

# Appendix B

## Land Use

This appendix provides supporting content for land use related policies and satisfies Metropolitan Council requirements related to land use. By law, the comprehensive plan must include a land use element and implementation program that addresses existing and projected land use needs established by the Metropolitan Council.

## FORECASTS AND COMMUNITY DESIGNATION

**FIGURE 1: TABLE OF FORECAST POPULATION, HOUSEHOLDS, AND EMPLOYMENT OF 2020, 2030, AND 2040**

	2020	2030	2040
<b>Households</b>	190,700	200,900	212,500
<b>Population</b>	436,000	460,000	485,000
<b>Employment</b>	332,400	346,200	360,000

## ACCOMMODATING FORECASTED GROWTH

To demonstrate the city's land capacity to meet growth projections for households, transportation, and jobs, city of Minneapolis staff conducted a parcel based analysis showing how development could be accommodated on a selection of properties.

Each parcel was assigned a residential density that is based on both the prevailing residential density of recent developments in the area, as well as a range of residential density calculated by restrictions placed on dwelling unit size by the building code and policy guidance given by the built form district for the site as identified in this plan.

In addition to demonstrating the ability to accommodate growth, the density ranges for future land use and built form districts shown below (figure 2) are intended to demonstrate compliance with the Metropolitan Council's standards for density found in table 3-1 of the 2040 Transportation Policy Plan.

Each row in the table represents a land use and built form combination found in the maps as adopted. The Gross Acreage identified for each combination represents the acreage that is readily identifiable as a potential redevelopment site for the purpose of this exercise. Potential redevelopment sites -- mapped in figure 3 as an exercise to demonstrate capacity for growth -- are primarily surface parking lots and underutilized property near transit. Note that a Gross Acreage count = '0.00' does not mean that redevelopment will not occur on properties with those land use and built form combinations.

The calculations found in figure 2 are direct inputs into the TAZ level forecasts supplied elsewhere in this plan.

*Note: Development is likely to occur along the ranges shown in figure 2, but in most instances will not be required to do so through regulation. Since most future land use categories allow for a mix of uses and do not explicitly require residential uses, the regulatory floor for all property in the city is effectively zero dwelling units per acre. This is consistent with current regulatory practice in the city where residential density on a per project basis is generally not directly addressed through zoning.*

