

Corcoran Neighborhood Organization: Development 101

Mike Christenson, Director
Paul Mogush, Principal City Planner
Community Planning and Economic Development

February 17, 2011

The next hour...

- What is “affordable” housing, and what is “Section 8” housing. What is AMI?
- How are most mixed-use projects financed? What’s a TIF? What are tax credits? Who is paying for these things?
- What do the various zoning designations in the neighborhood mean?
- What is a small area plan, and how does that impact city planning review?
- Hey, what is the planning review process anyway?
- What is an overlay district?
- What is a Planned Unit Development?
- What’s a Conditional Use Permit?
- What’s an EAW? What’s an EIS?
- How can residents get involved to mitigate parking and construction problems created by new construction?
- Why should I not be concerned that Crack addicts are moving into the new development across the street?
- How will new projects impact my property values – my taxes are already too high!
- Can the city come and take my property for a project it likes?
- If new construction next door cracks my foundation and I get water in the basement, who pays for that?

Breaking it down...

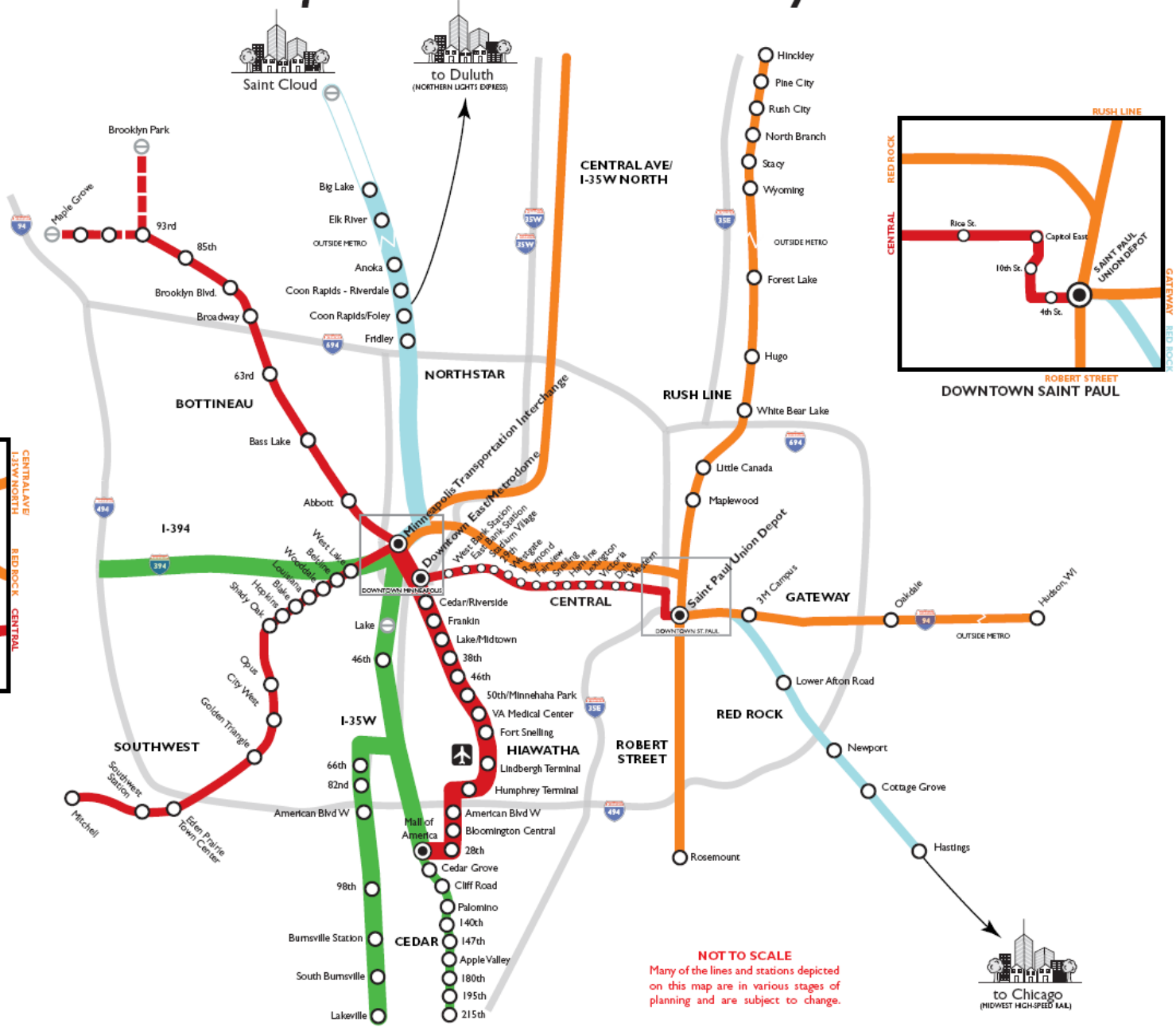
- The Plan, The Vision
- Regulating and Reviewing Development
- Financing Development
- Development Impacts



