

2018 TOTALS

In 2018, the Minneapolis City Planning Commission reviewed 559 land use applications, an increase in over 100 applications compared to the 2017 total. The average number of land use applications in the previous 5 years was 361 applications per year (**Figure 1**). The largest volume of applications were reviewed during quarters 2 and 4 (**Figure 2**).

Of the 559 applications reviewed, approximately 216 (39%) were variances, followed by 122 conditional use permits (22%) and 97 site plan reviews (17%) (**Figure 3**).

The 2018 total includes:

- 180 projects (41 more than 2017)
- 7,870 bike racks
- 1,838 canopy trees
- 30 projects on Commercial Corridors

In addition, the CPC recommended approval for 5 text amendments that were adopted, as well as the draft *Minneapolis 2040* Comprehensive Plan.

Figure 1. Application Totals, 2012-2018

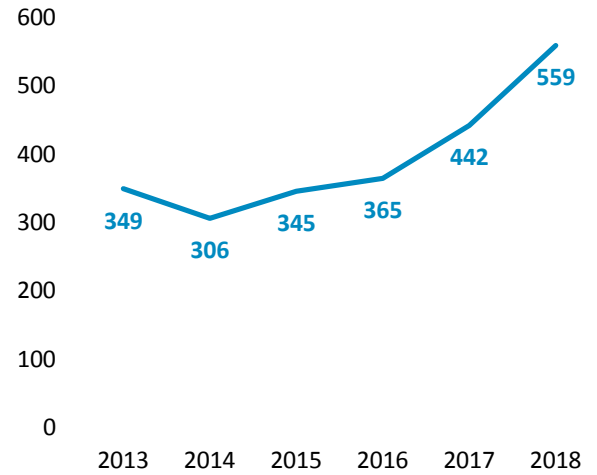


Photo by Aaron Hanauer

Figure 2. Application Totals By Quarter

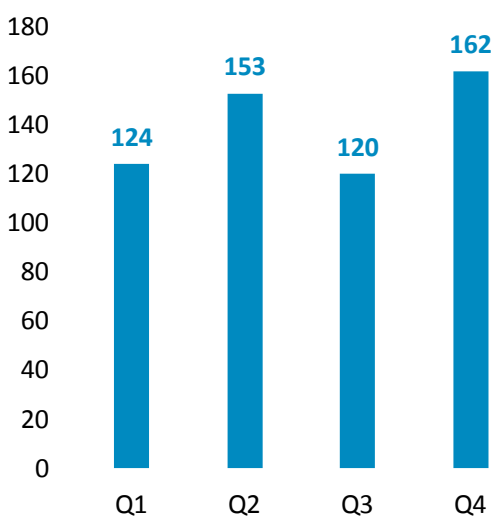
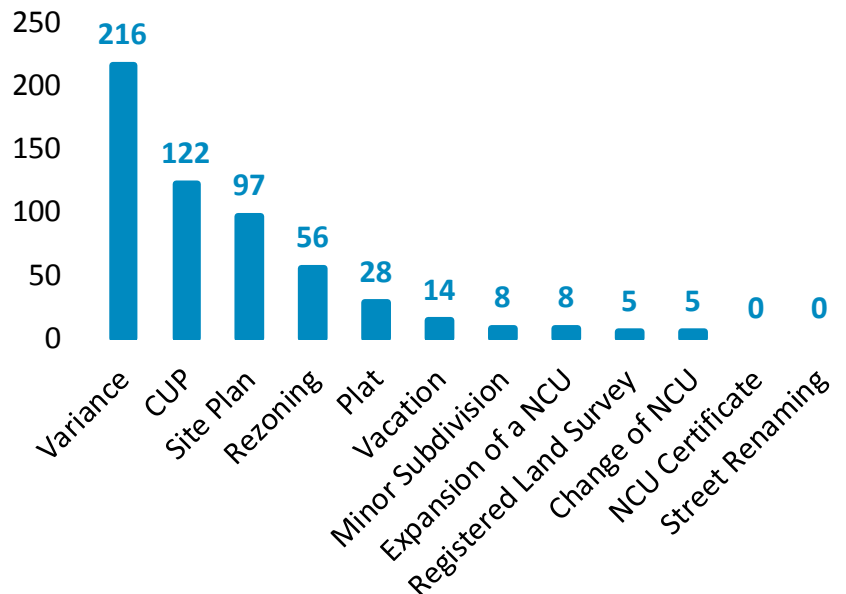


