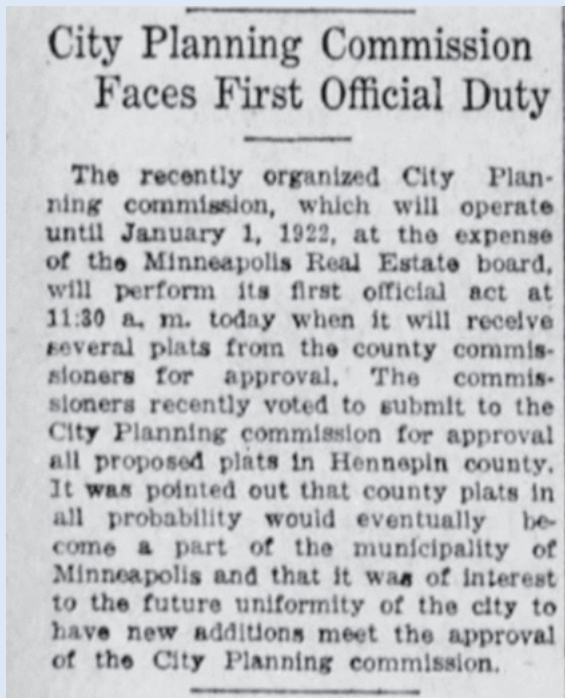


2021 ANNUAL REPORT

100th Anniversary Edition

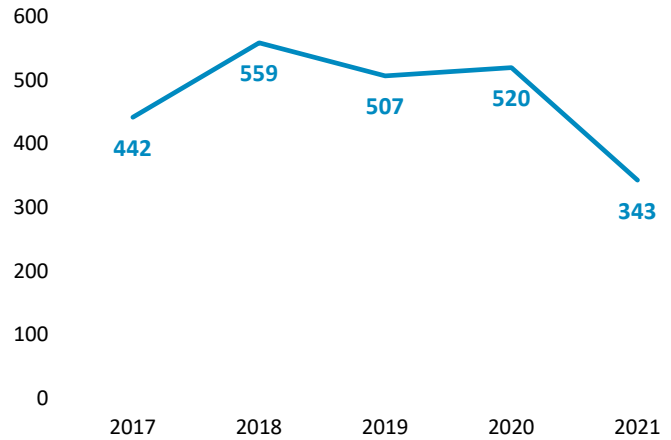
100 YEARS OF SERVICE

2021 marked 100 years since the establishment of the Minneapolis City Planning Commission. A Minneapolis Tribune headline on July 22, 1921, stated: “City Planning Commission Faces First Official Duty.” The CPC has played a critical role in shaping the city’s growth. The commission holds public hearings twice a month and is charged with making decisions regarding applications for land use reviews, including site plan review, conditional use permits, changes or expansions of a nonconforming use, variances, and land subdivisions. In addition, the CPC makes recommendations to the City council on proposed rezoning, street and alley vacations, public land sales, zoning code text amendments, and amendments to the comprehensive plan.



Minneapolis Tribune, July 22, 1921

Figure 1. Application Totals, 2017-2021

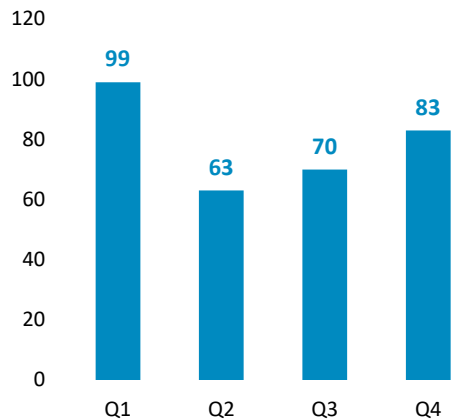


2021 TOTALS

In 2021, the Minneapolis City Planning Commission (CPC) reviewed a total of 144 projects, compared to 153 projects in 2020. The overall land use application volume of 343 was a 34 percent decrease compared to the 520 applications reviewed in 2020 (Figure 1). The largest volume of applications were reviewed during quarters 1 and 4 (Figure 2).

Click [here](#) for the interactive land use map.

