S	New 135-unit residential building.
<u>Girard Ave Apartments</u>	2817 Girard Ave S	New 40-unit residential building.
<u>Temple Israel</u>	2324 Emerson Ave S	27,260 sq. ft. addition to existing religious institution.
<u>602 Apartments</u>	602 1st St N	New 71-unit residential building.



Superior Plating



Radisson Red



Corcoran Triangle



Girard Ave Apts



Temple Israel



602 Apartments

2015 MAJOR PROJECTS

Project Name	Address	Description
<u>Handicraft Building City Apartments</u>	89-91 10th St S	New mixed-use building with 293 dwelling units and approximately 5,000 sq. ft. of commercial space.
<u>HCMC Ambulatory Outpatient Specialty Center</u>	801 Park Ave	New 379,920 sq. ft. hospital building (part of HCMC campus).
<u>1300 W Lake St</u>	1300 W Lake St	New mixed-use building with 125 residential units, 5,883 square feet of office space, and 21,700 square feet of retail space.
<u>43rd and Upton</u>	4264 Upton Ave S	New mixed-use building with 29 dwelling units and 6,000 sq. ft. of commercial space.
<u>365 Nicollet</u>	315 Nicollet Mall	New mixed-use building with 368 dwelling units and 9,505 sq. ft. of commercial space.
<u>26th & Stevens Apartments</u>	113 E 26th St	New mixed-use building with 70 dwelling units and 3,000 sq. ft. of commercial space.



Handicraft Building City Apartments



HCMC Ambulatory Outpatient Specialty Center



1300 W Lake St



43rd and Upton



365 Nicollet



26th & Stevens Apartments

2015 MAJOR PROJECTS



Webber Park Library

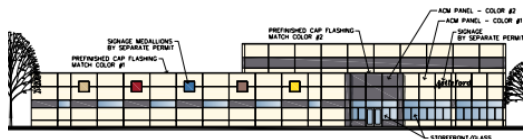


100 Hennepin



101 1st Ave N

Project Name	Address	Description
<u>Webber Park Library</u>	1423 45th Ave N	New 13,209 sq. ft. public library.
<u>100 Hennepin Ave</u>	100 Hennepin Ave	New mixed-use building with 156 dwelling units and 4,511 sq. ft. of commercial space.
<u>101 1st Ave N</u>	101 1st Ave N	New 13-unit residential building.
<u>Astleford International Trucks</u>	3000 Broadway St NE	New 12,000 sq. ft. industrial building and 33,000 sq. ft. addition to an industrial building.
<u>Northeast Park Recreation Building</u>	1500-1520 Johnson St NE	New 14,650 sq. ft. recreation building.
<u>Mt. Olivet Careview Home</u>	5517 Lyndale Ave S	36,000 sq. ft. addition to existing assisted living facility.
<u>RISE at Prospect Park</u>	2929 University Ave	New mixed-use development with 336 dwelling units and 41,000 sq. ft. of commercial space.



Astleford International Trucks



Northeast Park Recreation Building



Mt. Olivet Careview Home



RISE at Prospect Park

2015 APPROVED TEXT AMENDMENTS

Approved Text Amendments

In 2015, the City Council reviewed ten zoning code text amendments, which were later adopted by the City Council.

Household refuse storage containers

This amendment allows household refuse containers within the interior side yard in the rear 40 feet or rear 20 percent of a lot, provided the container is a minimum of 10 feet away from the habitable portion of the principal structure on an adjoining property (Chapter 535).

Ordinance No. 2015-Or-005, adopted April 3, 2015

Floor area calculation for single- and two-family homes

This amendment provides additional flexibility regarding the extent to which a basement may extend above natural grade before it is counted as gross floor area. This change is applicable in the residence and office residence districts (Chapters 546 and 547).

Ordinance No. 2015-Or-014 through -015, adopted May 15, 2015

Telecommunications in the public right-of-way

This amendment revises the regulations for telecommunications towers, antennas, and base units in the public right-of-way (Chapter 535).