FIGURE 2: RESIDENTIAL DENSITY: ACCOMMODATING FORECASTED GROWTH ON POTENTIAL REDEVELOPMENT SITES

Future Land Use	Built Form	% Resid.	Typical Density		2017-2020				2021-2030				2031-2040				PLAN TOTAL							
			Min DU/Acre	Max DU/Acre	Gross Acreage	Net Acreage	Min Units	Max Units	Gross Acreage	Net Acreage	Min Units	Max Units	Gross Acreage	Net Acreage	Min Units	Max Units	Total Gross Acreage	Total Net Acreage	Min Units	Max Units				
Urban Neighborhood	Interior 1	100%	8	30	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Urban Neighborhood	Interior 2	100%	8	75	0.15	0.15	1	11	0.49	0.49	4	37	0.49	0.49	4	37	1.13	1.13	9	85	1.13	1.13	9	85
Urban Neighborhood	Interior 3	100%	8	100	0.41	0.41	3	41	1.38	1.38	11	138	1.38	1.38	11	138	3.17	3.17	25	317	3.17	3.17	25	317
Urban Neighborhood	Corridor 4	100%	30	150	1.57	1.57	47	236	5.24	5.24	157	786	5.24	5.24	157	786	12.05	12.05	361	1,807	12.05	12.05	361	1,807
Urban Neighborhood	Corridor 6	100%	50	300	1.77	1.77	89	532	5.91	5.91	296	1,774	5.91	5.91	296	1,774	13.60	13.60	680	4,081	13.60	13.60	680	4,081
Urban Neighborhood	Transit 10	100%	50	500	0.50	0.50	25	249	1.66	1.66	83	830	1.66	1.66	83	830	3.82	3.82	191	1,908	3.82	3.82	191	1,908
Urban Neighborhood	Transit 15	100%	100	750	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Urban Neighborhood	Transit 30	100%	200	1000	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Neighborhood Mixed Use	Interior 1	90%	8	30	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Neighborhood Mixed Use	Interior 2	90%	8	75	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Neighborhood Mixed Use	Interior 3	90%	8	100	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Neighborhood Mixed Use	Corridor 4	90%	30	150	0.42	0.38	11	56	1.39	1.25	38	188	1.39	1.25	38	188	3.20	2.88	87	433	3.20	2.88	87	433
Neighborhood Mixed Use	Corridor 6	90%	50	300	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Corridor Mixed Use	Interior 2	85%	8	75	0.05	0.04	0	3	0.17	0.15	1	11	0.17	0.15	1	11	0.39	0.34	3	25	0.39	0.34	3	25
Corridor Mixed Use	Interior 3	85%	8	100	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Corridor Mixed Use	Corridor 4	85%	30	150	2.04	1.73	52	260	6.79	5.77	173	866	6.79	5.77	173	866	15.62	13.27	398	1,991	15.62	13.27	398	1,991
Corridor Mixed Use	Corridor 6	85%	50	300	1.77	1.50	75	451	5.90	5.01	251	1,504	5.90	5.01	251	1,504	13.57	11.53	577	3,460	13.57	11.53	577	3,460
Corridor Mixed Use	Transit 10	85%	50	500	5.74	4.88	244	2,438	19.12	16.25	813	8,126	19.12	16.25	813	8,126	43.98	37.38	1,869	18,690	43.98	37.38	1,869	18,690
Corridor Mixed Use	Transit 15	85%	100	750	0.26	0.22	22	164	0.86	0.73	73	547	0.86	0.73	73	547	1.98	1.68	168	1,259	1.98	1.68	168	1,259
Corridor Mixed Use	Transit 20	85%	150	1000	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Community Mixed Use	Corridor 4	80%	30	150	0.26	0.21	6	31	0.87	0.69	21	104	0.87	0.69	21	104	1.99	1.59	48	239	1.99	1.59	48	239
Community Mixed Use	Corridor 6	80%	50	300	2.79	2.23	112	670	9.30	7.44	372	2,232	9.30	7.44	372	2,232	21.39	17.11	856	5,133	21.39	17.11	856	5,133
Community Mixed Use	Transit 10	80%	50	500	4.21	3.36	168	1,682	14.02	11.21	561	5,607	14.02	11.21	561	5,607	32.24	25.79	1,290	12,896	32.24	25.79	1,290	12,896
Community Mixed Use	Transit 15	80%	100	750	3.18	2.54	254	1,906	10.59	8.47	847	6,354	10.59	8.47	847	6,354	24.36	19.49	1,949	14,614	24.36	19.49	1,949	14,614
Community Mixed Use	Transit 20	80%	150	1000	4.16	3.33	499	3,326	13.86	11.09	1,663	11,088	13.86	11.09	1,663	11,088	31.88	25.50	3,825	25,503	31.88	25.50	3,825	25,503
Community Mixed Use	Transit 30	80%	200	1000	4.31	3.45	689	3,447	14.36	11.49	2,298	11,491	14.36	11.49	2,298	11,491	33.04	26.43	5,286	26,430	33.04	26.43	5,286	26,430