Figure 2. Application Totals By Quarter

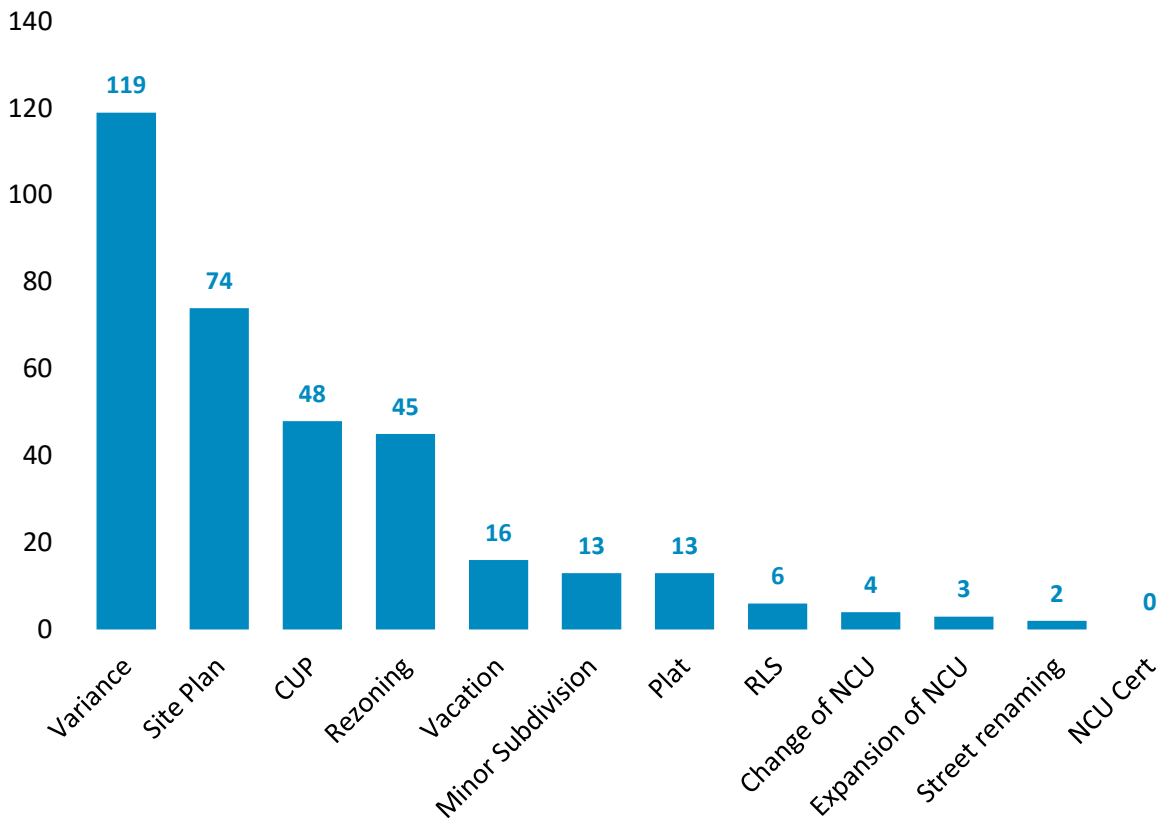


APPLICATION TOTALS BY TYPE

Of the 343 applications reviewed, just over one-third (119, or 35%) were variances. In previous years, approximately one-half of all land use applications have been variances. In 2021, there were 74 site plans (22%), and 48 conditional use permits (14%) (**Figure 3**).

The effective date of the built form regulations of Minneapolis 2040 was January 1, 2021. This amendment established new overlay districts for each parcel in the city and revised regulations related to building height, floor area ratio, yards, lot coverage, impervious surfaces, and lot sizes to provide more predictable outcomes for future development. In addition, the amendment altered the types of applications that would be required to increase height and/or floor area ratio, for example. Therefore, the application totals in 2021 compared to 2020 likely reflect key aspects of the built form regulations' implementation (see **Figure 6** on the opposite page).

Figure 3. Application Totals By Type



Figures 4 and 5 illustrate the drop in the proportion of variances as a fraction of the total application volume from 45 percent in 2020 to 35 percent in 2021.

