

## MEMORANDUM

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*To:* City Planning Commission, Committee of the Whole

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*Date:* January 12, 2023

*Subject:* Proposed Zoning Code Text and Map Amendment: Land Use Rezoning Study

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### Background

Following adoption of Minneapolis 2040, staff embarked on a multi-year workplan to update the city's zoning ordinance. State law requires that the city's zoning ordinance conform with its comprehensive plan. New and updated policies in Minneapolis 2040 necessitate numerous changes to the zoning ordinance. So far, the city has adopted an inclusionary zoning ordinance and eliminated single-family exclusive zoning in 2020, new built form regulations in early 2021, and an overhaul of parking and travel demand management standards also in 2021.

Minneapolis 2040 includes two maps that are particularly significant in terms of guiding the development of new zoning regulations: a Future Land Use Map and a Built Form Map. Work on built form regulations that govern issues such as building height, floor area ratio (FAR), setbacks, lot coverage, impervious surface, and transitions between districts is largely completed. The Future Land Use Map is now the focus of staff's work and includes creating an entirely new set of primary zoning districts to regulate use. This work includes determining how use regulations relate to other elements of the code, reconfiguring the structure of the code, and ensuring that changes make it easier for staff, applicants, elected and appointed officials, and other stakeholders to use the code. Work is guided by the goals outlined in Minneapolis 2040, with changes to the zoning code intended to achieve outcomes such as complete neighborhoods, climate change resilience, and racial equity.

Work on this project was last presented to the Planning Commission Committee of the Whole in August of 2022. Staff intends to bring several updates to this commission over the coming weeks in advance of a public hearing scheduled for March 20, 2023.

## Key Topics

Staff will orient commissioners to the draft code text at this meeting, which will be available at [minneapolis2040.com/implementation/land-use-rezoning-study](https://minneapolis2040.com/implementation/land-use-rezoning-study) starting January 12, 2023. Once the draft code text is published online, we will invite commissioners (along with all stakeholders) to review the content in detail. During the public review period in advance of a public hearing, staff will return to the Planning Commission Committee of the Whole to discuss key topics. As of the writing of this memo content is still being finalized for the January 12, 2023, meeting. Staff intends to brief and gather feedback from commissioners on the topics outlined below.

*Navigating Draft Code Text* – orient commissioners on the new code structure, where existing content has moved, and where new approaches are taken.

*Use Groups, Use Categories, and Use Standards* – the draft code takes a new approach to organizing information about specific uses. This includes consolidating information about which uses are allowed in which districts to a single location, instead of spread across multiple chapters. Staff will highlight key draft changes to which uses are allowed in which districts. Some examples are included below.

- Auto-oriented uses – key prohibitions, use standards, and locations where these uses will be allowed in the future
- Entertainment uses – attempt to create more consistency between business licensing regulations and zoning code regulations
- Restaurant uses – simplifying and consolidating multiple uses into one description
- High-impact production uses – clarity around which uses should no longer be allowed in the city

*Allowed size of individual commercial uses* – size of individual uses can now be found in the draft use table. The limits set for certain uses in certain districts is an area staff will be seeking feedback.

*Parks Zoning* – Minneapolis 2040, consistent with Park Board plans, identifies some privately owned property for future parks use. How do we best regulate for this eventual outcome without placing an undue burden on current property owners?

*Pedestrian Oriented Overlay* – staff proposes eliminating this overlay district in favor of applying many of the existing regulations in this district more broadly throughout the city.

*Destination and Community Mixed Use* – Minneapolis 2040 calls for requiring “retail” or “active” uses for all new development in these districts. Which uses should qualify in meeting this requirement?

*Lot Area* – Some specific uses have historically had minimum lot area requirements, staff will outline the uses that are proposed to be subject to those standards moving forward, and how some of those standards might be changing.

## **Process and Timeline**

### *2021*

- Existing land use inventory
- Best practices research

### *2022*

- Internal outreach and coordination
- Draft code text, use tables, and mapping

### *2023*

- Public engagement
  - 45-day Public Review Period begins January 12, 2023, ending February 26, 2023
  - Virtual Public Meeting, date and time to be determined
  - Draft code text is available for public review and comment on January 12, 2023
- Approval process
  - Public Hearing at Planning Commission on March 20, 2023
  - BIHZ Committee on April 18, 2023 (Tentative)
  - City Council on April 27, 2023 (Tentative)
  - Ordinance Publication on May 8, 2023 (Tentative)
  - Effective Date of updated zoning ordinance to be determined

## **Resources and Attachments**

- Draft code text available at [minneapolis2040.com/implementation/land-use-rezoning-study](https://minneapolis2040.com/implementation/land-use-rezoning-study) on January 12, 2023