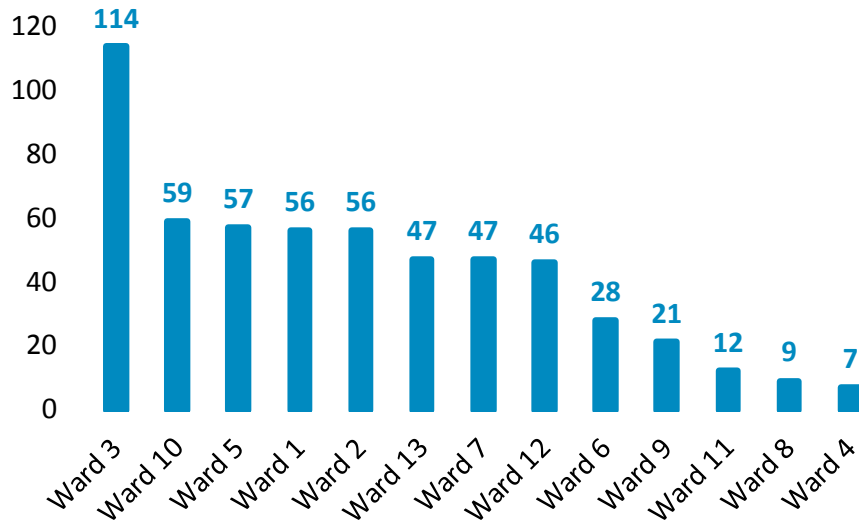
Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

One-fifth (114 of 559 applications) of all 2018 CPC applications were in Ward 3 (**Figure 4**).

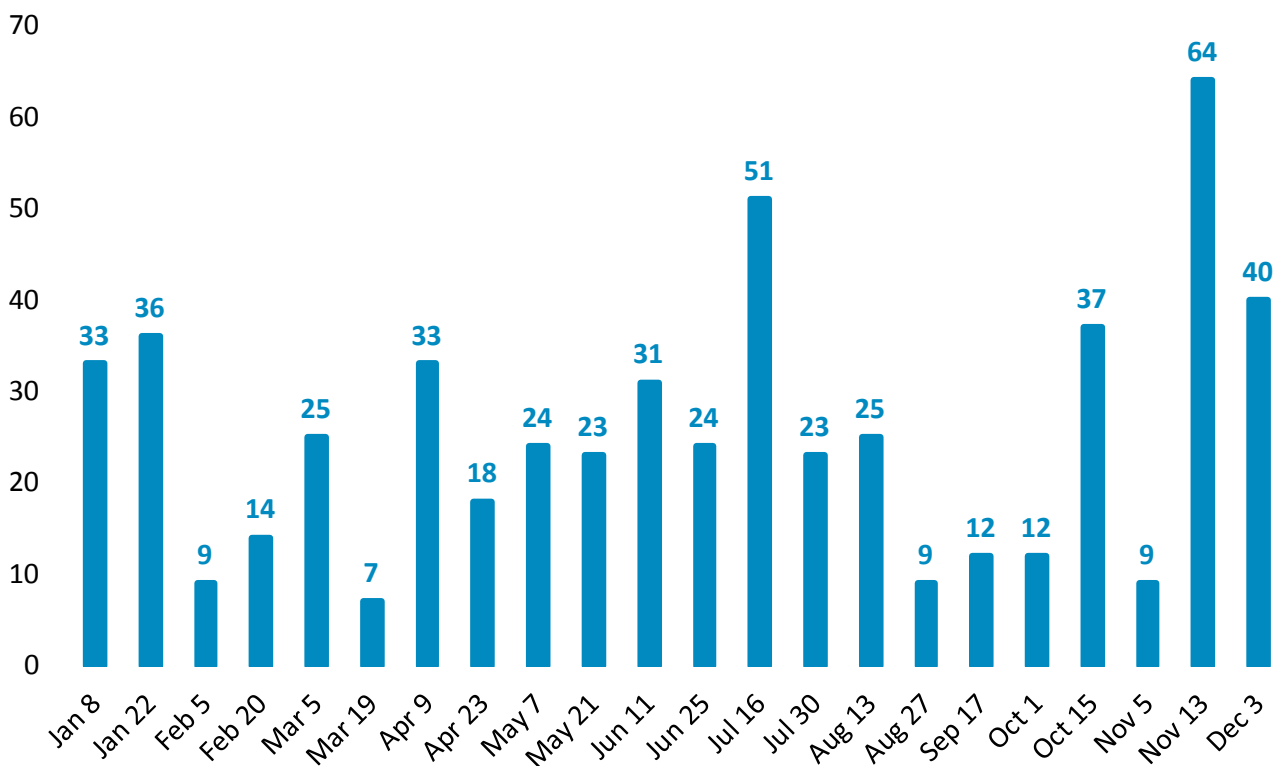
Figure 4. Application Totals By Ward



CPC PUBLIC HEARING DATES

Figure 5 shows the volume of applications at each CPC meeting in 2018. All meeting agendas and actions can be found on [the City's Boards and Commissions web page](#). The CPC also met on October 29, 2018, to hold a public hearing on the draft *Minneapolis 2040* plan. However, no land use applications were reviewed on that agenda.

