

# Land Use Rezoning Study

Virtual Public Meeting

*Questions and Comments submitted during the meeting  
held February 15<sup>th</sup>, 2023*

### Summary

A virtual public meeting was held online on February 15<sup>th</sup>, 2023. During the meeting attendees were invited to submit comments and questions – some of which staff were able to directly address in real time. A full video recording of the public meeting can be found at the [project website](#), along with a PDF of the presentation slides. This file includes all questions and comments submitted by the public during the meeting, organized by topic area, along with responses from staff as appropriate.

### Process Questions

#### **What is the purpose of the public engagement process exactly? What is required by law?**

There is nothing in state or city regulations that requires a public engagement process for a rezoning study. Past practice when implementing planning policies through zoning changes is to hold a public meeting and invite comment on proposed changes during a 45-day public review period.

#### **How much impact, really, can anyone have on what is obviously a done deal? why have this public commentary when it doesn't matter?**

The things that are a "done deal" are those that are clearly spelled out in Minneapolis 2040. The City is required to eliminate overt conflicts between its comprehensive plan and its zoning regulations. While doing that, there is a good deal of discretion about which nonresidential uses should be allowed in which districts. Providing feedback about those uses is one of the biggest ways the public can influence the outcome.

#### **What is the deadline for comments on the REIA? And how would you incorporate the comments, if any?**

The deadline for comments on the REIA is the same as other content - March 26th. That deadline allows staff some time to incorporate feedback before finalizing a recommendation to the Planning Commission and City Council. That being said, we will continue to collect comments and share them with appointed and elected officials right up to the public hearing date.

#### **Can CPED present to neighborhood association and provide neighborhood specific maps? The Windom Community Council in southwest Minneapolis is interested.**

We do not have the capacity on this project to present to individual groups or neighborhood associations.

#### **I've talked to several neighborhood boards and none of them reported knowing about this.... what was your outreach to neighborhood organizations during 2020-21? how did you attempt to connect with residents and stakeholders during the global pandemic?**

At the very beginning of the zoning reform process, a postcard was sent to all addresses in the city. Since that time, outreach has been through the City's social media and web site.

#### **Whom were some of your stakeholders you did internal outreach and coordination with throughout 2022?**

Code Development staff continues to consult with other staff across the city enterprise on these proposed changes. Some of the colleagues we have consulted with include staff from CPED Housing Policy and Development, CPED Economic Policy and Development, CPED Planning, The Minneapolis Health Department including Sustainability and Environmental Health staff.

#### **Can you keep us updated on the changes? Maybe every time staff changes the language or the map, let us know what specifically you are changing?**

The draft language that was shared publicly on January 12 has not been revised or changed. Staff has started an internal list of changes that will be made based on feedback received during the public comment period. Changes made to the January 2023 draft regulations will be catalogued and summarized on the project website and listed in the staff report prepared for the City Planning Commission.

#### **When is the deadline to provide comments on the land use rezoning study?**

March 26th. That deadline allows staff some time to incorporate feedback before finalizing a recommendation to the Planning Commission and City

Council. That being said, we will continue to collect comments and share them with appointed and elected officials right up to the public hearing date.

### **Why wasn't this completed before the plan 2040 plan was completed?**

Minneapolis 2040 is a policy document that sets the stage for many types of implementations, including these new zoning regulations. It is largely a question of resources, staff capacity, and priority. Other regulatory implementation took precedent over land use issues and were completed first (1-3 unit regulations, inclusionary zoning, built form, parking reform).

### **How many surveys have been filled out in response to this latest phase? What would you consider a fair representative feedback in a city of 500,000? Are surveys and online meetings the only way we can have any say in this?**

In addition to the survey available online and the virtual public meeting, comments can be submitted via a form on the project website or to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov). A public hearing is scheduled for April 24th, 2023, in front of the City Planning Commission – this meeting constitutes the official opportunity for the public to submit testimony on the record to appointed and elected officials for their consideration.

Comments and survey responses sent in via the project website are not intended to be a referendum on proposed changes, but one way for staff to understand whether regulations are on the right track and where improvements could be made to draft recommendations.

As of March 21<sup>st</sup>, 2023, there are 246 survey responses.

### **What is the best way to provide comments? Is it through the feedback form at the project site? Or via email? can someone mail in their feedback?**

All of these formats are acceptable.

### **Were similar-sized cities that you looked to as models for these rezoning proposals? Can you talk a little bit about this process?**

The policies of Minneapolis 2040 are, of course, unique to Minneapolis. But we have consulted zoning codes from a number of peer cities, including places where zoning codes have been rewritten relatively recently.