Destination Mixed Use	Corridor 4	80%	30	150	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Destination Mixed Use	Corridor 6	80%	50	300	0.87	0.70	35	209	2.90	2.32	116	696	2.90	2.32	116	696	6.67	5.34	267	1,602	6.67	5.34	267	1,602
Destination Mixed Use	Transit 10	80%	50	500	1.23	0.98	49	492	4.10	3.28	164	1,638	4.10	3.28	164	1,638	9.42	7.54	377	3,768	9.42	7.54	377	3,768
Destination Mixed Use	Transit 15	80%	100	750	2.13	1.70	170	1,278	7.10	5.68	568	4,261	7.10	5.68	568	4,261	16.33	13.07	1,307	9,800	16.33	13.07	1,307	9,800
Destination Mixed Use	Transit 20	80%	150	1000	1.87	1.49	224	1,493	6.22	4.98	746	4,976	6.22	4.98	746	4,976	14.31	11.44	1,717	11,444	14.31	11.44	1,717	11,444
Destination Mixed Use	Transit 30	80%	200	1000	0.53	0.42	85	423	1.76	1.41	282	1,412	1.76	1.41	282	1,412	4.06	3.25	649	3,246	4.06	3.25	649	3,246
Destination Mixed Use	Core 50	80%	200	1000	1.11	0.88	177	884	3.68	2.95	589	2,947	3.68	2.95	589	2,947	8.47	6.78	1,356	6,778	8.47	6.78	1,356	6,778
Neighborhood Office and Services	Corridor 4	90%	30	150	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Neighborhood Office and Services	Corridor 6	90%	50	300	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Public, Office, and Institutional	Interior 3	80%	8	100	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Public, Office, and Institutional	Corridor 4	80%	30	150	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Public, Office, and Institutional	Corridor 6	80%	50	300	0.75	0.60	30	179	2.49	1.99	100	597	2.49	1.99	100	597	5.72	4.58	229	1,374	5.72	4.58	229	1,374
Public, Office, and Institutional	Transit 10	80%	50	500	0.61	0.49	24	243	2.02	1.62	81	808	2.02	1.62	81	808	4.65	3.72	186	1,859	4.65	3.72	186	1,859
Public, Office, and Institutional	Transit 15	80%	100	750	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Public, Office, and Institutional	Transit 20	80%	150	1000	0.63	0.50	75	501	2.09	1.67	251	1,672	2.09	1.67	251	1,672	4.81	3.84	577	3,845	4.81	3.84	577	3,845
Public, Office, and Institutional	Transit 30	80%	200	1000	3.14	2.51	503	2,514	10.47	8.38	1,676	8,380	10.47	8.38	1,676	8,380	24.09	19.27	3,855	19,273	24.09	19.27	3,855	19,273
Public, Office, and Institutional	Core 50	80%	200	1000	2.10	1.68	336	1,680	7.00	5.60	1,120	5,600	7.00	5.60	1,120	5,600	16.10	12.88	2,576	12,879	16.10	12.88	2,576	12,879
Parks and Open Space	Parks	0%	0	0	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Production and Processing	Corridor 4	0%	30	150	0.90	0.00	-	-	2.99	0.00	-	-	2.99	0.00	-	-	6.88	0.00	-	-	6.88	0.00	-	-
Production and Processing	Corridor 6	0%	50	300	0.53	0.00	-	-	1.78	0.00	-	-	1.78	0.00	-	-	4.09	0.00	-	-	4.09	0.00	-	-
Production and Processing	Transit 10	0%	50	500	0.20	0.00	-	-	0.67	0.00	-	-	0.67	0.00	-	-	1.53	0.00	-	-	1.53	0.00	-	-
Production and Processing	Transit 15	0%	100	750	0.36	0.00	-	-	1.18	0.00	-	-	1.18	0.00	-	-	2.72	0.00	-	-	2.72	0.00	-	-
Production and Processing	Production	0%	0	0	2.23	0.00	-	-	7.43	0.00	-	-	7.43	0.00	-	-	17.09	0.00	-	-	17.09	0.00	-	-
Production Mixed Use	Interior 3	50%	8	100	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Production Mixed Use	Corridor 4	50%	30	150	1.14	0.57	17	85	3.79	1.89	57	284	3.79	1.89	57	284	8.71	4.35	131	653	8.71	4.35	131	653
Production Mixed Use	Corridor 6	50%	50	300	0.27	0.13	7	40	0.88	0.44	22	133	0.88	0.44	22	133	2.03	1.02	51	305	2.03	1.02	51	305
Production Mixed Use	Transit 10	50%	50	500	0.52	0.26	13	130	1.73	0.87	43	433	1.73	0.87	43	433	3.98	1.99	100	996	3.98	1.99	100	996
Production Mixed Use	Transit 15	50%	100	750	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Production Mixed Use	Transit 30	50%	200	1000	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-
Transportation	Transportation	0%	0	0	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-	0.00	0.00	-	-