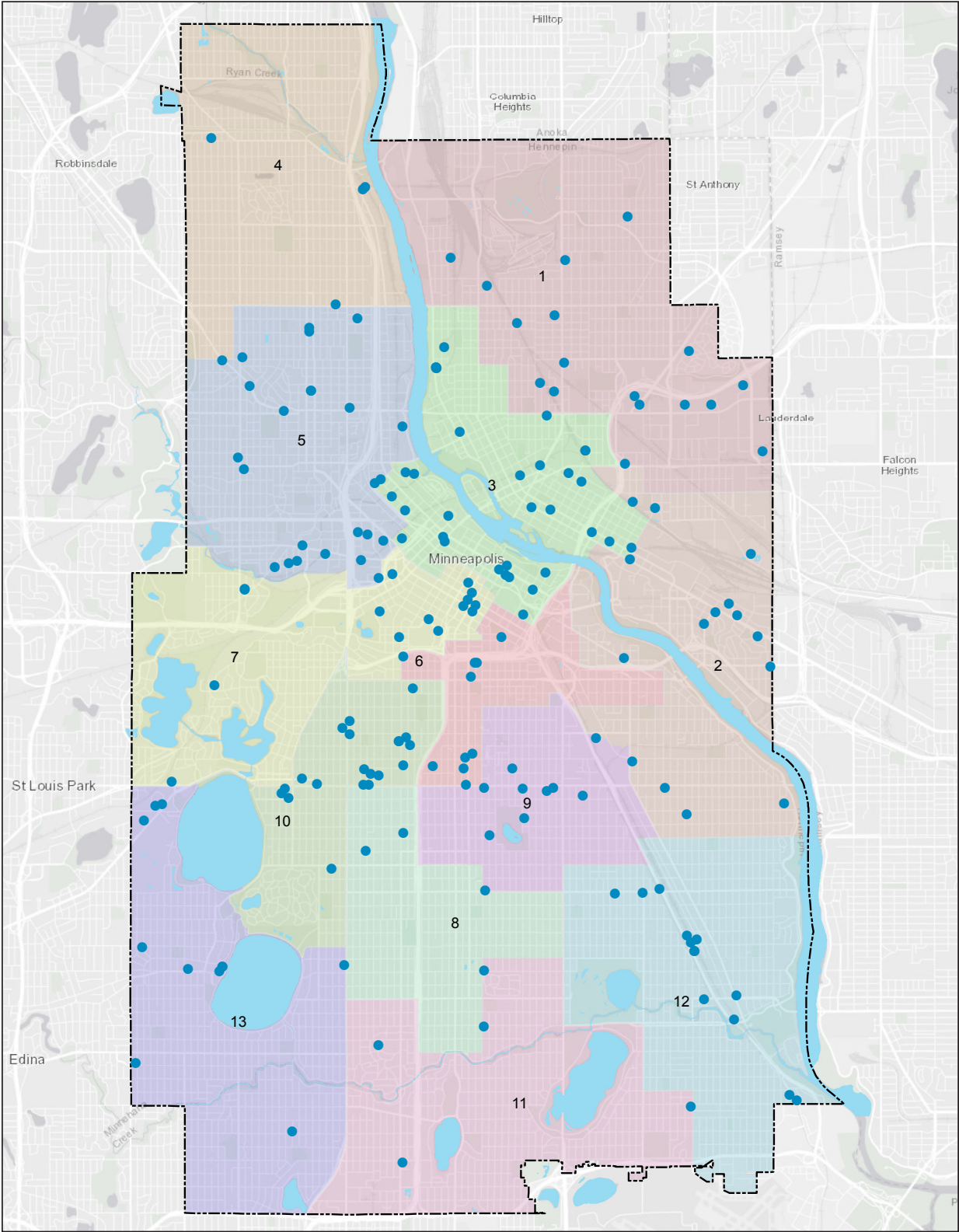
Figure 5. Application Totals By CPC Hearing Date



2018 CPC PROJECTS

All 2018 CPC projects are displayed below in **Figure 6**. Click [here](#) for the interactive land use map. Please note that the maps do not include right-of-way vacations and street renamings.