### **Given the tools and time required to attend this meeting and to fill out the survey and make comments, I'm concerned that the pool of people responding to this plan is VERY limited. What do you plan to do about that?**

The Land Use Rezoning work is implementing the land use policies in Minneapolis 2040 and is based on the extensive engagement that was done as part of that process, which was approved by the Planning Commission, City Council and Metropolitan Council. The draft REIA for the Land Use Rezoning Study states:

“The land use regulations (zoning code and map) implement the land use map and policies from Minneapolis 2040, the City’s comprehensive plan. Minneapolis 2040 was a result of over two years of engagement with the people of Minneapolis including over 100 meetings and conversations with thousands of residents, business owners, and others. This included multiple open houses, small focus group conversations with BIPOC communities, in-person conversations at street festivals, and opportunities to engage online.

Feedback that was collected directly informed the 14 goals that the Comprehensive Plan policies address. Staff heard that as the city grows to accommodate more residents and jobs, the plan should emphasize the elimination of racial disparities. This includes working to diversify the housing types, address the rising housing costs which are disproportionately impacting BIPOC renters, and ensuring that BIPOC residents can build wealth and have access to living-wage jobs. During this engagement process, staff heard the need to increase

access to retail, goods and services, and jobs near where they live regardless of the neighborhood or zip code. Proximity and access to commercial uses, work, and home is critical for people who depend on public transit, walk, roll and bike in the city. The land use recommendations are a regulatory interpretation of the policies found in Minneapolis 2040, and as such are an extension of the engagement efforts for the comprehensive plan. Since this process is not a reimagining of the policy itself, the engagement for land use regulations was more focused on a narrow set of questions to the public.”

**Why was a 3rd party organization not engaged in the Racial impact report? CPED does not seem qualified for this work.**

The Racial Equity Impact Analysis is a process that was adopted by the City Council and applies to the creation and adoption of all policies and programs in the City. When the REIA process was created, there was never an intent that the work would be done by an outside third party. On the contrary, REIAs are intended to be done by staff, to be drafted in tandem with the creation of new policies and programs so they may guide the development of them. The purpose of an REIA is to embed a racial equity lens into the process itself, not to check a box at the end.

### Specific Zoning Questions

#### *Urban Neighborhood*

**In the event of a conflict between zoning districts and built form overlay districts, which controls? For example, UN1 zoning districts don't allow fourplexes, but IN1 built form appears to allow fourplexes on lots of 50 feet in width and a minimum 9,000 square foot lot. If you're in a UN1, IN1 district, are fourplexes allowed?**

Primary zoning districts determine which uses are permitted, conditional or prohibited in each district. There may be other requirements, such as minimum lot area requirements and use standards, that could impact whether a use can be established in a given location even if that use is generally allowed by the primary zoning district. The purpose of these other requirements includes but are not limited to, reinforcing the intent of the built form overlay district and minimizing off-site adverse impacts. Although new dwellings with 4 or more units will not be allowed to be established in a UN1 zoning district, there may be existing dwellings with 4 or more units that are located in the Interior 1 built form overlay district. Therefore, minimum lot dimension requirements for dwellings with 4 or more units were included for the Interior 1 built form overlay district.

In this example, Table 540-19 includes minimum lot dimension standards for 4-unit buildings in Interior 1 so that there are standards in place for any that might exist and will be legally nonconforming. This table doesn't govern which uses are allowed. Allowed uses are governed by Table 545-1, which shows that buildings with 4 or more units would not be allowed to be newly established in UN1.

**Regarding UN: "Expansion of commercial uses and zoning into surrounding areas is not encouraged." Why was this not interpreted to allow conditional approval of commercial uses? "Not encouraged" and "prohibited" are very different.**

In the Urban Neighborhood (UN) future land use description, this sentence is referring to commercial uses that are already existing. The following excerpt includes the clarifying information. "Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged." There is no other guidance that supports commercial uses in Urban Neighborhood areas.

**Just to be clear, is it the City's position that IN2 districts cannot be zoned as UN1, because the IN2 designation trumps any potential UN1 status?**

The guidance for Interior 2 built form states that "Multifamily buildings with more than three units are permitted on larger lots." The UN1 Urban Neighborhood District does not include multiple-family dwelling with 4 or more units as an allowed use. Interior 1 built form is the only built form designation applied to UN areas with guidance to only allow up to 3 dwelling units on an individual lot. Because of this guidance, the UN1 District is intended to only apply to properties that have a combination of UN future land use guidance and Interior 1 built form guidance. Zoning properties with Interior 2 built form guidance as UN1 would be in conflict with Minneapolis 2040 and the guidance for Interior 2. The proposed UN2 zoning does not change the minimum or maximum lot size requirements that apply to a multiple-family dwelling with 4 or more units in the BFI2 Interior 2 Built Form Overlay District that are already in effect in the zoning code.

