

MEMORANDUM

To: City Planning Commission, Committee of the Whole
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Date: January 30, 2020
Subject: Comprehensive Plan Amendments

The following scenarios outline expectations around types of project driven requests that will require comprehensive plan amendments, focusing on the future land use and built form maps. It is staff's intent to encourage developments not to trigger these thresholds, in part due to the overall permissive nature of these maps, but also due to the intended outcome of greater predictability in the development process for stakeholders, appointed and elected officials, and the development community. This is a working list and will be added to and/or modified over time as additional development scenarios present themselves.

Built Form Map

- **Interior 1, 2, 3** – Height exceptions need a comprehensive plan amendment if the findings for a variance cannot be made
- **Corridor 3, 4, 6, Transit 10, 15, 20, 30** – A conditional use permit is needed to exceed height guidance, comprehensive plan amendment needed to exceed guidance in the next category
- **Core 50** – No need for comp plan amendment to exceed height
- **Height minimums** – Will be addressed through an authorized variance as part of the work on Built Form Overlay districts
- **Sites with a mix of built form guidance** – Need to conform by sculpting building envelope to match each of the built form districts

Land Use Map

- **Urban Neighborhood**
 - Existing commercial buildings and uses do not require a comp plan amendment to secure commercial zoning
 - New proposed commercial buildings and uses need to be on or proximate to a Goods and Services Corridor, or a mixed use land use category that permits expansion
 - Other scenarios where a commercial use is proposed in Urban Neighborhood requires a comprehensive plan amendment
- **Neighborhood Mixed Use**
 - Expansion of a commercial building or use outside of the guided category requires a comprehensive plan amendment, unless the site is adjacent to a Goods and Services Corridor
- **Community Mixed Use**
 - Not providing an active use will require variance approval and a comprehensive plan amendment once the base zoning districts have been updated to match the land use map. In the interim, projects will be evaluated on a case by case basis for consistency with the comprehensive plan.

- **Destination Mixed Use**
 - Not providing a retail use will require variance approval and a comprehensive plan amendment once the base zoning districts have been updated to match the land use map. In the interim, projects will be evaluated on a case by case basis for consistency with the comprehensive plan.
- **Production and Processing**
 - Residential projects or single-use commercial/retail proposals require a comprehensive plan amendment
- **Production Mixed Use**
 - Residential projects that do not provide production space will require a comprehensive plan amendment
- **Site with a mix of land use categories**
 - May need to secure a comprehensive plan amendment depending on how uses are sited