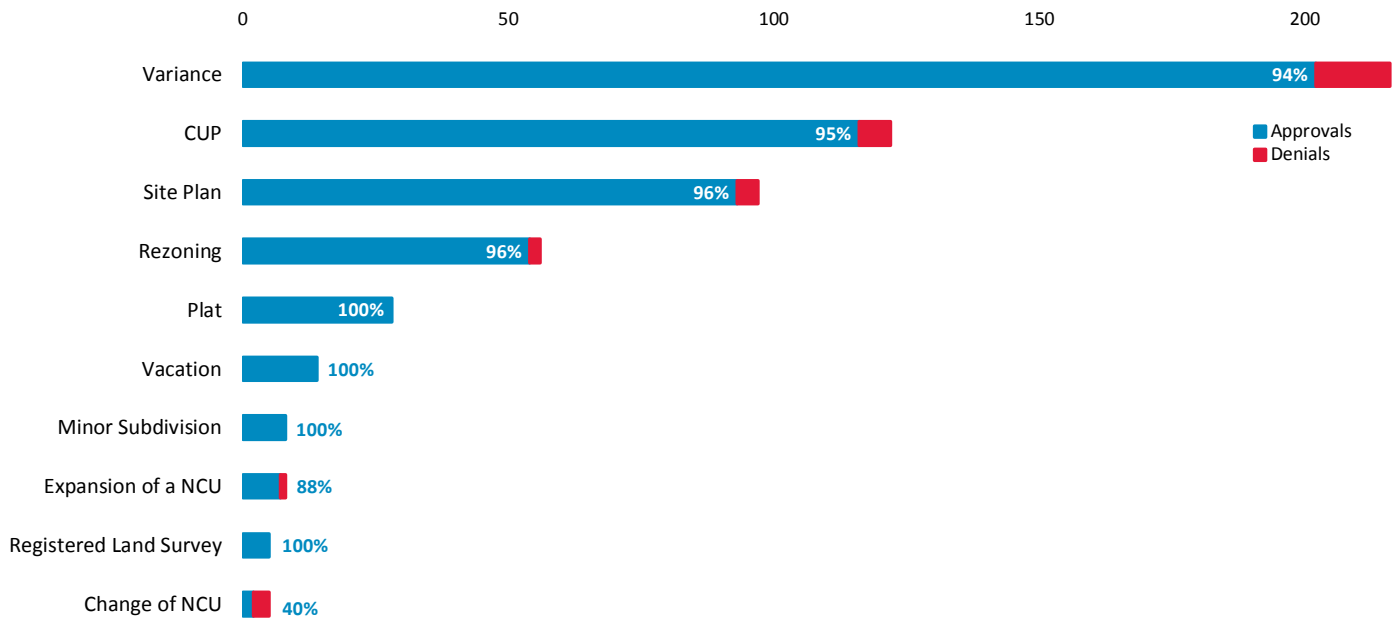
Figure 6. 2018 CPC Projects



APPROVALS AND DENIALS

The CPC approved or recommended approval for 95 percent of all land use applications, as shown in **Figure 7**.

Figure 7. Approvals and Denials

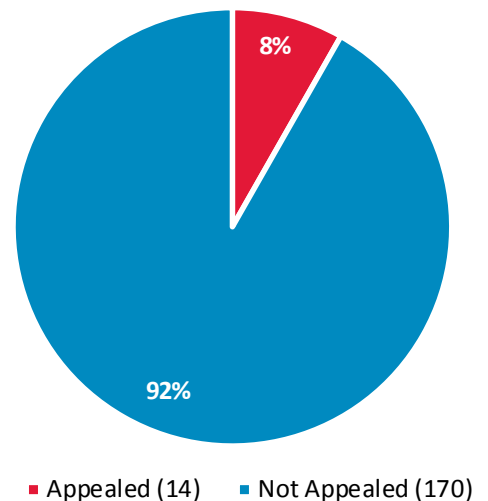


APPEALS

Of the 180 projects reviewed by the CPC in 2018, 170 could have been appealed; standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. Fourteen projects (8%) were appealed, while the City Planning Commission made the final decision for 156 (92%) projects (**Figure 8**). The fourteen projects that were appealed are as follows:

- PLAN5733 –2601-2621 Lyndale Ave S ([2018-00128](#))
- PLAN5752 –1455 W Lake Street, 3001, 3015, 3016, 3017, 3021 Holmes Ave S ([2018-00129](#))
- PLAN4859- 3801 Hiawatha Ave ([2018-00200](#))
- PLAN5912 –750-756 Jackson St NE ([2018-00520](#))
- PLAN6054- 3100 River Pkwy W ([2018-00589](#), [2018-00594](#))
- PLAN6197 – 3612-3616 Bryant Ave S ([2018-00563](#))
- PLAN6431 – 1319-1349 Penn Ave N, 2210 Plymouth Ave N ([2018-00700](#))
- PLAN4420- Stormwater Management Determination ([2018-00852](#))
- PLAN6416- 1717 Central Ave NE ([2018-00859](#))
- PLAN6619 – 3326-3350 University Ave SE ([2018-00862](#) and [2018-00864](#))
- PLAN6843 – 410-414 W Lake St, 2943-2945 Harriet Ave S ([2018-00940](#))
- PLAN6856 – 415-417 Taylor St NE ([2018-00925](#))
- PLAN6870- 1300 New Brighton Blvd ([2018-01020](#))
- PLAN7481 – 501-511 11th Ave S ([2018-01340](#))