**Will UN2 District allow 4 units on all lots? what the limitations? lot size?**

Each property is zoned with both a primary zoning district and a built form overlay district. The lot size requirements are determined by the built form overlay district. If a property is zoned UN2 and is in an Interior 2

built form overlay district, a minimum lot area of 7,500 sq ft and a minimum lot width of 50 ft is required to establish a dwelling with 4 or more units. If a property is zoned UN2 and is in an Interior 3 built form overlay district, a minimum lot area of 5,000 sq ft and a minimum lot width of 40 ft is required to establish a dwelling with 4 or more units.

**Why did the minimum lot size for 4+ unit dwellings decrease from 9,000 SF to 7,500 SF for Interior 2? Why was 7,500 SF determined to be the minimum lot size?**

On January 1, 2021, the built form regulations for the newly created built form overlay districts, including Interior 2, went into effect. The Interior 2 regulations included a minimum lot area requirement of 7,500 sq ft for dwellings with 4 or more units. This minimum lot area requirement has not changed. The comprehensive plan guidance for Interior 2 built form states that "New and remodeled buildings in the Interior 2 district should be small-scale residential....Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted." The minimum of 7,500 sq ft is larger than a standard residential lot in Minneapolis (most are about 5,000 sq ft), but isn't so large that the lot size could result in a building that is not consistent with the small scale guidance for the Interior 2 built form guidance.

**Thank you for this presentation this evening! Super helpful! I have a question for help in how to understand more clearly the reasons why the F.A.R. for single family homes (in interior 1) and for a triplex are not proportional? where can I read or find out how the formula and why the formula was created? I am part of a team developing 8 triplexes on vacant lots. And we are running into F.A.R. restrictions that seem unreasonable for building multi-family triplexes.**

The maximum floor area ratio (FAR) requirements were adopted as part of the built form rezoning study ([Built Form Regulations \(minneapolis2040.com\)](https://www.minneapolis2040.com)). In the Interior 1 built form overlay district, the maximum FAR is the same for a single-family dwelling and a triplex because this adhered to the intent of the following direction that was adopted by the City Council in conjunction with the adoption of Minneapolis 2040: "Directing staff to develop and retain regulations for the Interior 1, 2, and 3 built form district affecting building height, setbacks, and lot coverage that closely match existing requirements for single-family homes in lower-intensity zoning districts, and supports energy-efficient design."

*Residential Mixed Use*

**RM districts seem to only allow commercial development in large mixed-use buildings. Why not allow any standalone uses? The Minneapolis 2040 guidance doesn't seem to want to prohibit commercial activity in small scale buildings.**

In the residential mixed-use (RM) districts, commercial uses are generally required to be part of a mixed-use building. There are some exceptions for medical facilities and offices in the RM2 and RM3 Districts, market gardens and lodging uses. The RM Districts are intended to be a type of residential district and not a commercial district, therefore most commercial uses are not allowed to be as the only use on the property. The allowed scale of a building is determined by the built form overlay districts. In some built form overlay districts, a large scale building could not be constructed due to maximum height, floor area ratio, and lot area requirements. Except in the Transit built form overlay districts where minimum height and floor area ratio requirements apply, a small scale mixed-use building could be constructed.

*Commercial Mixed Use*

**say more about how you will use regulatory tools to minimize the impacts that commercial uses have on residential areas?**

Site plan review regulations are intended to address compatibility, including through landscaping and screening. Relatively new Travel Demand Management (TDM) regulations are intended to decrease single-occupant vehicle travel. City ordinances will continue to regulate noise, lighting, odor, and other off-site impacts that can accompany some businesses.

### **is it OK to designate an area that currently is Built Form Corridor 6 as CM2?**

Each property is zoned with both a primary zoning district and a built form overlay district. Properties that have a Corridor Mixed Use future land use designation will be rezoned to the CM2 commercial mixed-use district, which is a primary zoning district that determines what types of uses are allowed. The built form overlay districts were adopted and went into effect on January 1, 2021. These districts determine the allowed size of development through floor area, height, lot size, lot coverage, and setback regulations. Corridor 6 is one type of built form designation. Depending on the adopted built form guidance for each property, properties that are zoned CM2 could also be in an Interior 2, Interior 3, Corridor 3, Corridor 4, Corridor 6, Transit 10 or Transit 20 built form overlay district.