Livable Communities

© 2008 Transit for Livable Communities

Minneapolis-St. Paul Transitways 2020



- LEGEND**
- Light Rail
 - Commuter Rail
 - Bus Rapid Transit
 - Commuter Bus/Future Rail
 - ▬▬▬ Potential Alignment
 - Transfer Station
 - Station
 - Potential Station

NOT TO SCALE
 Many of the lines and stations depicted on this map are in various stages of planning and are subject to change.



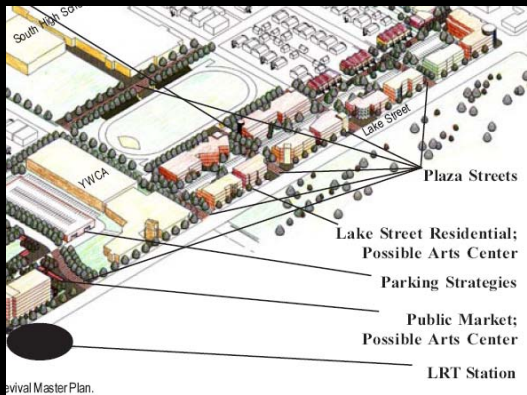
Transit Oriented Development

- Compact development
- Within easy walking distance of a transit station
- Contains a mix of uses such as housing, jobs, shops, restaurants and entertainment.





Comprehensive Plan
(Broad Policy for the Entire City)



Small Area Plan
(More specific vision for a focused area)



Zoning Map
(The Law – What's Allowed and Not Allowed)

Minneapolis Zoning Code

All land in the city is assigned a zoning classification in one of the following categories:

- Residence Districts
- Office Residence Districts
- Commercial Districts
- Downtown Districts
- Industrial Districts

Minneapolis Zoning Code

Each district regulates:

- Uses (Permitted, Conditional, Prohibited)
- Residential density
- Building height, bulk, and setbacks
- Lot dimensions
- Signage (Size, type, location and lighting)
- Hours of operation

Minneapolis Zoning Code

Regulations that apply across districts:

- Parking and loading requirements
- Spacing requirements
- Site plan requirements

Minneapolis Zoning Code

Overlay Districts:

- Additional regulations beyond primary or “base” zoning
- May be more restrictive or less restrictive than primary zoning
- When in conflict with base zoning, the overlay district governs

Pedestrian Oriented (PO) Overlay District

- New auto-oriented uses (gas stations, auto repair, drive-throughs) are prohibited.
- New commercial development may not be set back more than eight feet from the front property line.
- Parking lots may not be located in front of buildings.

Pedestrian Oriented (PO) Overlay District

- New commercial development must include at least 40% window coverage on the first floor facing the street.
- New parking lots are limited to 60 feet of frontage along the street.
- Off-street parking requirements (minimums and maximums) are reduced by 25% for commercial uses.

Existing PO Districts

The zoning map currently has 21 PO districts, including...