Figure 8. Appealed Projects

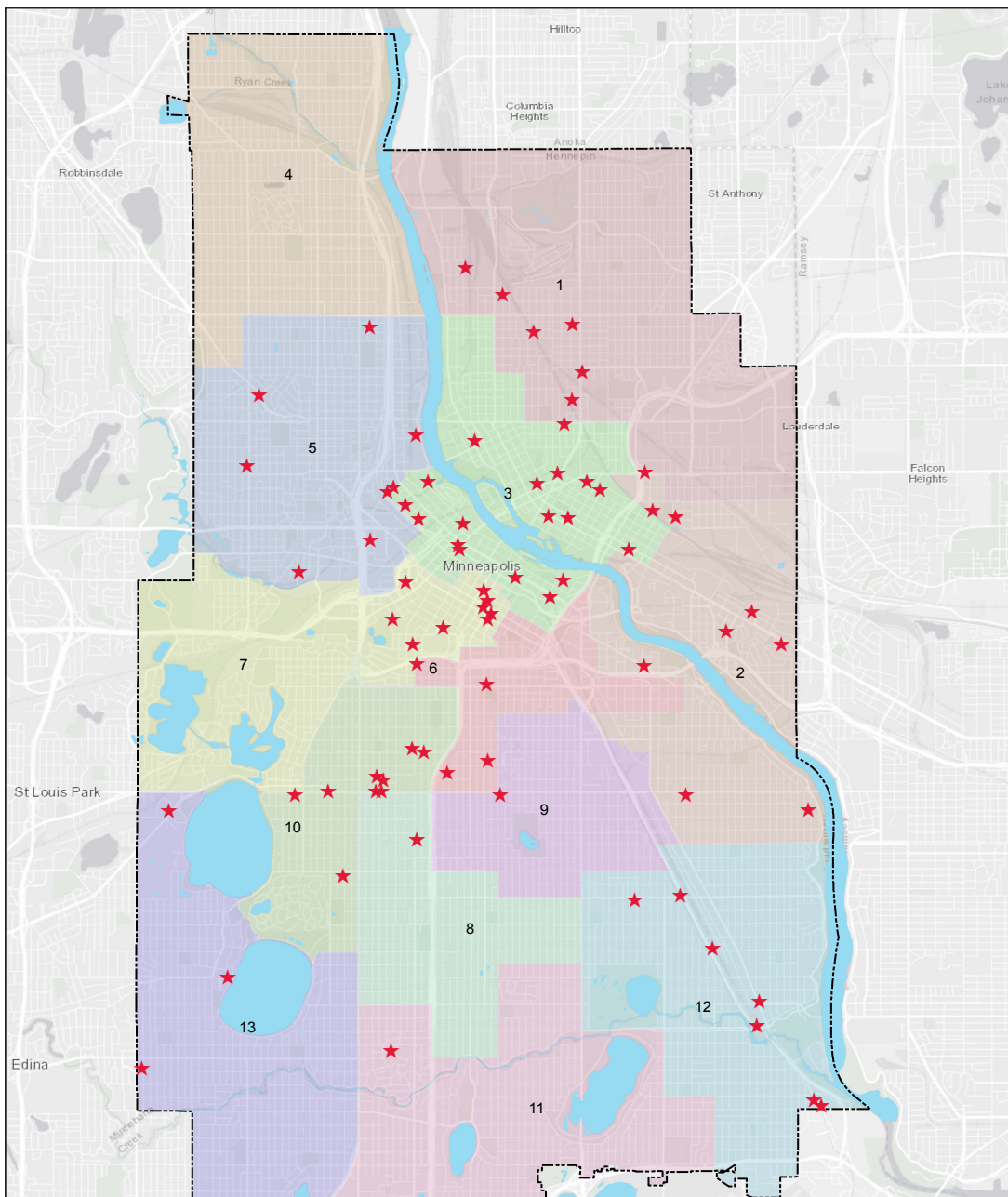


MAJOR PROJECTS

The City Planning Commission reviewed 76 major projects in 2018, compared to 43 major projects reviewed in 2017 (**Figure 9**). An interactive map is available [here](#). A major project is any development resulting in ten or more dwelling units and/or at least 10,000 square feet of new or additional non-residential floor area. There were 7,563 new dwelling units, 495 hotel rooms, 1.28 million square feet of office space, and 523,000 square feet of commercial space approved as part of the major projects reviewed by the CPC. Please note that not all projects were approved by the City and not all approved project have received building permits. Therefore, this data does not indicate which projects have or will be constructed. These projects included:

- 26 standalone multi-family residential buildings or additions to multi-family buildings
- 28 mixed-use buildings or additions to mixed-use buildings
- 2 additions to commercial buildings
- 2 office buildings
- 5 planned unit developments
- 2 cluster developments
- 3 hotels
- 3 school building additions
- 1 maintenance facility
- 1 food hall
- 1 parking garage addition

Figure 9. 2018 Major Projects



Major Project	Address	Description
Washburn High School	201 W 49th St	10,600 sq. ft. addition to existing high school
3329 Nicollet Ave Cluster	3329 Nicollet Ave	New 12-unit residential cluster development
Hook and Ladder	2212, 2316 & 2320 Jefferson St NE	New 118-unit residential planned unit development
The Expo	200 University Ave SE	New mixed use building with 372 dwelling units and 3,176 sq. ft. of commercial space
Go Gopher Rentals	408 4th St SE	New 27-unit residential building
Twin Cities International School	277 12th Ave N	15,526 sq. ft. addition to an existing school
Sons of Norway Redevelopment	1455 W Lake St	New mixed use building with 319 dwelling units and 23,000 sq. ft. of commercial space
Commutator Foundry Development	117-125 1st St N	Building addition for project that includes 109,000 sq. ft. of office and 14,400 sq. ft. of retail
Bunge Tower	937 13th Ave SE	New residential building with 145 dwelling units
4th St Lofts	2813 4th St SE	New residential building with 169 dwelling units
Rana Village	2900 Pleasant Ave S	New residential building with 113 dwelling units
38th St Station	3752 Hiawatha Ave	New planned unit development with 144 dwelling units and 21,000 sq. ft. of commercial space
East Side Storage and Maintenance Facility	340 27th Ave NE	New 210,000 sq. ft. street and equipment maintenance facility / garage for public vehicles
Wells Fargo Parking Ramp	2840 4th Ave S	Parking garage addition of 312,436 sq. ft.
Premier Storage	2845 Harriet Ave S	New 22,000 sq. ft. storage building
1717 Mini Storage	1717 W River Rd N	40,500 sq. ft. addition to an existing building for a storage facility
Marshall Apartments	829 Marshall St NE	New residential building with 29 dwelling units
Ewing Place Apartments	5048-5056 Ewing Ave S	New residential building with 16 dwelling units
LEEF Block Redevelopment	221 Irving Ave N	New planned unit development with 100 dwelling units and 70,415 sq. ft. of commercial space
Jackson Lofts	750, 754 & 756 Jackson St. NE	New residential building with 16 dwelling units
Minnehaha Commons	3001 E Lake St	New residential building with 44 dwelling units