### **Given the relatively much larger size needed for grocery stores, was a specific line for groceries considered to support policy #63 Food Access?**

Responsive to public feedback on this issue, an increase in the allowed square footage for grocery stores in some districts will be included in the final draft regulations.

### **Are there any CM3 designated areas that currently have non-commercial uses on those areas, such as a residential home at an intersection designated as Community Mixed-Use (in example Glenwood Ave)?**

Yes. The supporting land use policy and proposed zoning reflects a desired future outcome, it does not necessarily reflect the existing use on the ground.

### *Production*

**If the comp plan says we should not allow these things in industrial then why isn't there language that says specifically just that. " We wont allow them" as of now the language is weak and gives staff discretion to make the decision.**

There are a couple of places where the draft regulations explicitly refer to prohibition on certain high-impact production uses. See High-Impact Production and Processing in Table 545-1 as well as the reference to those uses in 545.80. And those uses are described in 545.130(b)(3). Many zoning codes do not provide a comprehensive list of uses that are prohibited, instead, uses that are not expressly permitted are considered prohibited.

### **how will the residents be protected from effects of PR1 industrial uses?**

Provisions in the zoning code that pertain to off-site impacts of industrial (production) uses include general and specific use standards in Chapter 545 Use Regulations and development standards in Chapter 550 Development Standards, such as enclosed building requirements and general performance standards. These are in addition to other pollution control regulations from other City departments and the state of Minnesota.

### **How close would you allow PR1 zoning (with a built form of Transit 10) to UN2 (with a built form of Interior 2)? There was mention of a .25 buffer - would that buffer apply in this situation? Would there need to be a 0.25 mile buffer between PR1/Transit 10 areas and UN2/Interior 2 areas?**

The proximity between built form districts was determined during the development of the comprehensive plan. While built form districts often transition somewhat gradually, there isn't a defined distance that exists or is proposed between certain built form districts and other districts. Buffers for certain



industrial/production uses are based on uses that potentially harm human health. PR1 is for the lowest-impact industrial uses, and also allows residential, and is mapped in areas that often already have a mix of industrial and residential uses. There are instances where taller buildings can be constructed near lower-density districts.

### **What's with the concrete crushing? Why would we want that in the City?**

The location of some uses come with tradeoffs. Concrete crushing is necessary to process construction materials during demolition and construction of new development. In this example, if there were no concrete crushing facilities in the city, materials would need to be transported further away from the source. This has two potential impacts, 1) an increased cost to development, impacting the price of housing and 2) an increase in greenhouse gas emissions in the city due to the greater frequency and distance of trips to transport materials. These tradeoffs and considerations are certainly up for discussion, and staff welcomes feedback on the appropriate direction to take.

### **With the prohibited types, are those things that will be removed or is it only that new ones of those types will not be built? The note on gas stations was interesting to me. Curious about that in particular but also if pre-existing industrial companies will be moving out of neighborhoods.**

Prohibiting a use in the zoning ordinance does not compel an existing user to relocate. State law protects almost all uses from amortization, meaning cities cannot force existing established uses out of their jurisdiction with regulations. Uses which were legally established, but would become prohibited, would be protected under the state's non-conforming use law. Allowing gas stations that currently exist to continue, but prohibiting new ones, allows the City to continue to regulate them through the conditional use permit process.

### **On the same note - do the 'unwanted uses' designations distinguish between offsite impacts that have material consequences esp. for health and safety, and those that are more so aesthetic like smell and noise?**

Work on which uses to prohibit or heavily regulate is focused on material pollution and health impacts.

### **How are you addressing cumulative toxic uses of land uses over the 100 + years. Preventing grandfather in uses near residential areas.**

Based on public feedback, staff will propose a greater spacing requirement between most permitted high-impact uses and residential of a quarter mile. This spacing requirement would limit these uses to two small areas in the City, and they would not be permitted in either Green Zone.

The City does not have the ability to eliminate existing businesses that are legally nonconforming ("grandfathered in").

### **A goal of the 2040 plan is to build more industrial sites in production zones to increase the job force for Minneapolis residents and economy. Two questions: What is the current ratio of Minneapolis residents who are employed at industrial jobs compared to those who are not Minneapolis residents. And secondly, how are we going to ensure these industrial jobs are actually going to Minneapolis residents for the City's new goal?**

These are issues that cannot be directly addressed through zoning and have not been the focus of staff's work. CPED Economic Development and Policy staff continue to work to attract employers to the city that supply high quality jobs for city residents. Staff also works to ensure that training opportunities are available to city residents that prepare them for these job opportunities.