Figure 4. 2020 Variances

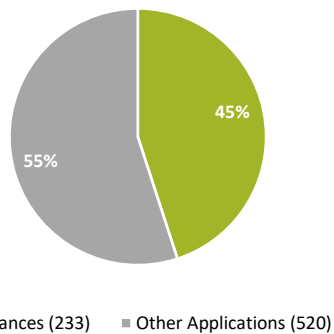


Figure 5. 2021 Variances

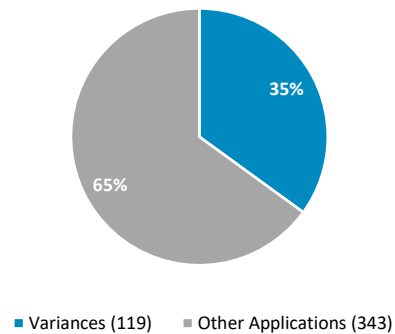
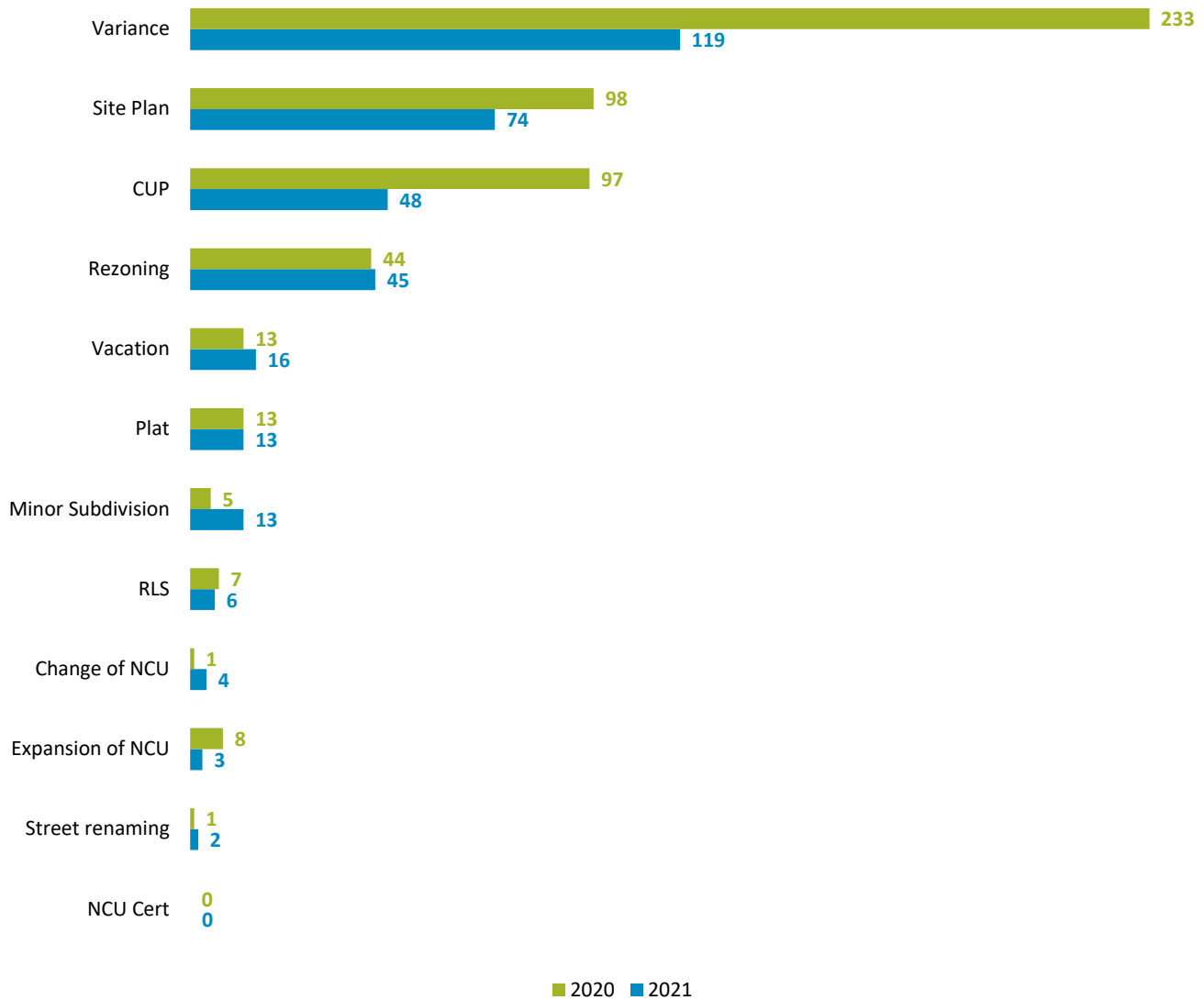


Figure 6. Application Totals By Type, 2020 vs. 2021



Figures 7 and 8 illustrate the slight drop in the proportion of conditional use permits (CUPs) as a fraction of the total application volume from 19 percent in 2020 to 14 percent in 2021.

Figure 7. 2020 CUPs

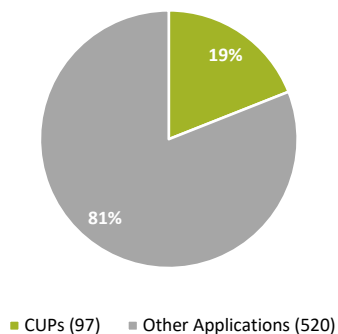
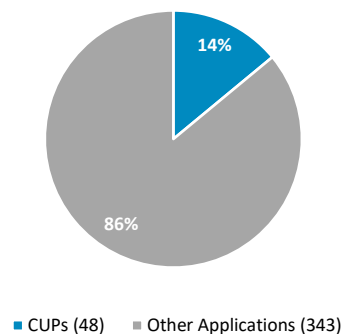