East Side Storage and Maintenance Facility, 340 27th Ave NE



Commutator Foundry Development, 117 1st St N

Major Project	Address	Description
Cambria/Fairfield Development	41 N 10th St, 1001-1001 1/2 Currie Ave N	Two new hotels totaling 215 rooms and 130,000 sq. ft.
Minnehaha Academy – North Campus Reconstruction	3100 W River Pkwy	72,000 sq. ft. school addition
3612-3616 Bryant Ave S	3612-3616 Bryant Ave S	New residential building with 41 dwelling units
Katie Anthony	747 3rd St N	New mixed use building with 139 dwelling units and 3,600 sq. ft. of commercial space
1000 3rd St N	1000 3rd St N	New mixed use building with 129 dwelling units and 10,000 sq. ft. of commercial space
Lakeside Self Storage	434 Lakeside Ave	33,000 sq. ft. building addition to accommodate a storage use
Graze Food Hall	525 3rd St N	New 14,000 sq. ft. food hall
NorthPoint	1319 & 1349 Penn Ave N, 2210 Plymouth Ave N	86,000 sq. ft. addition to existing community center
Thrivent Corporate Office	501-529 6th St S and 600-610 Portland Ave S	New 264,000 sq. ft. office building
12th St Apartments	228 12th St S	New mixed use building with 357 dwelling units and 20,000 sq. ft. of commercial space
4155 Hiawatha Ave	4155 Hiawatha Ave	New mixed use building with 43 dwelling units and 2,160 sq. ft. of commercial space
318 W Lake St	318 W Lake St	New mixed use building with 44 dwelling units and 7,600 sq. ft. of commercial space
Apt on Essex - East	2628 Essex St SE	New residential building with 32 dwelling units
SP2	120 5th St NE	New development with 333 dwelling units and 8,163 sq. ft. of commercial space
Riverside Apartments	2506-2510 Riverside Ave, 2514-2522 8th St S	New residential building with 85 dwelling units
1717 Central Avenue Apartments	1717 Central Ave	New mixed use building with 78 dwelling units and 13,000 sq. ft. of commercial space
River Loops Apartments	730 1st St N	New residential building with 225 dwelling units
Good Grocer	2640 Nicollet Ave	New mixed use building with 80 dwelling units and 7,745 sq. ft. of commercial space
Art & Architecture Building Development	3326, 3338, and 3350 University Ave SE	Mixed use development with 208 units and 34,000 sq. ft. of commercial space
Park 7 Apartments	615 S 7th St	New residential building with 61 dwelling units



12th St Apartments, 228 12th St S



Thrivent Corporate Office, 501 6th St S

Major Project	Address	Description
1410 Loring	1400-1422 Nicollet Ave, 12 ½ 15th St W, 15 14th St W, 1409 LaSalle Ave	New mixed-use building with 232 dwelling units and 8,850 sq. ft. of commercial space
410 W Lake Street Apartments	410-414 W Lake St, 2943-2945 Harriet Ave S	New mixed-use building with 111 dwelling units and 1,000 sq. ft. of commercial space
Calhoun Towers	3404-3430 List Place, 3421 W Lake St	New residential building that would retain the existing 113-unit building and add four buildings with 744 additional dwelling units
Greenbelt Homes	3020-3024 6th St N, 409-429 31st Ave N	New cluster development with 11 dwelling units
Apartments at Franklin and Park	1925-1935 Park Ave	New residential building with 43 dwelling units
2323 Jackson St NE	2323 Jackson St NE	New residential building with 65 dwelling units
Ox-Op Gallery and Residences	1107-1111 Washington Ave S, 1100 3rd St S	New mixed-use building with 153 dwelling units and 1,423 sq. ft. of commercial space
Oaks Minnehaha	5310-5338 Minnehaha Ave and 5329 48th Ave S	New residential building with 109 dwelling units
Oaks Longfellow	5363-5371 Minnehaha Ave and 4912 E 54th St	New mixed-use building with 68 dwelling units and 1,400 sq. ft. of commercial space
701 Central Apartments	701-705 Central Ave NE	New residential building with 159 dwelling units
1125 Lagoon	1116 West Lake St	New mixed-use building with 180 dwelling units and 5,500 sq. ft. of commercial space
City of Minneapolis Consolidated Office Building	501 4th Ave S	New office building with 377,434 sq. ft. of commercial space
1713-1735 Nicollet Ave	1713-1735 Nicollet Ave, 16 18th St E	New mixed-use building with 146 dwelling units and 7,000 sq. ft. of commercial space
Capri Theater Addition	2027-2033 W Broadway, 2301 Oliver Ave N, 2104-2105 23rd Ave N, 2101 W Broadway	Addition of 18,800 sq. ft. to an existing commercial building of 13,000 sq. ft.
Park Printing Expansion	2801 and 2801 ½ California St NE	Addition of 29,000 sq. ft. to an existing commercial building of 47,240 sq. ft.
H. Alden Smith House and Apartments	1400 Yale Place, 45 Spruce Place, 1403 Harmon Place	Addition to a historic landmark resulting in a residential building of 87 units.