DEVELOPMENT CAPACITY ESTIMATES

2017 Household Estimate	180,340
2040 Household Forecast	212,500
2017-2040 Household Growth	32,160
Plan Capacity (units midpoint)	113,844
Minimum Density (units/acre)	98
Maximum Density (units/acre)	623

TOTALS

419	316	30,996	196,693
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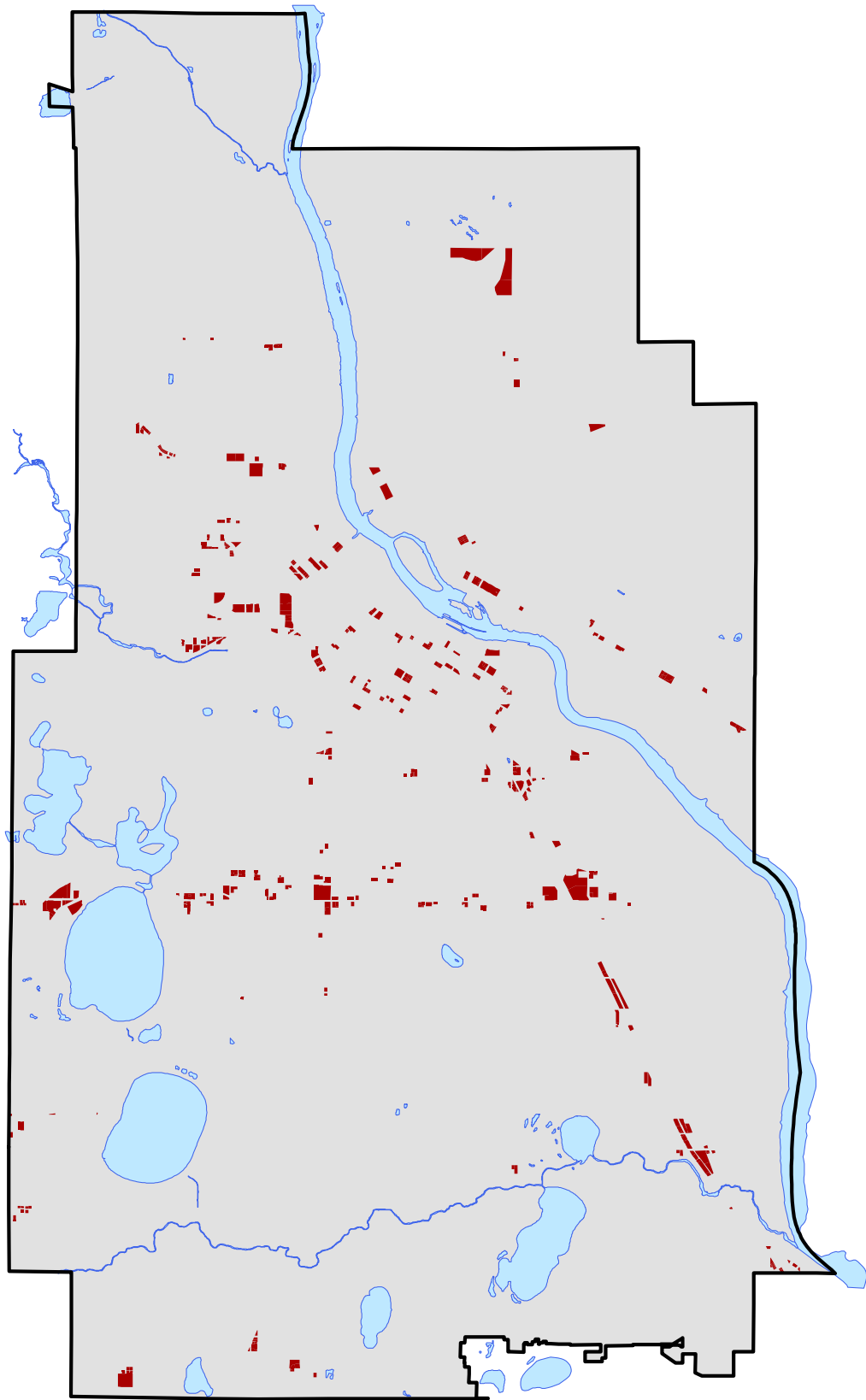


FIGURE 3: POTENTIAL REDEVELOPMENT SITES (IDENTIFIED TO DEMONSTRATE CAPACITY FOR GROWTH)