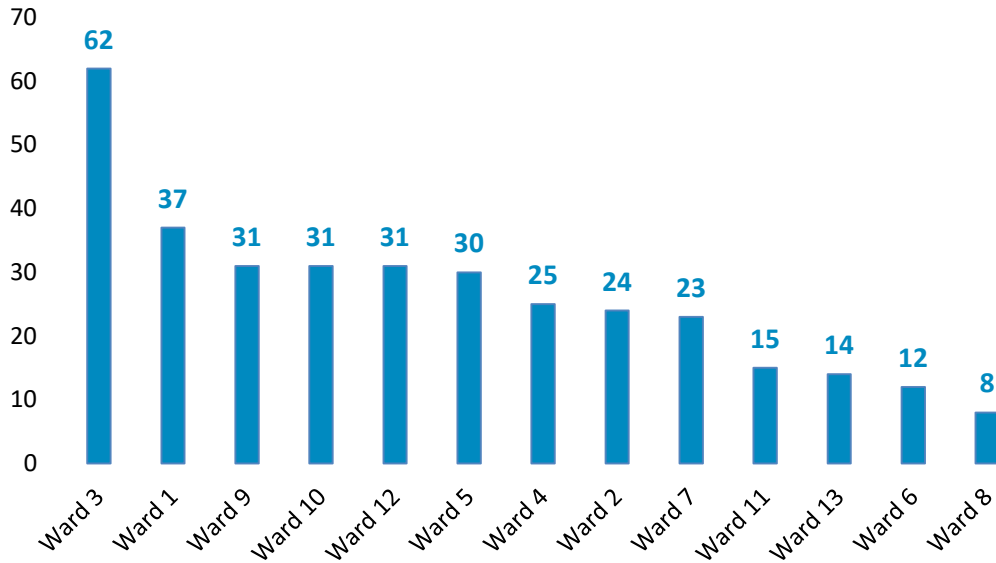
Figure 8. 2021 CUPs



GEOGRAPHIC DISTRIBUTION

Eighteen percent (18%), or 62 applications, of all 343 land use applications were in Ward 3 (Figure 9).

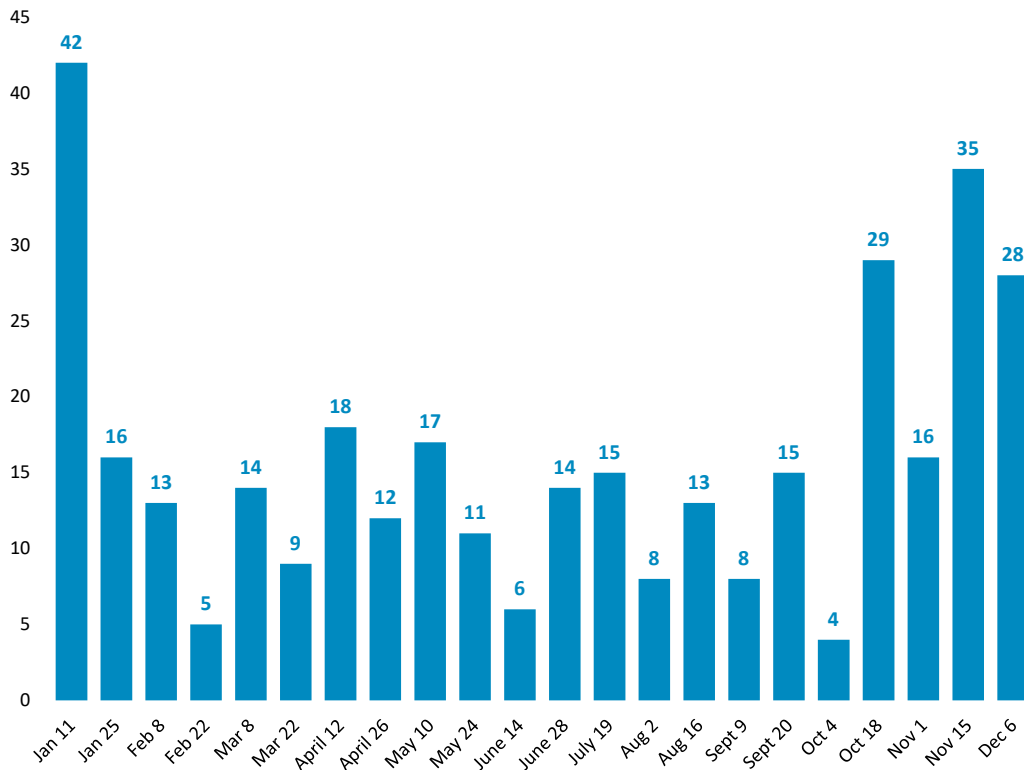
Figure 9. Application Totals By Ward



CPC PUBLIC HEARING DATES

Figure 10 shows the volume of applications at each CPC meeting in 2021, including seven text amendments. Past meeting agendas and actions can be found on the [City's Boards and Commissions web page](#).