48th and Chicago



Chicago and Lake



38th and Hiawatha

Development Review Example



Arts Quarter Lofts Proposal

- 29 Dwelling Units
- 6,000 sq ft ground-floor retail
- 5 stories
- 48 off-street parking spaces (13 at grade, 35 below grade)



Arts Quarter Lofts Land Use Applications

- Rezone one parcel from C1 to C2
- Conditional Use Permit for 29 Dwelling Units
- Conditional Use Permit to increase height from 4 stories to 5 stories
- Site Plan Review
- Setback variances
- Variance to reduce minimum lot area (increase residential density)
- Variance to increase floor area ratio

Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2
CUP for 29 Dwelling Units
CUP to increase height
Site Plan Review
Setback variances
Lot area variance
Floor Area Ratio Variance



Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2

CUP for 29 Dwelling Units

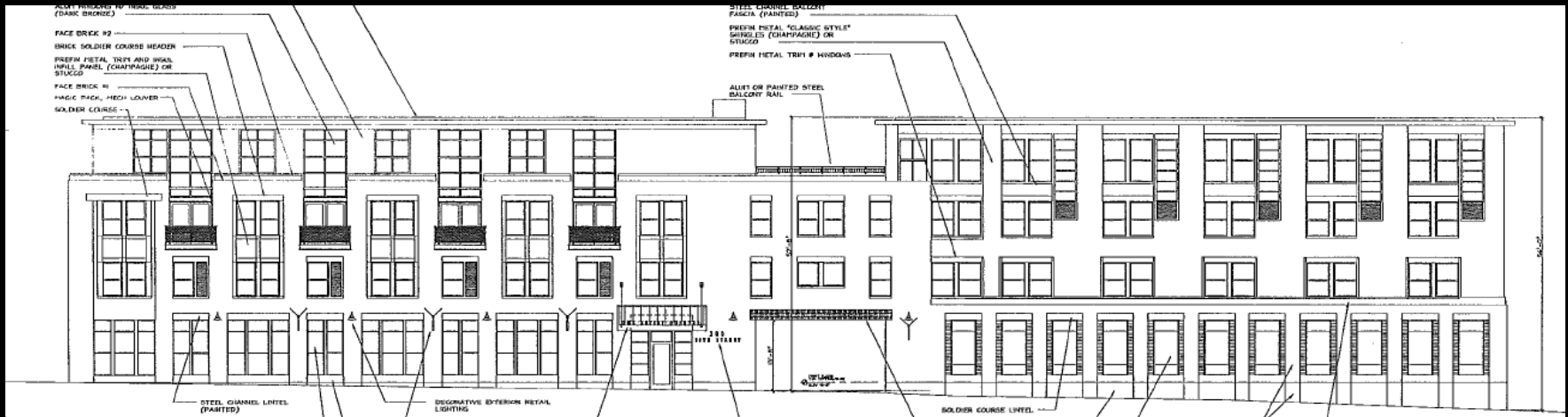
CUP to increase height

Site Plan Review

Setback variances

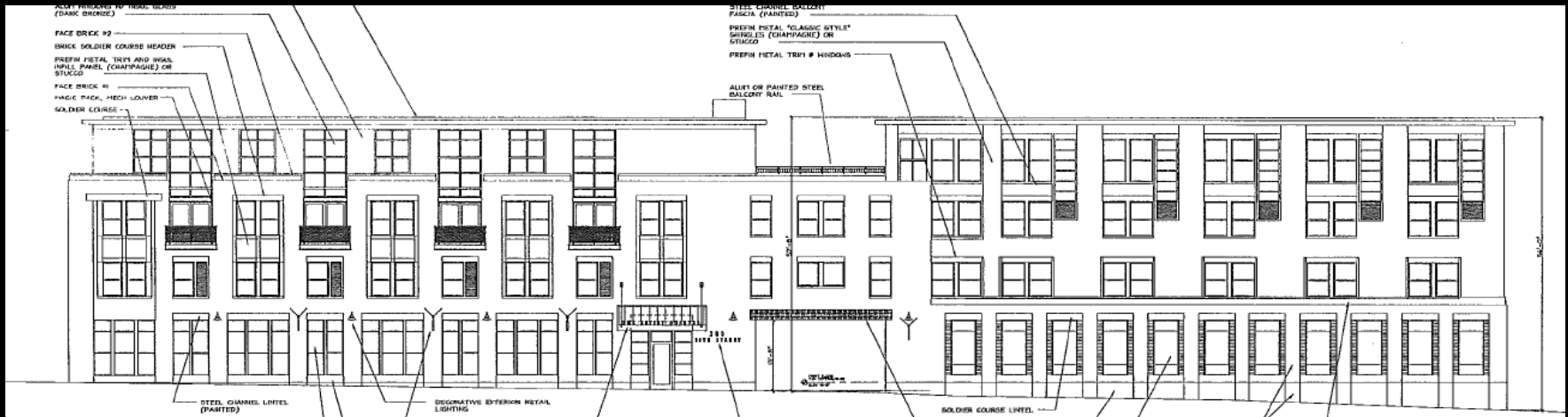
Lot area variance

Floor Area Ratio Variance



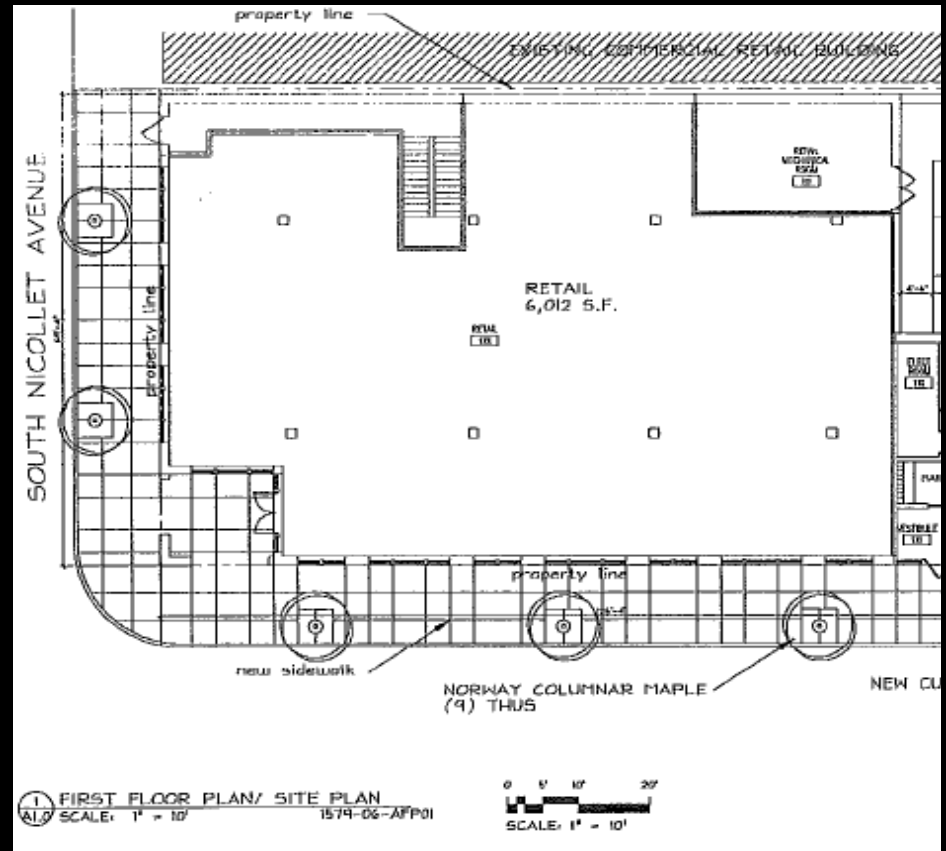
Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2
CUP for 29 Dwelling Units
CUP to increase height
Site Plan Review
Setback variances
Lot area variance
Floor Area Ratio Variance