Ordinance No. 2015-Or-049, adopted June 19, 2015

Hotels and bed and breakfast establishments

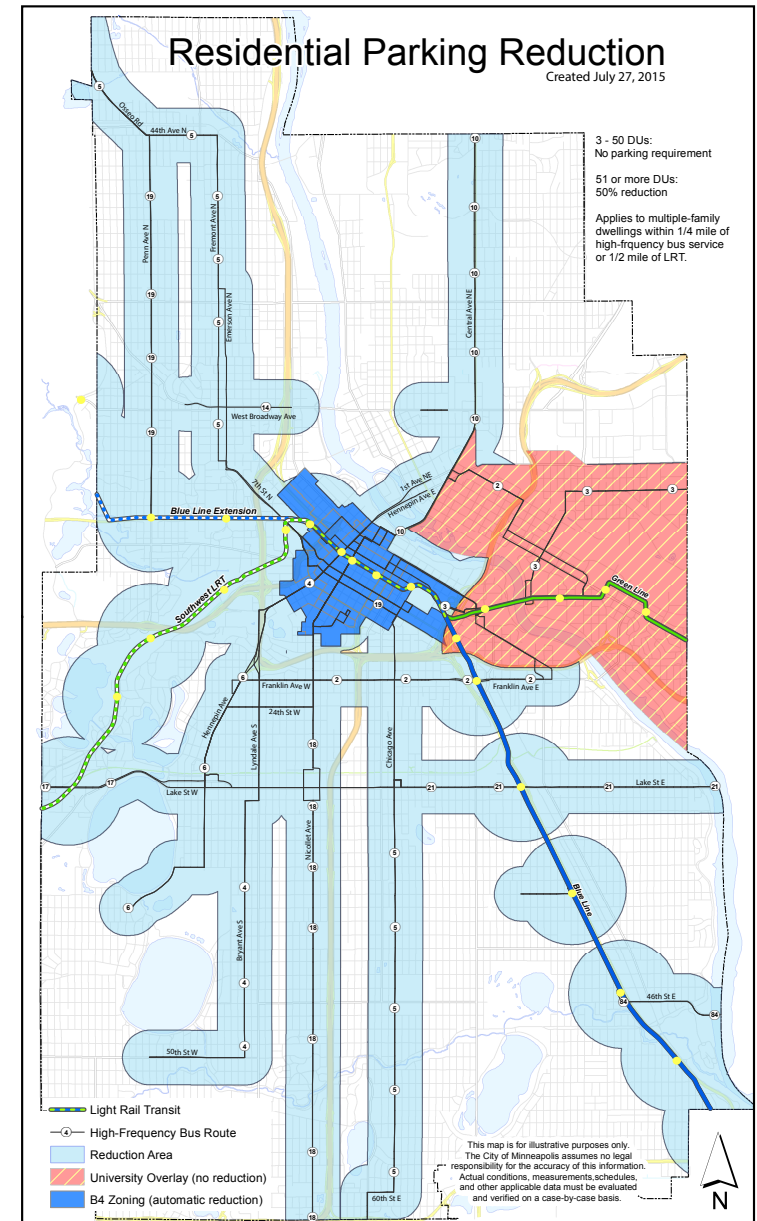
This amendment establishes two categories for hotels, revises the specific development standards for hotels and bed and breakfast establishments, and revises the zoning districts in which hotels and bed and breakfast establishments are allowed (Chapters 536, 547, 548, 549, and 550).

Ordinance No. 2015-Or-056 through -060, adopted July 10, 2015

Off-street parking requirements for multi-family dwellings

This amendment reduces the minimum off-street parking requirements for multi-family residential uses (3 units or greater) in close proximity to transit service (Chapters 541 and 551).

Ordinance No. 2015-Or-061, adopted July 10, 2015



2015 APPROVED TEXT AMENDMENTS

Converting existing buildings to single- and two-family homes

This amendment allows existing buildings to be converted into single- or two-family homes in the R5, R6, OR2, and OR3 zoning districts (Chapters 546 and 547).

Ordinance No. 2015-Or-077 through -078, adopted August 21, 2015

Restaurants serving alcohol

This amendment removed a regulation for sit down restaurants which limited the proportion of total gross sales from alcohol to no more than 40 percent, reflecting recent changes to the City Charter (Chapter 536).

Ordinance No. 2015-Or-083, adopted September 25, 2015

Small-scale grain milling

This amendment establishes regulations for small-scale grain milling and allows small-scale grain milling as a permitted use in all Industrial districts (Chapters 536 and 550).

Ordinance No. 2015-Or-099 through -100, adopted December 11, 2015

Commercial sizes and limited production and processing

This amendment increases the allowed size of commercial uses in the C1 and C3A zoning districts, overhauls the regulations for limited production and processing uses, and changes the regulations for retail sales and services in the Office Residence districts (Chapters 520, 527, 536, 547, 548, and 549).

Ordinance No. 2015-Or-101 through 106, adopted December 11, 2015

Emergency and overnight shelters

This amendment establishes three shelter categories, as well as specific development standards for each shelter type, and clarifies which zoning districts allow them as permitted or conditional uses (Chapters 520, 536, 537, 541, 546, 547, 548, 549, and 551).

Ordinance No. 2015-Or-107 through -115, adopted December 11, 2015



Photo by Michael Wee



<https://www.flickr.com/photos/chiotsrun/>

2015 APPROVED SMALL AREA PLANS

Holland Neighborhood Small Area Plan (Ward 1)

The Holland Neighborhood Improvement Organization (HNIA) spent many months planning for and drafting a small area plan for the Holland neighborhood. The plan creates a vision for the future of their neighborhood to be incorporated into the City of Minneapolis' Comprehensive Plan, and to guide future funding decisions for HNIA. The plan was recommended for approval by the City Planning Commission at their February 9, 2015, meeting, and approved by the City Council on March 20, 2015. A copy of the plan can be found [here](#).