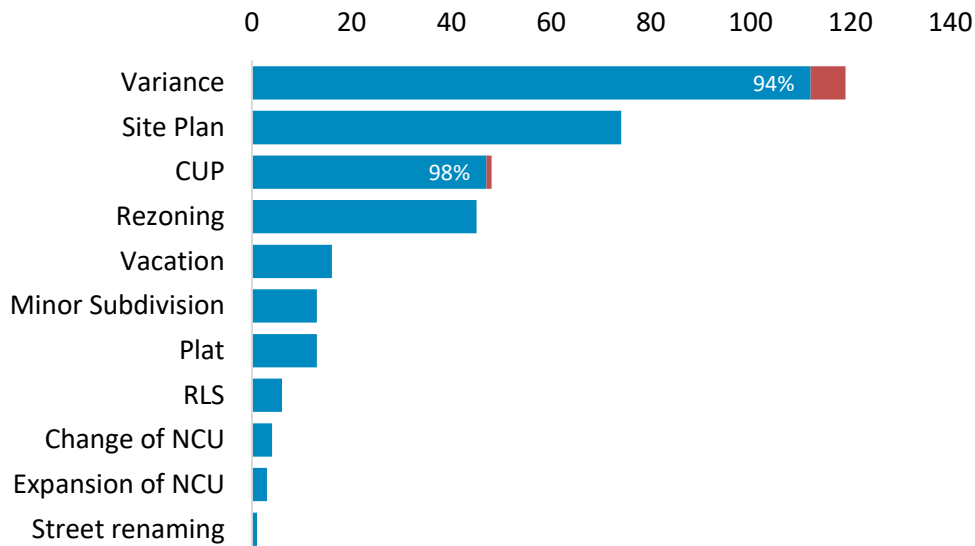
Figure 10. Application Totals By CPC Hearing Date



APPROVALS AND DENIALS

The CPC approved or recommended approval for all but eight (8) land use applications out of 262, or three percent (3%). The approval percentage within each land use application category is shown in **Figure 11**.

Figure 11. Approvals and Denials



APPEALS

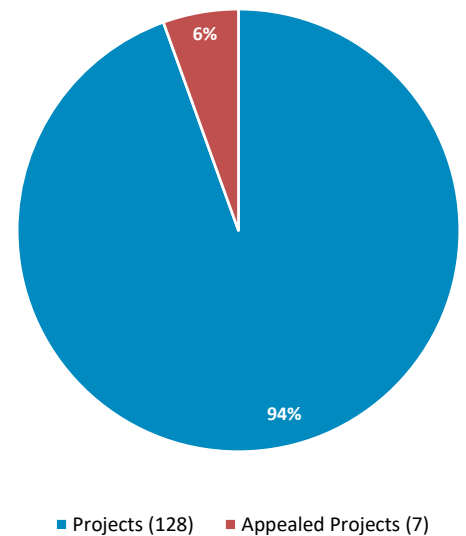
Of the 144 projects reviewed by the CPC in 2021, 128 could have been appealed; standalone rezonings, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. Seven projects (6 percent) included one or more appeal, while the City Planning Commission made the final decision for 121 projects (94 percent) (**Figure 12**). This represents an decrease in the number and proportion of appealed projects relative to the 2020 totals, when there were 14 out of 153 projects appealed, representing nine percent of the overall total.

The seven projects that were appealed are as follows:

- **3308 Lyndale Ave S**, 4 dwelling units. New building with four dwelling units. Appeal and project denied, CPC decision upheld.
- **3805 40th St E**, Touchstone Mental Health CRF. Appeal denied, project approved, CPC decision upheld.
- **216 7th St S**, Hyatt Centric surface parking lot. Appeal granted, projected approved, CPC decision overturned.
- **2648 Marshall St NE**, cluster with 3 dwelling units. Appeal granted, project denied, CPC decision overturned.
- **5011-5015 France Ave S**, mixed-use building with 16 dwelling units. Appeal denied, project approved, CPC decision upheld.
- **1319 Penn Ave N**, variance to increase sign height. Appeal granted, overturning CPC decision. Project approved.
- **4901-4921 France Ave S (Appeal 1 and Appeal 2)**, France 50: mixed-use with 45 dwelling units. Appeals denied by BIHZ Committee, upholding the CPC decision. Currently under review by the City Council.

A variance that was approved by the CPC for 4418-4422 Beard Ave S was appealed, but the appeal was later withdrawn.

Figure 12. Appealed Projects



MAJOR PROJECTS

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. In 2021, the City Planning Commission reviewed 37 major projects in 2021 (**Figure 13**), down from 63 in 2020, including:

- 2,769 new dwelling units (including projects that were amendments to previously approved projects), which is less than half of the 2020 total of 5,993 new dwelling units
- 119,280 square feet of office space, which is approximately one-fifth of the 2020 total of 579,339 square feet
- 389,453 square feet of commercial space, compared to 417,850 square feet in 2020
- 227,831 square feet of production or industrial space, which is over six times the total for 2020 (33,600 square feet)
- Zero new hotel rooms were approved as part of a major project in both 2021 and 2020, compared to 4 hotels (494 hotel rooms) in 2019

The following project types were approved by the CPC as new buildings, additions, or conversions:

- 8 standalone multi-family residential buildings (does not include buildings within cluster developments or amendments to previously approved projects)
- 12 mixed-use residential and commercial/office/production buildings (not including amendments)
- 3 new planned unit developments (not including amendments)
- 4 amendments to previously approved projects (including 3 planned unit development amendments)
- 2 standalone commercial buildings, including an educational arts center
- 1 standalone office building
- 1 cluster development
- 2 self-storage buildings
- 1 community center
- 1 industrial warehouse building
- 1 photo studio (addition to an existing building)

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 will be constructed, nor does it represent the overall number of development projects reviewed by the City of Minneapolis or by the City Planning Commission.