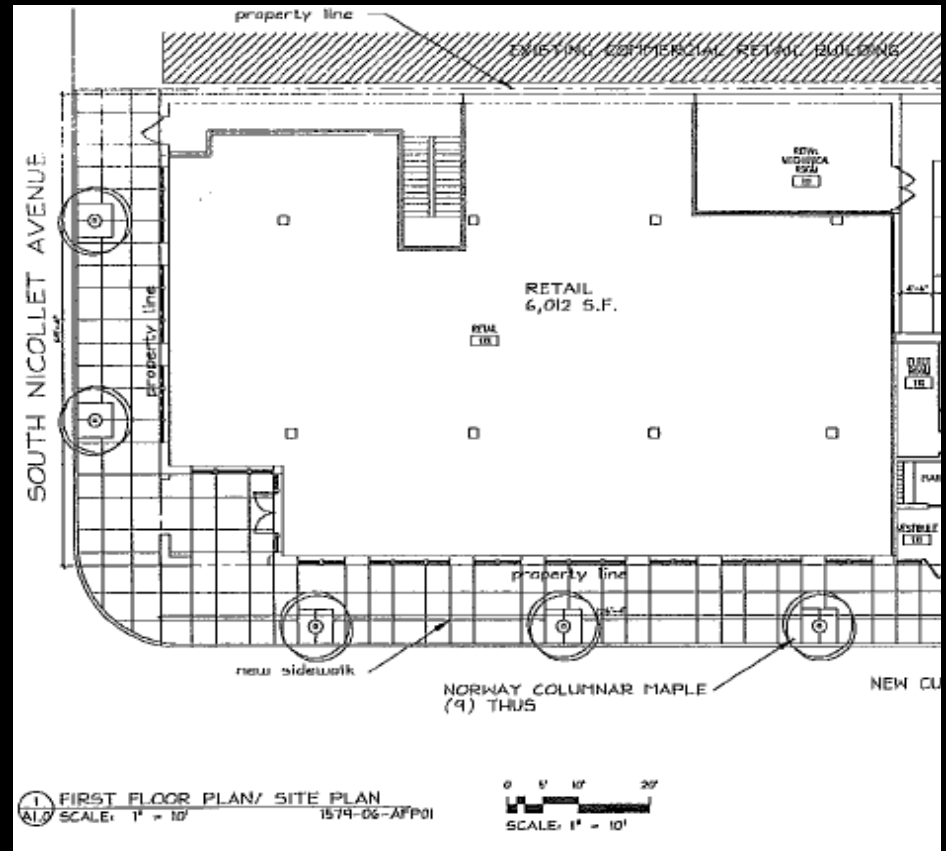
Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2
CUP for 29 Dwelling Units
CUP to increase height
Site Plan Review
Setback variances
Lot area variance
Floor Area Ratio Variance



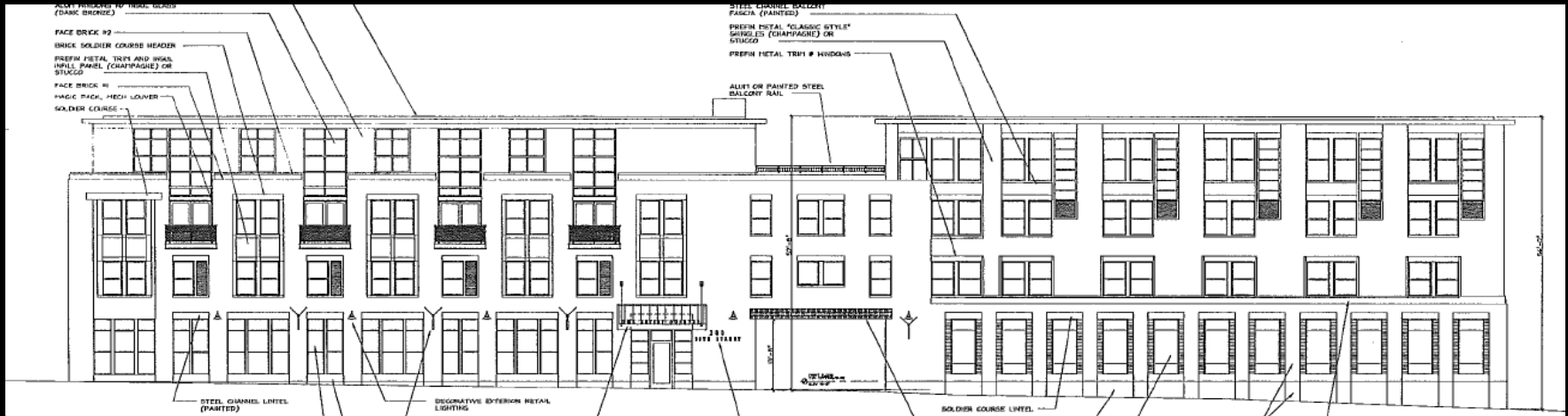
Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2
CUP for 29 Dwelling Units
CUP to increase height
Site Plan Review
Setback variances
Lot area variance
Floor Area Ratio Variance



