

MEMORANDUM

To: City Planning Commission, Committee of the Whole

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Date: March 9, 2023

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

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.

Draft code text, supporting materials, and opportunities to submit feedback are all available at minneapolis2040.com/implementation/land-use-rezoning-study

Key Topics

CPED staff will outline the process for proposing amendments to the draft zoning code materials, provide an update on public feedback received to date, and present an update on how High-Impact Production uses are being addressed in the draft code text.

Amendment process – To help ensure that the Planning Commission public hearing on April 24th is as effective as possible, staff will outline a process for commissioners to prepare amendments to the draft code text – both ahead of the public hearing, and during the public hearing.

Public feedback – Staff will summarize public feedback to date and alert the Planning Commission to the topics that are garnering the most attention. In particular, those topics include application of the Urban Neighborhood districts, interest in allowing commercial uses, and comments regarding production uses will be covered.

Production uses – Most uses that will be classified as High-Impact Production and Processing would be prohibited from establishing in the city under proposed rules. CPED staff continues to work with colleagues in the Health Department and the City Attorney’s office to determine the possible and appropriate paths for regulating the limited number of High-Impact Production and Processing uses that won’t already be prohibited by the zoning ordinance. Staff will present some approaches that may appear in the next draft of the zoning code, to be published ahead of the public hearing.

Key Dates

Since CPED staff last presented the Land Use Rezoning Study at a Committee of the Whole meeting, a decision was made to extend the public comment period an additional 30 days.

- Public engagement
 - 45-day Public Review Period begins January 12, 2023, ending March 26, 2023
 - Virtual Public Meeting was held February 15, 2023, 7pm
 - [Presentation Slides](#)
 - [Recording of meeting](#)
- Approval process
 - Public Hearing at City Planning Commission on April 24, 2023
 - BIHZ Committee on May 16, 2023 (Tentative)
 - City Council on May 25, 2023 (Tentative)
 - Ordinance Publication on June 5, 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