A Lowry Avenue



Lowry Avenue will become a comfortable street to walk and a desirable place to live. New investments at Monroe, Washington, and University create opportunities for small restaurants, markets, and shops. Between these commercial nodes, single family houses are, over time, improved or redeveloped into townhouses and small apartments.

B Jackson Street/Central Avenue



Jackson Street and Central Avenue will become mutually supportive as properties on Jackson are redeveloped with medium density housing. New housing will provide additional customers for businesses along Central Avenue. Central Avenue will remain Northeast's Main Street with new streetcar service and robust development at Lowry, 27th, and 18th Avenue.

C 22nd Avenue



22nd Avenue will become a signature street focused on creative environmental and stormwater best management practices, the arts, and investments unique to Holland. 22nd Avenue will prioritize bikes and pedestrians over automobiles as it extends east and west connecting multiple neighborhoods in Northeast, through Holland to the Mississippi River.

D Holland Commons



The Holland Commons is an area that encompasses various public and quasi-public spaces (the Edison Green Campus, the Northeast Library, the Basin, Jackson Square Park, the Firefighter's Hall and Museum, and 22nd Avenue). The Commons is developing and will continue to develop into the space where Holland distinguishes its commitment

to innovation in the arts, community, and environmental stewardship. The Commons is already an area that attracts local residents – through a focus on green technology, public space development, encouragement of synergistic housing and small-scale commercial development, a focus on the pedestrian and cyclist over motorists, and an increase in housing density in specific areas, the goal is to make the Commons a destination for those outside the Holland community as well.

E The Railroad



Once a barrier, the railroad's impacts will be lessened with innovative solutions. Irregular parcels along the rail will be redeveloped for housing and creative production, and will include publicly-accessible open spaces and a trail. Dark streets under railroad bridges will be transformed into well-lit art galleries.

The Holland neighborhood is Northeast Minneapolis' secret gem. It is a gateway to Northeast, and a gateway to the City. The Holland Neighborhood Small Area Plan is about making this great place even better for residents, workers, and visitors.

The Plan encourages growth and change in key areas by building on neighborhood strengths and commitments to connectivity, the arts, environmental stewardship, and active community engagement. The Plan supports existing entrepreneurs and institutions, and attracts new investments to better serve those who live here, and those who want to live here (Holland Neighborhood Small Area Plan, page 6).

Holland Neighborhood Small Area Plan, page 6

2015 APPROVED SMALL AREA PLANS

Lowry Avenue NE Corridor Plan and Implementation Framework (Wards 1 & 3)

The Lowry Avenue Northeast Corridor Plan and Implementation Framework covers the Lowry Avenue NE corridor, from the bridge over the Mississippi River to the city limits. The plan focuses on bicycle and pedestrian improvements along the entire corridor, with more specific guidance for improvements and redevelopment at six key intersections along Lowry Avenue NE:

- Marshall Street NE
- 2nd Street NE
- University Avenue NE
- Washington Street NE
- Monroe Street NE
- Central Avenue NE

This plan updates previous visions for Lowry Avenue NE, based on updated technical analysis and community engagement. Property acquisition is limited to at most a couple of key intersections. It proposes sidewalk and road improvements for walkers, bicyclists, transit users and drivers, and explores redevelopment options that would support business and housing growth in the area.

The City Planning Commission recommended approval for the plan on July 6, 2015, and the plan was approved by the City Council on August 7, 2015. The Hennepin County Board of Commissioners adopted the plan on October 20, 2015. For more information, please visit the Lowry Avenue community works [website](#).