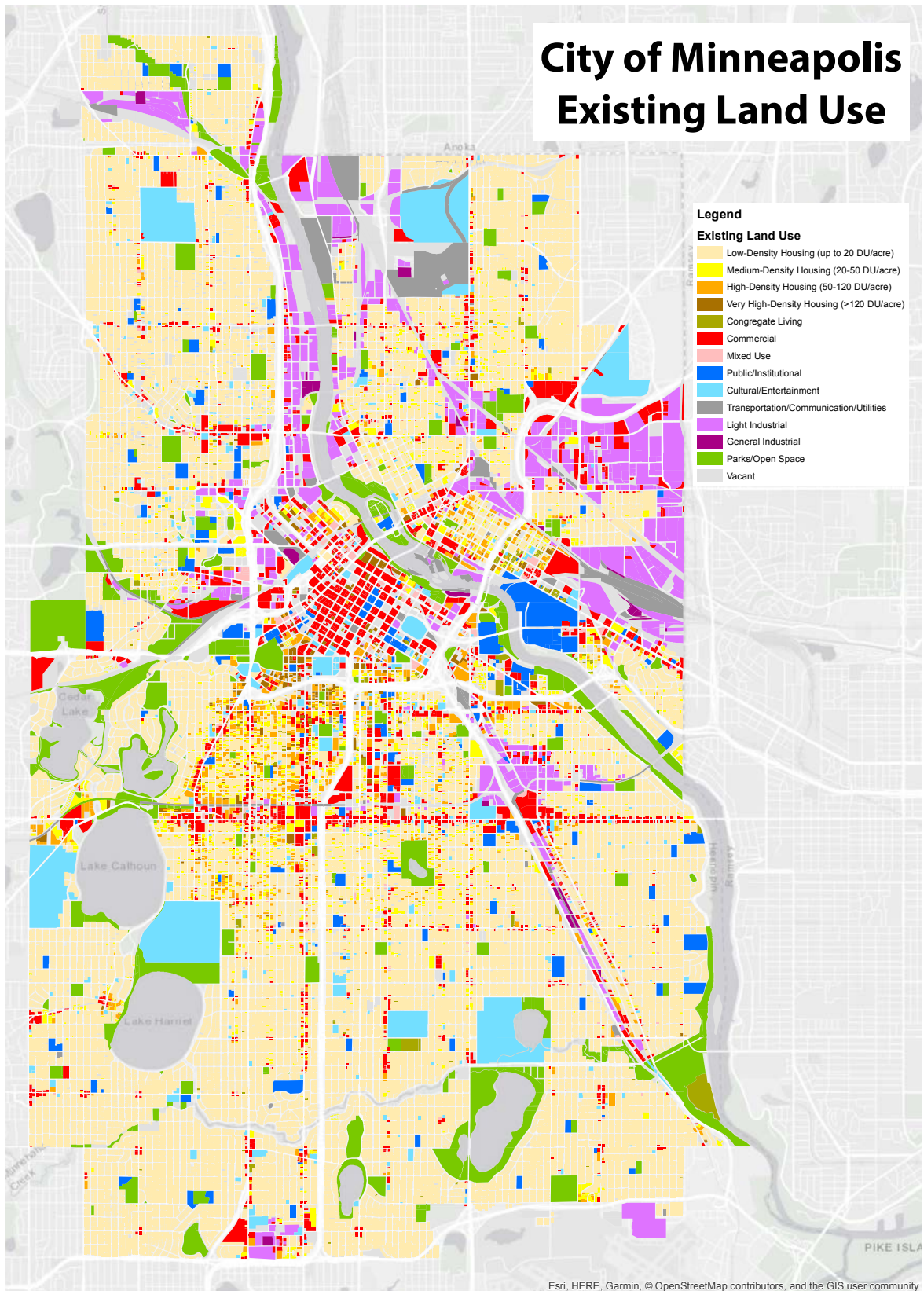


FIGURE 4: MAP OF EXISTING LAND USE

FIGURE 5: TABLE OF EXISTING LAND USE ACRES.

Existing Land Use Code	Existing Land Use	Parcels	Acres	Acres (%)
HL	LOW-DENSITY HOUSING (UP TO 20 DU/ACRE)	85,508	12,139.78	49.73%
HM	MEDIUM-DENSITY HOUSING (20-50 DU/ACRE)	4,016	674.18	2.76%
HH	HIGH-DENSITY HOUSING (50-120 DU/ACRE)	1,575	570.50	2.34%
HV	VERY HIGH-DENSITY HOUSING (>120 DU/ACRE)	309	138.96	0.57%
CL	CONGREGATE LIVING	269	149.14	0.61%
CO	COMMERCIAL	2,924	1,578.90	6.47%
MU	MIXED USE	600	140.21	0.57%
PI	PUBLIC/INSTITUTIONAL	220	768.29	3.15%
CE	CULTURAL/ENTERTAINMENT	439	1,435.33	5.88%
TU	TRANSPORTATION/COMMUNICATION/UTILITIES	91	602.96	2.47%
LI	LIGHT INDUSTRIAL	667	1,879.72	7.70%
GI	GENERAL INDUSTRIAL	29	75.89	0.31%
PO	PARKS/OPEN SPACE	480	2,245.12	9.20%
VLND	VACANT	4,661	1,732.28	7.10%
EDIT		308	119.91	0.49%
NULL		-	159.99	0.66%