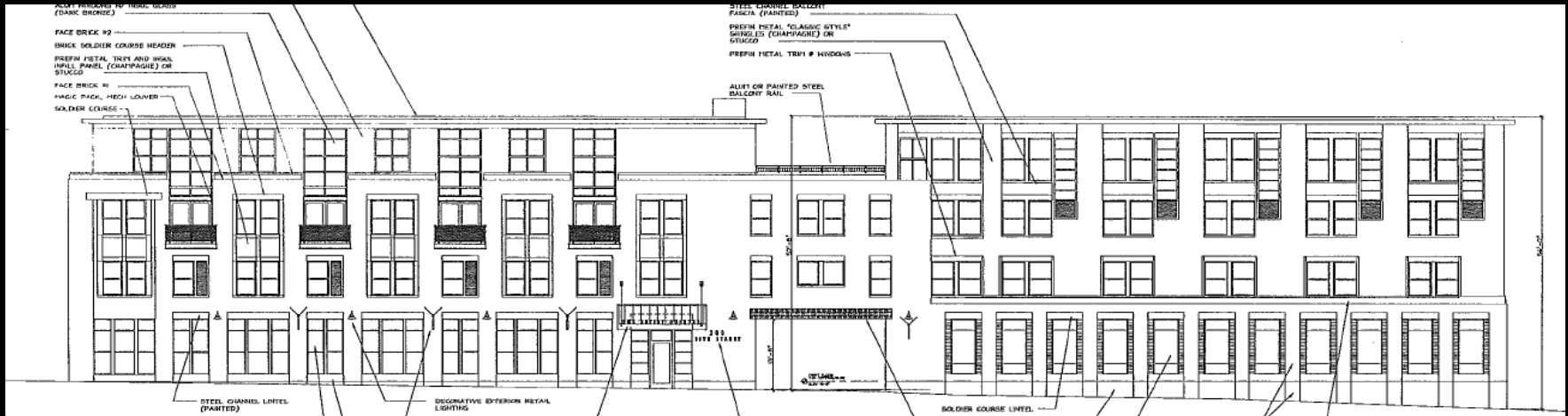
Arts Quarter Lofts Land Use Applications

Rezone from C1 to C2
CUP for 29 Dwelling Units
CUP to increase height
Site Plan Review
Setback variances
Lot area variance
Floor Area Ratio Variance



Arts Quarter Lofts Land Use Applications

- Rezone from C1 to C2
- CUP for 29 Dwelling Units
- CUP to increase height
- Site Plan Review
- Setback variances
- Lot area variance
- Floor Area Ratio Variance



Land Use Application Process

1. Developer meets with City staff to identify land use applications
2. Developer formally submits land use applications to the City. State law requires the city to approve or deny a land use application within 60 days.
3. City notifies all property owners within 350 feet, as well as the neighborhood organization
4. City staff prepares recommendations to the Board of Adjustment or Planning Commission

Land Use Application Process

5. Board of Adjustment or Planning Commission hears staff presentation and public testimony, votes on individual applications
6. Interested parties have 10 days to appeal decision
7. If appealed, application is considered by the Zoning and Planning Committee of the City Council