Existing and proposed view near Cleveland Street NE and Lowry Avenue NE

Lowry Avenue NE Corridor Plan and Implementation Framework, page 78

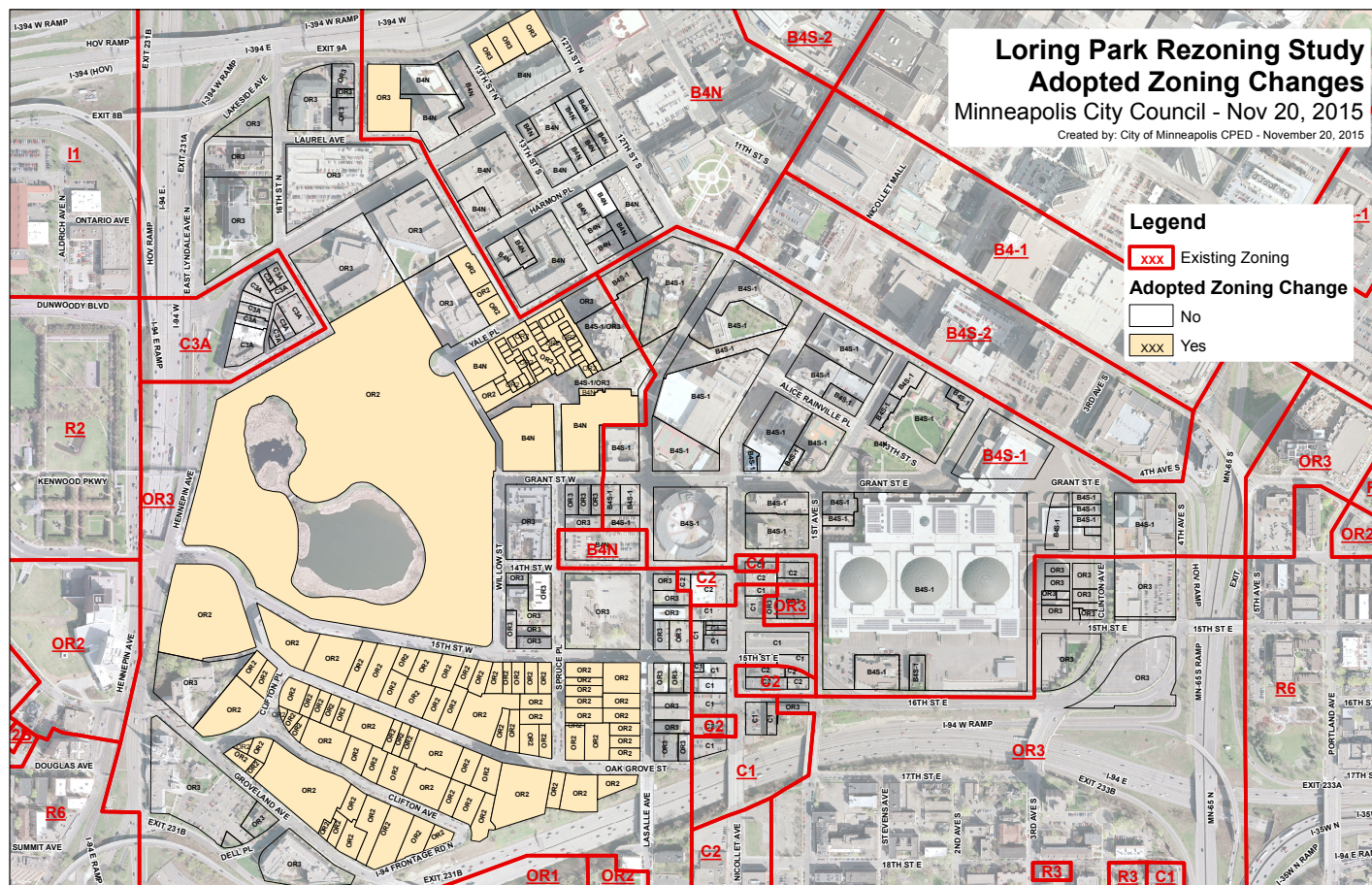
2015 APPROVED REZONING STUDIES

Loring Park Rezoning Study

The Loring Park Neighborhood Master Plan was approved by the City Council in 2013 and amended into *The Minneapolis Plan for Sustainable Growth* in 2015. It was produced by Citizens for a Loring Park Community (CLPC) to guide land use and development in the Loring Park neighborhood for the next 20 years.

The goal of the Loring Park Rezoning Study was to encourage the type of development envisioned in the Loring Park Neighborhood Master Plan and prevent development that is inconsistent with the plan.

The Loring Park Rezoning Study was recommended for approval by the City Planning Commission on October 19, 2015, and approved by the City Council on November 20, 2015. For more information, please visit the [project website](#).



Map by City of Minneapolis CPED

2015 AGENDAS AND ACTIONS

Agendas

January 12, 2015

January 26, 2015

February 9, 2015

February 23, 2015

March 16, 2015

March 30, 2015

April 13, 2015

April 27, 2015

May 11, 2015

June 1, 2015

June 15, 2015

July 6, 2015

July 20, 2015

August 3, 2015

August 17, 2015

September 8, 2015

September 21, 2015

October 5, 2015

October 19, 2015

November 2, 2015

November 16, 2015

December 7, 2015

Actions

January 12, 2015

January 26, 2015

February 9, 2015

February 23, 2015

March 16, 2015

March 30, 2015

April 13, 2015

April 27, 2015

May 11, 2015

June 1, 2015

June 15, 2015

July 6, 2015

July 20, 2015

August 3, 2015

August 17, 2015

September 8, 2015

September 21, 2015

October 5, 2015

October 19, 2015

November 2, 2015

November 16, 2015

December 7, 2015



Photo by Michael Wee