### **Is soil and water sampling apart of this plan**

The zoning ordinance does not address existing soil and groundwater pollution.

### **Are you planning to produce a EAW in this area since different new health risk of dust more from the concrete crushing is now needed**

EAWs and other environmental review is evaluated on a project-by-project basis. The zoning ordinance does not authorize any specific project or make any determinations about projects or their impacts. Any project which meets EAW thresholds under state law would go through the environmental review process at that time.

### *Parks*

### **Can you explain the Parks zone again, for private property? how does that work? what would property owners be allowed to do?**

Locations zoned with the Parks and Open Space district will have a couple of options for establishing new uses on their property. A list of permitted and conditional uses can be found in Chapter 545, in Table 545-1. Beyond what is typically allowed in this district, property owners in the Parks and Open Space district may petition to add an overlay zoning district called the Parks Use Overlay, which would permit additional conditional uses, mostly via the already established Planned Unit Development process.

### **What are, if any, some perceived unintended consequences of Park Use Overlay Districts?**

The Parks Use Overlay District attempts to balance a variety of objectives and legal considerations. The City is compelled to allow economically viable development on privately-owned properties, including those that are identified as future parks. This overlay is the most appropriate method the City has devised to allow

reasonable use of property while keeping the long-term parks vision in mind.

### **Is that GAF in the Parks overlay?**

A portion of the GAF site is in the proposed Parks Use Overlay district.

### **The park board has spent the last several years coordinating with the community at large to redesign the local parks and the regional parks. Are you aware of this long term process and did you coordinate with the park board regarding its plans with your 2040 plan?**

The Parks and Open Space policies in Minneapolis 2040 are a direct result of consulting with Park Board staff during that planning effort. Regulations regarding parks as part of the land use rezoning study are intended to make it easier for the Park Board to implement its vision for parks both in the near term and long term. City staff continues to communicate with Park Board staff on ways to improve the draft regulations.

### **Regarding the new park-specific designation, restaurants were mentioned specifically but also vendors. Would that be something like bike rentals? Would there be preference given to individuals over corporations? Like a Copper Hen versus a McDonalds**

The zoning ordinance does not distinguish between types of users implementing the same use. In this case, the Park Board could use their authority to give preference to one vendor over another in their contracting process – zoning would see the two operators cited in this example as the same.

### *Questions about specific uses*

### **How about Schools?**

Educational facilities are a proposed use category. K-12 schools are a listed specific use in this category and are

proposed to be a permitted use in all districts except for the PR1, PR2, TR, and PK1.

**Are community gardens, market gardens, and urban farms impacted by these changes? Are there any other food systems related changes, such as for commercial kitchens, food trucks, grocery stores, and farmers markets etc.?**

Community gardens, market gardens, and urban farms will generally be allowed where they are currently allowed. The amendment includes some changes that will allow greenhouses as an accessory structure to community gardens. With the expansion of zoning that will allow commercial uses, there should be more opportunities for food related uses, such as commercial kitchens, grocery stores, and farmers markets, to be established. Additional allowances for food trucks are also under consideration.

**Are uses in the Commercial Agriculture category allowed to have greenhouses up year-round?**

Commercial agriculture uses that include growing operations will be allowed to have a greenhouse year-round, provided it complies with the definition of greenhouse. A greenhouse is defined as “a permanent structure that is devoted to the protection or cultivation of food or ornamental crops and constructed with glass, glass-like or translucent material to optimize growing conditions with natural light.”

**Are you requiring gas station to install fast electric charging stations with any time new use of property comes up as a gas station.**

New gas stations will not be allowed to establish anywhere in the City. Also, requirements in the zoning code cannot differ from the state building code requirements. The state building code does not require electric vehicle charging stations at gas stations.

*Development Standards*

**Can you talk about where and when pedestrian design requirements that used to be in the ped overlay code will end up? Will they be worked into built form, or land use, or somewhere else?**

*Built Form*

**You are proposing changes to the Built Form Overlay Districts as part of the process of adopting the Land Use Rezoning study. Can other changes to the Built Form Overlay Districts be proposed as part of the current process and if not, why not?**

Built form zoning of properties cannot be changed through the land use rezoning study. Generally, amendments to the Built Form Overlay districts, such as to adopted floor area ratio, height, impervious surface and lot coverage requirements, are not within the scope of the Land Use Rezoning Study. These changes would need to be part of a separate code amendment. Because the current primary zoning districts will be replaced by new zoning districts that have updated allowed uses and use standards, the draft zoning ordinances only considers changes to some built form regulations for lot dimension and yard requirements (particularly those that are tied to existing primary zoning districts) to better implement the intent of the new primary districts and updated use regulations.