Figure 13. Major Projects

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
1/11/21	636 22nd Avenue Townhomes	PLAN11844	1	636 22nd Ave NE	New cluster development including two two-story residential buildings containing 10 dwelling units
1/11/21	112 Apartments	PLAN11756	10	112 E Lake St	New four-story mixed-use building with 13 dwelling units and 1,600 square feet of commercial space
1/11/21	4601 Minnehaha	PLAN11908	12	4601 Minnehaha Ave	New six-story mixed-use building with 123 dwelling units and 4,255 square feet of commercial space
1/25/21	Portland and Washington Mixed-Use	PLAN11992	3	240 Portland Ave	Amendment to a planned unit development including a 21-story tower with 228 dwelling units and 5,400 square feet of commercial space, and a six-story residential building with 90 dwelling units and a fire station of 15,000 square feet



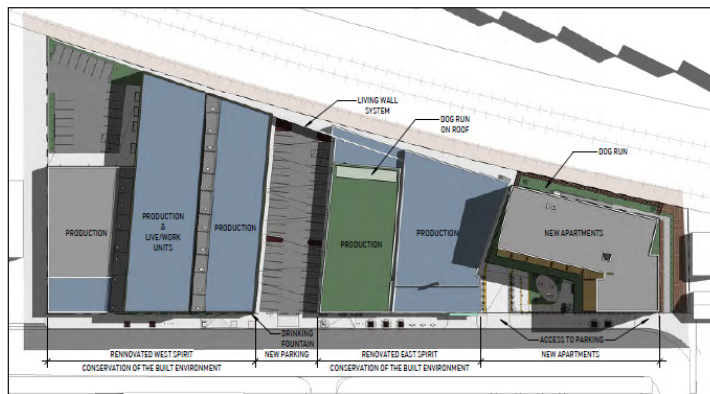
636 22nd Ave NE



CPC Date	Major Project Name	PLAN#	Ward	Address	Description
1/25/21	200 Central Ave	PLAN11945	3	200 Central Ave SE	Amendment to previous approvals to a 28-story mixed-use building increasing the number of dwelling units from 214 to 360 and reducing the amount of retail space from 6,500 to 3,800 square feet
2/8/21	4th Street Apartments	PLAN12104	3	410 13th Avenue SE	New seven-story mixed-use building with 81 dwelling units and 3,000 square feet of commercial space
3/8/21	21 N Washington Ave	PLAN11949	3	21 Washington Ave N	New mixed-use building with 427 dwelling units and 6,000 square feet of commercial space
3/22/21	125 Lowry Development	PLAN12126	1	125 Lowry Ave NE	New seven-story mixed-use building with 209 dwelling units and 1,600 square feet of art studio space
3/22/21	Xcel Energy Marshall Operations Center	PLAN1262	1	3356 Marshall St NE	New 90,000 square foot office building/ operations center
4/12/21	3301 Nicollet	PLAN12295	8	3301 Nicollet Ave	New six-story residential building with 64 dwelling units
4/26/21	724 1st Street North residential and office conversion	PLAN12387	3	724 1st Street N	Conversion of an existing building from office to 49 dwelling units and office.
4/26/21	Target Photo Studio	PLAN12441	1	2650 Winter Street NE	New 82,000 square foot addition for use as a photo studio
4/26/21	3601 Nicollet	PLAN12348	8	3601 Nicollet Ave	New five-story mixed-use building with 52 dwelling units and 2,700 square feet of commercial space.
5/10/21	1207 Glenwood	PLAN12390	5	1207 Glenwood Ave	New seven-story mixed-use building with 126 dwelling units and 3,300 square feet of commercial space
5/10/21	American Spirit	PLAN11781	3	801 9th Street SE	New planned unit development with 113 dwelling units and 41,432 square feet of production space
5/10/21	3331 Hennepin Ave	PLAN12475	10	3331 Hennepin Ave	New four-story mixed-use building with 11 dwelling units and 600 square feet of office space.



