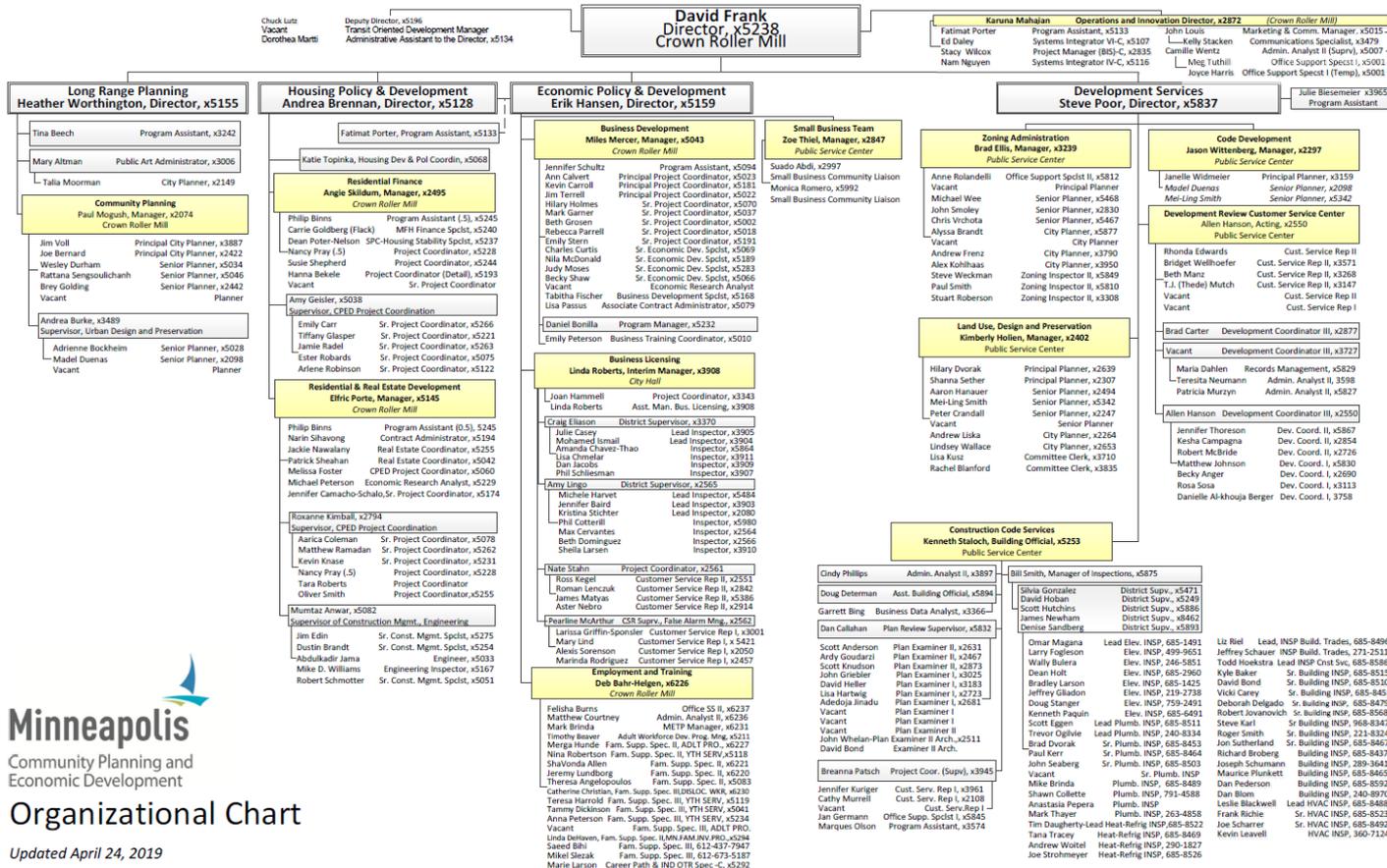


# CPED Organization Chart



**Minneapolis**  
 Community Planning and  
 Economic Development

## Organizational Chart

Updated April 24, 2019

# CPED Development and Related Activities

(not a list of every CPED activity)

- Comprehensive Plan
- Small Area Plans
- Development review - zoning administration, rezoning, CUP, variance, site plan review)
- Construction Code Services - administer Building Code
- Requests for proposals (RFPs)
- City (CPED) owned property
- Business and Housing funding, financing, technical assistance, and employment training
- Business licensing

Some activities have less discretionary authority and opportunity for extensive public review and comment.

- Implementation of adopted ordinances, such as zoning code, building code, and licensing regulations.
- Implementation of existing programs or funding sources.
- Development review subject to Minnesota's "60-Day Rule."



# Minnesota “60 Day Rule”

- The “60 Day Rule” contained in state law, Minn. Stat. § 15.99, requires that municipalities act on “written requests relating to zoning” within 60 days of receiving a complete application. The staff determination of whether an application is complete must take place within 15 business days of submittal of the application. The City may unilaterally extend the initial 60-day decision period an additional 60 days. **If the City fails to take final action on the request within the allotted time, the request is deemed automatically approved.**
- The purpose of the “60 Day Rule” is to “keep governmental agencies from taking too long in deciding land use issues.” Manco of Fairmont, Inc. v. Town Board of Rock Dell Township, 583, N.W.2d 293, 296 (Minn. Ct. App. 1998). The law forces City officials to make final determinations on controversial land use projects, eliminates any ability to achieve “denial through delay,” and provides some degree of timing certainty to the development market.

Some activities have more discretionary authority and opportunity for extensive public review and comment.

- Development of City plans, programs, and policies
- Development of City owned property.
- Development review or program implementation of City owned property.
- While there is more discretionary authority and opportunity for public comment, decisions still are required to follow adopted plans, policies, and ordinances, or follow appropriate procedure to amend or change those items.



# Development Review Example

- Private property zoned R4 Medium-Density residential.
- R4 allows 1-4 unit buildings
- Private property owner wants to build a duplex. This is allowed by the code, so there is very little discretion to consider alternatives
- With City owned property, there is more discretion for consideration of what type of housing should be built within the allowable zoning.