**So the Built Form Map was establish during the peak of the global pandemic?**

Minneapolis 2040, including the built form policy guidance, went into effect on January 1, 2020. As required by state law, zoning codes are required to be amended to eliminate inconsistencies with adopted policies. Therefore, the built form guidance was adopted into the zoning code and went into effect on January 1, 2021.

### *Other zoning questions*

**Can you explain what an Opportunity Zone is and how this relates to your zoning? Your choice of zoning is directly linked to this.**

Opportunity zones are federally designated areas where an investor may achieve certain tax advantages for investing in a development project. They are not related to a local jurisdiction's zoning code.

**There are several instances in the Use Table where specific existing uses that do not conform with the new zoning regulations are specifically grandfathered, using the language "existing on the effective date of this ordinance." Why are these specific existing uses regulated as legal nonconformities**

Including "existing on the effective date of the ordinance" for certain uses in the use table means that under the new zoning, they will not become legal nonconforming uses. There are several reasons for this approach, which can differ by use. For some existing uses, making the use nonconforming would result in additional regulatory burdens for a use that has little to no external impacts. For example, if a single-family dwelling were to become a nonconforming use, proposing a building addition would require an application approval through a public hearing process that wouldn't result in furthering any comprehensive plan goals (i.e. it would be process for the sake of process). For other uses, including existing uses in the use table allows the ability to retain specific use standards for uses that have significant external impacts. These use standards, which are tailored to consider and address these specific external impacts, can then be applied to any proposed expansion of said uses. Note that under state law, legal nonconforming uses are allowed to remain for perpetuity provided they are not discontinued for a year or more so the use standards cannot be applied retroactively. There is also a concern

that in some cases, making a use nonconforming can result in more rights than for an allowed use. For example, a nonconforming use could be changed to a different nonconforming use and with many of the same issues that the original use had.

**Is that new surface lots or existing as well? If it only applies to new, can it be expanded to require any repaving or upgrades to an existing surface lot to also install charging?**

Legally nonconforming uses can be improved, replaced, repaired, and maintained, but they cannot be expanded without going through a process to allow it.

### **Map Questions**

**The MetaData Land Use Rezoning map on ArcGIS has no option to download the metadata. Can you please either unlock this map so we can download the metadata (CSV, geoJSON, or Excel format) or provide links on your site so we can use the data. Otherwise transparency is jeopardized.**

If there are specific analyses that stakeholders would like to see, please submit them to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov) and staff will do our best to respond.

**Where can I find the PDF summary of all of the proposed changes? Can I get a map showing the designations in the Longfellow Neighborhood (neighborhoods of Longfellow, Howe, Cooper, & Hiawatha). I found the build form map hard to use.**

Staff will produce PDF maps for the staff report that will be submitted to the planning commission for the April 24<sup>th</sup>, 2023, public hearing. The proposed changes to the January 12 draft language on the project website will be compiled and made publicly available when that work is complete.

Staff has prepared maps that provide a side by side comparison of the existing and proposed zoning: <https://cityoflakes.maps.arcgis.com/apps/Compare/index.html?appid=0d51f5c3baf24cee95ed99a9bdf09aae>

**How can I get a map showing all of the various designations in the Longfellow Neighborhood?**

Please refer to the interactive map on the project website and zoom in to the location you are interested in learning more about.

<https://minneapolis2040.com/implementation/land-use-rezoning-study#map>

**That map is impossible to read at this size.**

The online map allows people to zoom to individual properties. You can also type in an address and the map will zoom to that specific location.

**There is no way of seeing the various shades of orange or exactly what they cover at this scale. Is the map also on the website?**

The maps in the presentation can also be viewed at <https://minneapolis2040.com/media/1944/lurs-draft-informational-handout.pdf>. An interactive version of the map is also available at the project website. <https://minneapolis2040.com/implementation/land-use-rezoning-study/>

**Where can we see the zoning land use as it is now, so we can compare these changes?**

Existing zoning maps are found at <https://www2.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>. The project website at <https://minneapolis2040.com/implementation/land-use-rezoning-study/> includes references to where existing ordinances are located in the Draft Zoning Code Chapters section in the summary information for each new chapter.

Staff has created maps that show a side by side comparison between existing and proposed zoning. <https://cityoflakes.maps.arcgis.com/apps/Compare/index.html?appid=0d51f5c3baf24cee95ed99a9bdf09aae>

**how we can see the current land use zoning? I want to see the difference and the changes that are actually made**

Existing zoning maps showing primary and overlay districts are found at <https://www2.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>. Also, an interactive map showing existing primary zoning can be found online here:

<https://cityoflakes.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=9aad153dd283499e8149af79b6cd86aa> and an interactive map showing adopted future land use designation can be found online here:

<https://minneapolis2040.com/topics/land-use-built-form/>

Staff has created maps that show a side by side comparison between existing and proposed zoning.