City of Minneapolis Consolidated Office Building, 501 4th Ave S



H. Alden Smith House & Apartments, 1400 Yale Place

Major Project	Address	Description
14th Avenue Apartments	854, 902 and 904 14th Ave NE	New planned unit development with 175 dwelling units and 5,250 sq. ft. of commercial space
Eleven	1101 W River Pkwy	New mixed-use building with 124 dwelling units and 12,300 sq. ft. of commercial space
2733 Park Ave	2733 Park Ave	New residential building with 10 dwelling units.
2637 and 2645 1st Ave S	2637 and 2645 1st Ave S	New residential building with 51 dwelling units.
809 E Lake St	809 E Lake St	New mixed-use building with 48 dwelling units and 4,010 sq. ft. of commercial space.
9th Street Flats	334 9th St SE	New residential building with 15 dwelling units.
815-821 6th Ave SE	815-821 6th Ave SE	New residential building with 51 dwelling units.
934 and 938 15th Ave SE	934 and 938 15th Ave SE	New cluster development with 12 dwelling units.
1101 Hennepin Ave E	1101 Hennepin Ave E	New mixed-use building with 56 dwelling units and 4,000 sq. ft. of commercial space.
501 7th St S	501 7th St S	New mixed-use building with 150 dwelling units and 3,000 sq. ft. of commercial space.
8th Street Apartments	813 Portland Ave	New mixed-use building with 350 dwelling units and 22,000 sq. ft. of commercial space.
240 Hennepin Ave Tower	240-258 Hennepin Ave, 18 3rd St N, 17 Washington Ave	New mixed-use building with 355 dwelling units and approximately 20,000 sq. ft. of commercial space.
Gateway Mixed Use Development	30 S 3rd St	New mixed-use building containing a hotel with 280 rooms, 532,340 sq. ft. of office space, 22 dwelling units, and commercial space.
240 Park Ave	240 Park Ave	New mixed-use building with 205 dwelling units and 4,770 sq. ft. of commercial space.
4553 and 4561 Minnehaha Ave	4553 and 4561 Minnehaha Ave	New mixed-use building with 54 dwelling units and 1,977 sq. ft. of commercial space.
44th at Harriet	2614 ½- 2620 W 44th St	New residential building with 36 dwelling units.
2325 E 38th St and 3812 24th Ave S	2325 E 38th St and 3812 24th Ave S	New mixed-use building with 63 dwelling units and 4,000 sq. ft. of commercial space.
1202-1214 4th St SE and 316 12th Ave SE	1202-1214 4th St SE and 316 12th Ave SE	New residential building with 114 dwelling units.
Hiawatha Ave Apartments	4757 Hiawatha Ave	New residential building with 85 dwelling units.



2733 Park Ave



240 Hennepin Ave

ZONING CODE TEXT AMENDMENTS

On-Premises Signs

This amendment revises regulations for on-premises signs, including requirements that signage be placed on the primary building wall, regulations for commercial murals, real estate sign provisions, and ensuring alignment with a recent Supreme Court decision (Chapters 520, 543, and 551). Ordinance No. 2018-035 (adopted 8/3/18).

Split Zoning

This amendment creates an overlay district that allows more than one zoning classification on a zoning lot (Chapters 521, 535, and 551). Ordinance No. 2018-056 (adopted 10/19/18).

General and Limited Entertainment

This amendment removes the definition of entertainment and its regulation from the zoning code (Chapters 520, 541, 547, 548, 549, and 550). Ordinance No. 2018-057 (adopted 10/19/18).

Rooftop Mechanical Equipment, Penthouses, and Building Height

This amendment clarifies and simplifies the regulations related to rooftop mechanical equipment, penthouses, height, and screening (Chapters 520, 535, 546, 547, 548, and 550). Ordinance No. 2018-058 (adopted 10/19/18).

Inclusionary Housing

This amendment revises the definition of affordable housing and establishes inclusionary housing regulations (Chapters 520 and 535). Ordinance No. 2018-082 (adopted 12/7/18).