125 Lowry Ave NE



801 9th St SE

2021 CPC Annual Report

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
5/24/21	Northeast Business Center	PLAN12561	1	310 37th Ave NE	New 130,500 square foot industrial office, warehouse, and distribution building
6/28/21	U-Haul	PLAN12712	12	4225 Hiawatha Ave	New self-service storage building and retail building totaling approximately 140,000 square feet
6/28/21	Elvage- Excelsior and Lake Apartments	PLAN12796	13	3012 Excelsior Blvd	New nine-story mixed-use building with 74 dwelling units and 3,000 square feet of commercial space
6/28/21	Juxtaposition Arts	PLAN12695	5	2015 Emerson Ave N	New three-story building to be used as an educational arts center
7/18/21	50th & France Development	PLAN12856	13	5011 France Ave S	New six-story mixed-use building with 16 dwelling units and 8,450 square feet of commercial space
7/18/21	2003 Aldrich Avenue	PLAN11681	10	2003 Aldrich Ave S	New six-story residential building with 46 dwelling units.
8/16/21	Wirth on the Woods	PLAN12965	7	2800 N Wayzata Blvd	Amend previously approved planned unit development to construct an addition to an existing building and construct 10 new residential buildings containing a total of 156 new dwelling units.
9/20/21	Mikwanedun Audissokon Center for Art & Wellness	PLAN13217	6	2313 13th Ave S	New 12,614 square-foot community center.
9/20/21	Bryant Park Lofts	PLAN13209	10	3128 Bryant Ave S	New multiple-family dwelling with 12 units.
10/4/21	Cedar Duffy 2.0	PLAN13338	3	300 6th Ave N	New planned unit development including two renovated historic buildings and one new five-story mixed-use building containing a total of 345 dwelling units and 30,000 square feet of commercial space



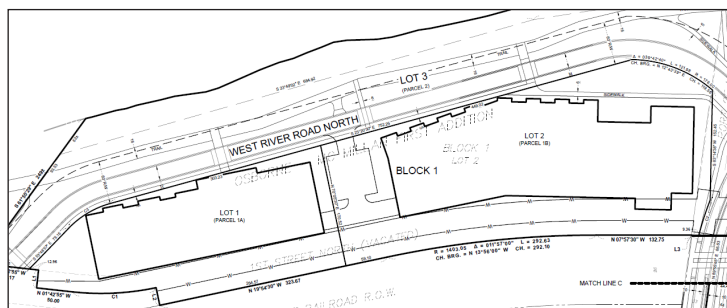
300 6th Ave N



3128 Bryant Ave S



CPC Date	Major Project Name	PLAN#	Ward	Address	Description
10/18/21	1000 Main St NE	PLAN13220	3	1000 Main St NE	New five-story residential building containing 49 dwelling units
10/18/21	W 61st St Self Storage	PLAN13373	11	230 61st St W	New four-story self-storage facility
10/18/21	Greenway Apartments	PLAN13277	9	2837 11th Ave S	New five-story residential building containing 86 dwelling units
10/18/21	Walgreens 16279 Minneapolis Rebuild	PLAN13327	2	3121 Lake St E	Reconstruct single-story Walgreens drug store
11/1/21	401 Main St NE	PLAN13078	3	401 Main St NE	New four-story residential building containing 31 dwelling units
11/1/21	France 50 Mixed Use Development	PLAN13238	13	4901 France Ave S	New five-story mixed-use building with 45 dwelling units and 15,878 square feet of commercial space
11/15/21	Whittier Community Housing	PLAN13260	10	2609 Blaisdell Ave	New planned unit development including an existing residential building with 45 dwelling units and a new three-story residential building with 40 dwelling units.
11/15/21	Linden 44	PLAN13510	13	4404 Abbott Ave S	New four-story mixed-use building with 32 dwelling units and 825 square feet of office space.
11/15/21	400-410 2nd Street NE	PLAN13458	3	400 2nd St NE	New four-story residential building containing 83 dwelling units
12/6/21	Portland and Washington Mixed-Use	PLAN13673	3	240 Portland Ave	Amendment to previous approvals for a planned unit development including a 22-story mixed-use building, a six-story residential building, and a fire station to increase the number of dwelling units from 318 to 330 and decrease the commercial space from 5,400 square feet to 5,350 square feet.



Upper Harbor Terminal



4404 Abbott Ave S

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and recommended approval of seven zoning code text amendments in 2021.

Owner-occupancy requirement for accessory dwelling units

This amendment allowed the establishment of accessory dwelling units (ADUs) accessory to both owner-occupied and non-owner-occupied single- and two-family dwellings. Since ADUs were legalized in Minneapolis in 2014, they have only been permitted on homesteaded properties (CPC January 25, 2021, [2019-01207](#)).

Off-street parking, loading, and mobility

This amendment implemented multiple Minneapolis 2040 policies in a comprehensive update to off-street parking and loading regulations, including elimination of minimum parking requirements, and an overhaul of the travel demand management process (CPC April 12, 2021, [2020-00704](#)).

Single room occupancy housing

This amendment added single room occupancy housing as an allowed use in certain districts in order to implement policy guidance in Minneapolis 2040 which calls for meeting existing and future housing needs by pursuing innovative housing types and eliminating homelessness through safe, stable, and affordable housing opportunities (CPC June 14, 2021, [2020-00703](#)).

Exterior Building Materials

The purpose of the amendment is to establish clear standards for the regulation and implementation of exterior building materials on projects that are subject to Site Plan Review approvals. Although the City Planning Commission recommended adopting the amendment (CPC August 16, 2021, [2018-00150](#)), the City Council referred the amendment back to staff for further refinement.