<https://cityoflakes.maps.arcgis.com/apps/Compare/index.html?appid=0d51f5c3baf24cee95ed99a9bdf09aae>

**Having two maps (built form and land use) that must be consulted to understand what uses are actually permitted makes it very difficult to understand what the implementation will look like. For example, perhaps the land use category would allow a grocery store but the built form overlay effectively prohibits it. Does the city have a combined map available which shows both the built form overlay and land use for all parcels?**

The land use map is the only resource needed to determine if a grocery store is permitted in a given location. Land use allowances are not part of the Built Form Overlays. The two zoning categories regulate different things. A map showing both of these pieces of information simultaneously is not currently available.

**Are you willing to unlock this map and stop hiding opendata?**

If there are specific analyses that stakeholders would like to see, please submit them to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov) and staff will do our best to respond.

**CSV, Excel, or geoJSON formats are all acceptable. But Philip Potyondy has been creating maps in ESRI that are not accessible because the metadata is not extractable. Are you willing to accept the obligation of transparency and put these file formats on the project page and unlock the map?**

If there are specific analyses that stakeholders would like to see, please submit them to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov) and staff will do our best to respond.

**Is it possible to get a link to the "five minute walkshed" map?**

The presentation will be published on the project website, which will include that graphic - but we can also provide it in another format if requested. You can send that request to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov) if interested.

### Survey Questions

**You changed the first question and it's not letting me resubmit my response... what happens to it since you're asking a different question?**

**I don't understand the new question 1 at all now.... it's even more confusing.**

**For those of us who have already submitted the OLD question 1, we cannot relink to the survey to answer the new question....it is blocked by survey monkey. How are you going to fix this?**

There have been several questions about the change to the first survey question about Urban Neighborhood Districts. If you are having trouble responding to the new question because you already submitted a response to the old question - please submit your response to [2040@minneapolismn.gov](mailto:2040@minneapolismn.gov) or to the comment form on the project website.

**How can we access that survey? How can we participate?**

The survey can be found here: <https://www.surveymonkey.com/r/FMGPJ33>. Comments can also be submitted via the feedback form on the project website and via email.

### Website Questions

**Please provide the link for the document that the public can review until March 26, and how the public is allowed to engage with it (how can we submit comments?)**

**What is the website address that you refer to as the project site?**

<https://minneapolis2040.com/implementation/land-use-rezoning-study/>

### Other Questions

**Wasn't there a lawsuit that required the city to examine environmental impacts of the 2040 plan? What happened to that and how is the city accomplishing that, since 2040 was deficient in this regard?**

A lawsuit has been filed and is in the appellate process. There is no order requiring the City to take action at this time. Minneapolis 2040 was developed with a strong focus on environmental protection and resilience.

**So far, you haven't yet mentioned the two designated "green zones." How is the 2040 zoning protecting those "green zones" from further environmental harms?**

**Have either of the Green Zone Task Forces given input on this proposed plan?**

Minneapolis 2040 directs the City to identify and limit uses with the highest potential for an adverse impact on human health and the environment. To that end, high-impact production and processing uses (formerly general industrial uses) are prohibited citywide, with a few exceptions. A small number of specific high-impact production and processing uses are proposed to be conditional uses in the PR2 District, subject strict specific use standards, including spacing requirements, which were established based on input from the green zones, and will result in ensuring that none of the high-polluting industrial uses that would still be allowed would be able to be established within a green zone. In addition, a significant amount of industrial land which is currently in the I2 and I3 districts would be located in the PR1 district, which allows less intense industrial uses than the existing zoning. Many of these areas are located in both the North Side and South Side Green Zones, with the largest number being located along the North Minneapolis Riverfront. In addition, existing industrial property with direct riverfront access on the North Side will be given PK1 Parks zoning, supporting the future

conversion of the space to parkland and other publicly-accessible greenspace.

**Would it be possible to post on the website each time you change the language in the draft code or the draft map, and what the change was.**

Changes made to the January 2023 draft regulations will be catalogued and summarized on the project website and listed in the staff report prepared for the City Planning Commission.

**Talk about overlay district. Example Traditional Bungalow residential areas. How does that fit?**

It is unclear what this question is referring to. There is no existing or proposed overlay district that directly addresses "Traditional Bungalow residential areas."