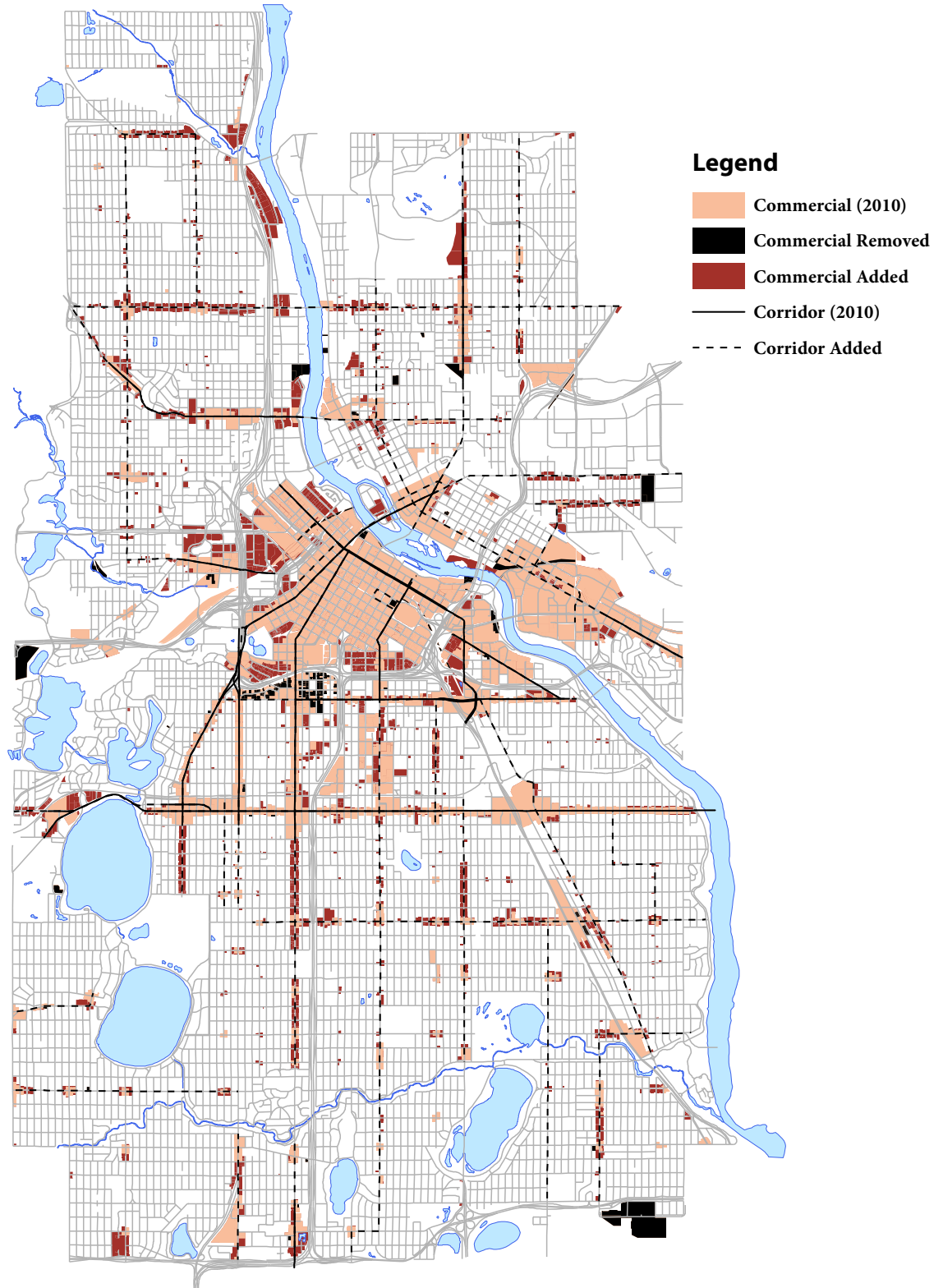


FIGURE 6: MINNEAPOLIS 2040 COMMERCIAL LAND USE COMPARISON 2010 VS. PROPOSED

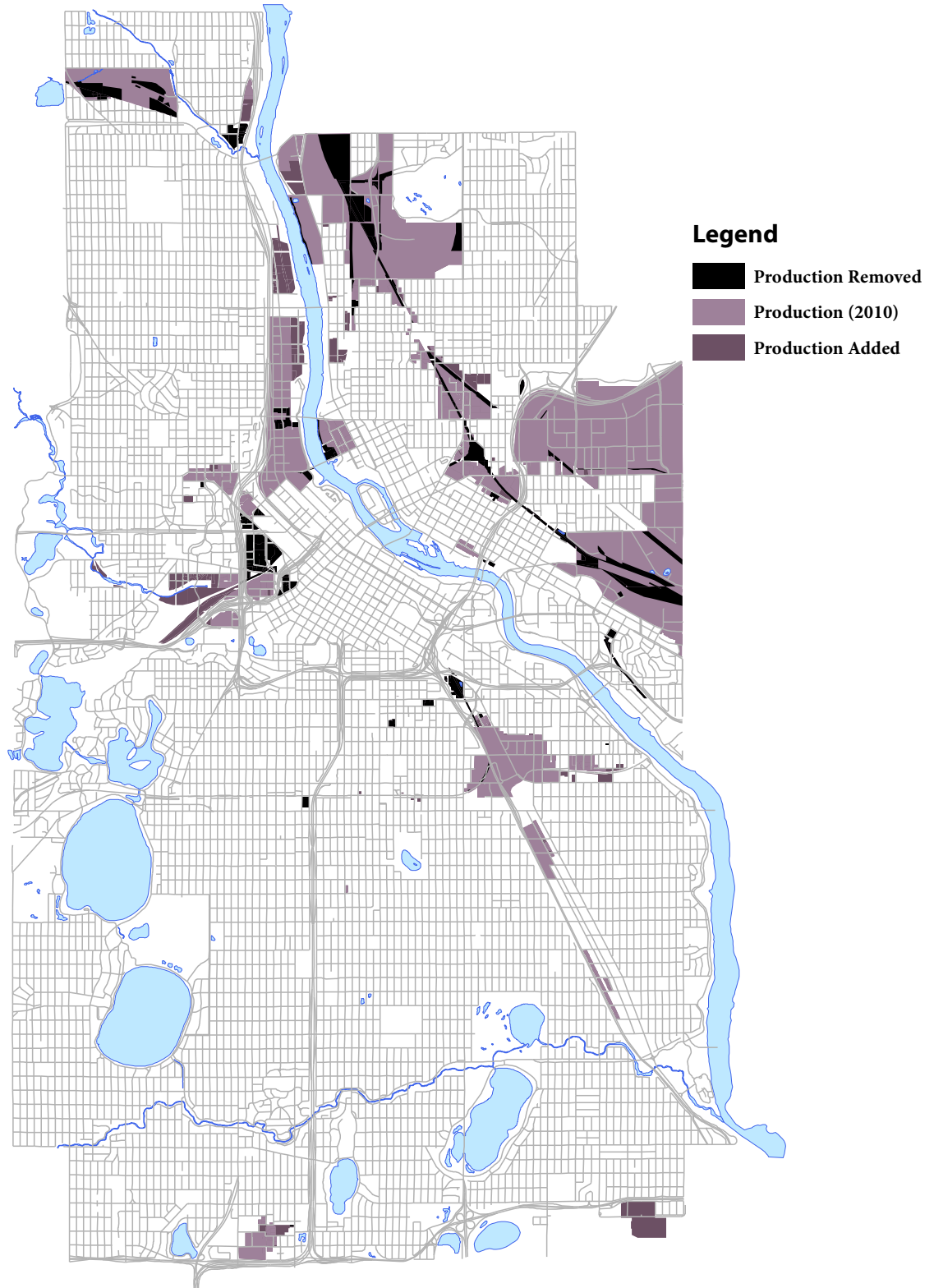
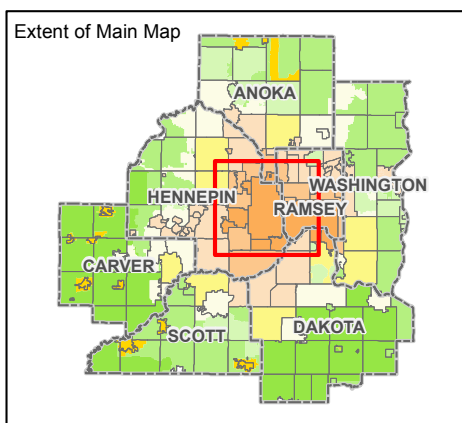
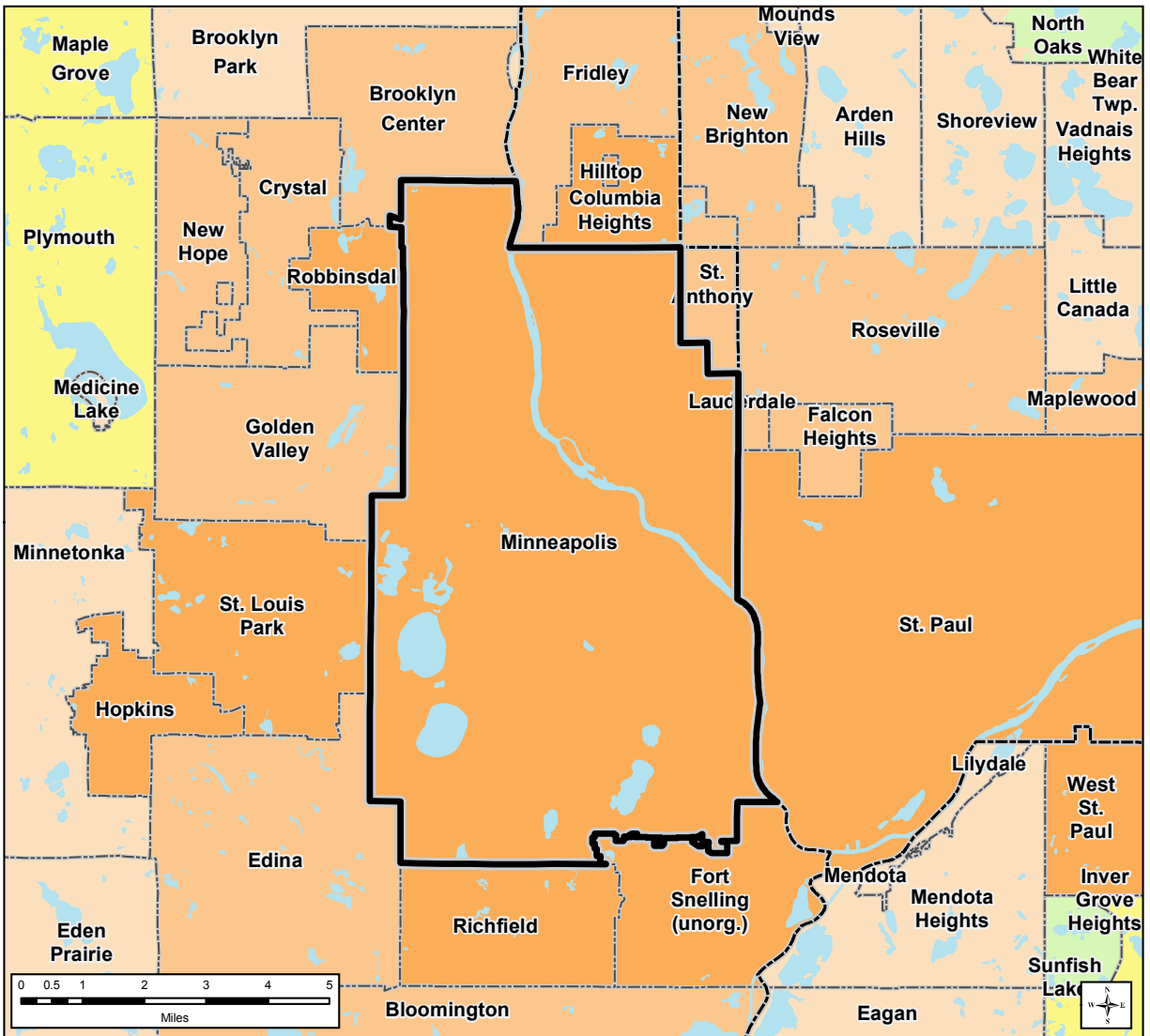


FIGURE 7: MINNEAPOLIS 2040 PRODUCTION LAND USE COMPARISON 2010 VS. PROPOSED



### Community Designations City of Minneapolis, Hennepin County



- Community Designations**
- Outside Council planning authority
  - Agricultural
  - Rural Residential
  - Diversified Rural
  - Rural Center
  - Emerging Suburban Edge
  - Suburban Edge
  - Suburban
  - Urban
  - Urban Center
- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

FIGURE 8: COMMUNITY DESIGNATIONS MAP