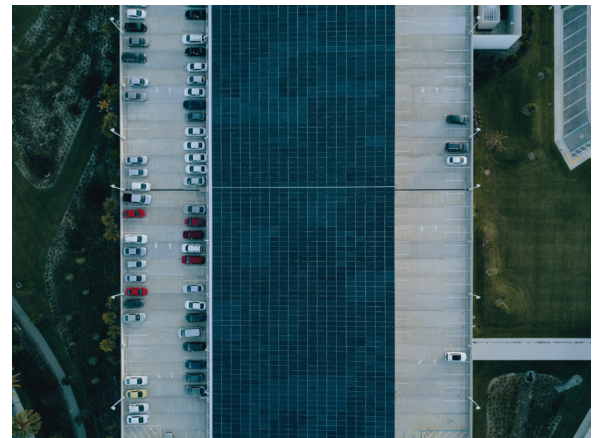


Photo by Josh Sorenson from Pexels

Regulations for amphitheaters

This amendment allowed amphitheaters in certain districts and accessory to certain uses with associated regulations (CPC September 9, 2021, [2021-00803](#)).

Fees for inclusionary zoning administration and monitoring

This amendment added fees for inclusionary zoning administration and monitoring to ensure ongoing compliance with requirements of the program (CPC September 20, 2021, [2021-00681](#)).

Housekeeping

This amendment corrected Zoning Code citations and inconsistencies and clarified vague or confusing provisions (CPC October 18, 2021, [2021-00952](#)).

COMPREHENSIVE PLAN UPDATES

In 2021, the City Planning Commission reviewed two updates to the comprehensive plan, *Minneapolis 2040*. Both amendments were approved by the City Council.

- **3225 E Minnehaha Pkwy:** The built form guidance was amended from *Interior 1* to *Interior 2* (PLAN12757, [2021-00837](#)).
- **2837-2843 11th Ave S, 2834-2840 12th Ave S:** The future land use guidance for 2839 11th Ave S was amended from *Production Mixed Use* to *Urban Neighborhood*. The built form guidance for the properties located at 2837, 2839, and 2843 11th Ave S, and 2834, 2836, and 2840 12th Ave S was amended from *Interior 3* to *Corridor 6* (PLAN12459, [2021-00645](#)).



PLANNING COMMISSION ROSTER

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 Planning Commission formally meets twice per month. CPED thanks the members of the Minneapolis City Planning Commission for their service in 2021.

Raya Esmaeili, President (City Council Appointee)	Kimberly Caprini (School Board)
Alyssa Olson, Vice President (Mayoral Representative)	Keith Ford (Mayoral Appointee)
Aneesha Marwah, Secretary (Mayoral Appointee)	Chris Meyer (Park Board)
CM Jeremy Schroeder (City Council)	Chloe McGuire (Mayoral Appointee)
Bill Baxley (Mayoral Appointee)	Amy Sweasy (Hennepin County)

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 DIRECTOR

Andrea Brennan, Executive Director

CITY ATTORNEY

Erik Nilsson, Deputy Minneapolis City Attorney

Joel Fussy, Assistant City Attorney

CITY CLERK

Rachel Blanford, Committee Clerk

DEVELOPMENT SERVICES

Steve Poor, Director & Zoning Administrator

Julie Biesemeier, Program Assistant

LAND USE, DESIGN AND PRESERVATION

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Hilary Dvorak, Principal City Planner

Shanna Sether, Principal City Planner

Aaron Hanauer, Senior City Planner

Mei-Ling Smith, Senior City Planner

Peter Crandall, Senior City Planner

Andrew Frenz, Senior City Planner

Lindsey Silas, Senior City Planner

Lisa Baldwin, Committee Clerk

Historic Preservation

Andrea Burke, Supervisor, Historic Preservation

John Smoley, Senior City Planner

Robert Skalecki, City Planner

CODE DEVELOPMENT

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ZONING ADMINISTRATION

Brad Ellis, Planning Manager

Anne Rolandelli, Office Support Specialist II

Chris Vrchota, Principal City Planner

Michael Wee, Senior City Planner

Andrew Liska, Senior City Planner

Alyssa Brandt, City Planner

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Alex Kohlhaas, City Planner

Sara Roman, City Planner

Steve Weckman, Zoning Inspector II

Paul Smith, Zoning Inspector II

Stuart Roberson, Zoning Inspector II

LONG RANGE PLANNING

Tina Beech, Program Assistant

Public Arts

Mary Altman, Supervisor, Public Arts

Talia Moorman, City Planner

Community Planning

Paul Mogush, Planning Manager

Jim Voll, Interim Manager

Adrienne Bockheim, Principal City Planner/
Designer

Amber Turnquest, Principal City Planner

Rattana Sengsoulichanh, Senior City Planner

Madel Duenas, Senior City Planner

Wesley Durham, Senior City Planner

Brey Golding, Senior City Planner

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.