**Are you aware of any self-storage units being proposed for future construction along the riverfront similar to the self-storage facility located at West River Parkway and 17th Ave N?**

None that staff is aware of.

**Did you develop any incentives for historic preservation? Like embedded carbon recycling for adaptive reuse of homes and buildings?**

Not as part of these draft regulations regarding land use.

**Do you have any limitations related to reduced airflow and light for adjacent buildings/homes?**

The purpose of several built form regulations, such as height and yard requirements, include consideration of access to light and air in relation to the planned scale of development for each built form overlay district.

**how much of an increase of emissions is calculated in this area of change**

It is unclear what "area" is being referred to in this question. The goal of the draft regulations is to decrease



emissions of not only individual uses but by creating more complete neighborhoods that reduce reliance on the automobile and encourage other modes of transportation.

### **What is the racial diversity of this team?**

We're happy to respond to questions about the Land Use Rezoning Study process or content.

### **is there a plan to hire new inspectors to double check these constructions site? So the city can no longer rely on these companies inspectors who claim they do their jobs**

Zoning inspections are all completed by City employed zoning inspectors. In general, zoning inspections are completed based on complaint of a zoning violation or for compliance with approved site plans when a development project is complete.

### **Meeting Logistics**

Yes. All questions from this meeting will be published on the project website, along with staff responses.

**Also Why are questions private? That doesn't make this meeting transparent or community oriented.**

**How do we get access to this Slide presentation?**

The slides are published on the project website at <https://minneapolis2040.com/implementation/land-use-rezoning-study/>. A recording of this meeting is also posted.

**How many people are viewing this meeting?**

There are currently 72 attendees in the meeting.

**I don't think my question section is working. Are you getting my question?**

All questions were seen by staff during the meeting

**I don't see the question I asked are you the presenter seeing it?**

All questions were seen by staff during the meeting

**Will the comments and questions be fully shared with the public?**

Yes. All questions from this meeting will be published on the project website, along with staff responses.

**Are you answering all questions on line? I've asked a number of questions, but they don't appear on the featured questions, just as private questions.**

With the high volume of questions, staff was not able to address all of them publicly during the meeting. Some questions that were submitted were not easily answered, so staff wanted to take more time writing up detailed responses like you see in this document.

**Will the comments and questions be fully shared with the public?**

Comments

Moreover, I am glad to hear current 13 land-uses will be banned city-wide moving forward.

Until you unlock this map and we can use the Metadata, this entire map is useless

This is so hard to follow.

We seem to have lost audio.

It's back now (We seem to have lost audio.)

This plan sounds very Ableist, please comment on that?

when on earth did you write about the glories of downtown? Have you not noticed what has changed there at this point?

How about families?

So are you allowing only White Male comments to be featured too?

I just lost audio. On my end or yours?

Fixed it (I just lost audio. On my end or yours?)

THANK YOU 🙏

Why did you record this meeting ahead of time?

It's really frustrating that you're picking and choosing people who can participate and clearly you don't want me to participate. Democracy clearly doesn't exist in our city. (Have either of the Green Zone Task Forces given input on this proposed plan?)

Can you see this?

Yes! We're doing our best to keep up with the questions. Questions we don't get to during this meeting will be addressed and published on the project website.

Why are my questions not appearing in the featured questions?

Is the speaker muted? There is no sound.

So why make the questions private?

120 surveys filled out in a city of nearly 500,000 people.... do you consider that a successful community engagement process?

Can you see this?

My question: Why are you airing a prerecorded presentation with pre-recorded softball questions and only responding to some in private and to none at all? How dumb do you think we actually are?

I don't think my question section is working. Are you getting my question?

How are you addressing cumu

You still want to control the narrative

Make it public now

no need to wait

that is very transparent

I mean that isn't very transparent

We appreciate the extra time

its unfortunate because this doesnt build trust at all. it makes it look like you all are trying to keep information from coming out and being gate keeper. This is not okay.

It's your bullet point, you stated it like you were already doing it

Your proposing areas where 6-10 story buildings can go in the middle of residential streets. How is this minimizing commercial impact?

**Thank you!**

**this info should be typed in the chat**

**what Jason is saying**

**This presentation has not been super informative  
because it's too complicated and you**

**thank you Jason**

**Everyone seems very white.... are black and brown  
people really okay with wha't being proposed?**

**This presentation has been too complicated to follow  
as a layperson. It does not feel inclusive.**

**How are you engaging them?**

**I don't see my questions showing up. How many  
people can really give feedback if they don't have  
online tools?**

**THANK YOU FOR THE PRESENTATION STAY WARM  
AND SAFE**

**engaging?**