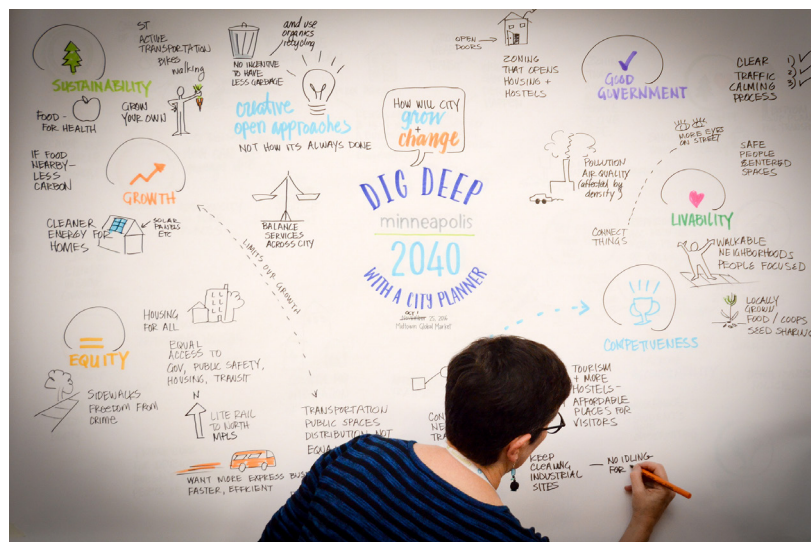
MINNEAPOLIS 2040 COMPREHENSIVE PLAN UPDATE

On October 29, 2018, the City Planning Commission reviewed the draft comprehensive plan update, *Minneapolis 2040* and recommended that it be forwarded to the Minneapolis City Council for consideration and action. On December 7, 2018, the Minneapolis City Council directed staff to submit a final draft to the Metropolitan Council for their review.

Every ten years the Metropolitan Council is required by state law to prepare a comprehensive development guide for the seven-county metropolitan area. Local municipalities within the seven-county metropolitan area must consequently develop comprehensive plans that are consistent with this regional development guide.

For the City, the comprehensive plan serves a number of functions, in addition to meeting legal requirements. The comprehensive plan provides guidance for: designing policies and programs, developing and adopting other plans, reviewing site plans and land use applications, reviewing and approving public land sales and purchases, planning capital improvement projects, determining priorities for public financing, and other City actions. While the plan covers a wide range of topics, it is primarily focused on the physical development of the city, and the related infrastructure, systems, and programs that support it. The comprehensive plan is also a representation of the City's priorities and values, and how it sees itself developing over the next 20+ years.

More information can be found at minneapolis2040.com.



minneapolis2040.com

The Minneapolis City Planning Commission consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. The CPC formally meets twice per month.

Executive Committee

Matt Brown, President (Mayoral Appointee)

Alissa Luepke Pier, Vice President (Mayoral Appointee)

Sam Rockwell, Secretary (Mayoral Appointee)

CM Jeremy Schroeder (City Council)

Kim Ellison (School Board)

Ryan Kronzer (City Council Appointee)

Nick Magrino (Mayoral Representative)

Jean Coleman (Mayoral Appointee)

Amy Sweasy (Hennepin County)

Jono Cowgill (Park Board)

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Development Services and Long Range Planning divisions.

CPED's Mission: To grow a vibrant, livable, safely built city for everyone.

CPED's Vision: A driving force for innovation, collaboration and sustainability by providing thoughtful design and access to the tools and resources needed for all Minneapolis residents and businesses to prosper.

DEVELOPMENT SERVICES

Steve Poor, Director & Zoning Administrator

Julie Bieseimeier, Program Assistant

LAND USE, DESIGN AND PRESERVATION

Jason Wittenberg, Planning Manager

Hilary Dvorak, Principal Planner

Shanna Sether, Principal Planner

Janelle Widmeier, Senior Planner

Aaron Hanauer, Senior Planner

Mei-Ling Smith, Senior Planner

Peter Crandall, Senior Planner

Stephanie Rouse, City Planner

Lindsey Wallace, City Planner

Andrew Liska, City Planner

Lisa Kusz, Committee Clerk

Fatimat Porter, Committee Clerk

ZONING ADMINISTRATION

Brad Ellis, Planning Manager

Anne Rolandelli, Office Support Specialist II

Kimberly Holien, Principal Planner

Michael Wee, Senior Planner

John Smoley, Senior Planner

Chris Vrchota, Senior Planner

Suado Abdi, City Planner

Alyssa Brandt, City Planner

Andrea Burke, City Planner

Andrew Frenz, City Planner

Alex Kohlhaas, City Planner

Steve Weckman, Zoning Inspector II

Paul Smith, Zoning Inspector II

Stuart Roberson, Zoning Inspector II

CPED DIRECTOR

David Frank, Director

CITY ATTORNEY

Erik Nilsson, Deputy City Attorney

LONG RANGE PLANNING

Heather Worthington, Director

Jack Byers, Planning Manager

Tina Beech, Program Assistant

Mary Altman, Public Art Administrator

Paul Mogush, Planning Manager

Brian Schaffer, Principal Project Coordinator

Joe Bernard, Principal Planner

Catherine Sandlund, Principal Planner

Jim Voll, Principal Planner

Adrienne Bockheim, Senior Planner

Sok Silaphet, Senior Planner

Madel Duenas, City Planner

Wesley Durham, City Planner

Brey Golding, City Planner

Talia Moorman, City Planner

Rattana Sengsoulichanh, City Planner



Photo by Jason Wittenberg