

DMNA Land Use Committee – Project Review Checklist

DRAFT Version: August 1, 2018

(Distributed to the Land Use Committee for use.)

A. Land Use Application Summary

LUC Meeting - Project Review Date:

Property Location:

Developer Name:

Architect Name:

Type of Project/Description:

Required Applications (Options: Site Plan Review, Conditional Use Permit, Variance, Certificate of Appropriateness)

B. Site Data

Existing Zoning: (Will it change?)

Ward Number/Council Person: (Ward 3 - Steve Fletcher or Ward 7 – Lisa Goodman)

Land Use Features:

Small Area Plan Referenced:

C. Schedule

Neighborhood Meeting Date:

Historic Preservation Commission Meeting Date:

Planning Commission - COW Meeting Date:

Planning Commission (public hearing) Meeting Date:

Start Construction Date:

Complete Construction/ Opening Date:

D. Background

Site Description and Present Use of Property:

Surrounding Property and Neighborhood:

Project Description (What is being proposed? What is changing?):

Project Phasing (Timing of phasing?):

E. Analysis

Building Placement and Design:

1. Building Placement on the Property:
2. Principle Entrance(s):
3. Visual Interest:
4. Exterior Materials:
5. Windows:
6. Ground Floor Active Functions:
7. Roof Line:
8. Parking and Garages:
9. Access and Circulation:
10. Pedestrian Access:
11. Public Transit Access:
12. Vehicular Access:
13. *Existing Bill Boards:
14. *Dog Relief Strategy:
15. *Other items to be added.

* = Not on City's List, Added by LUC.

Site Plan Review Analysis

Landscaping and Screening:

1. General Landscaping and Screening:
2. Parking and Loading Area Landscaping and Screening:

Additional Standards:

1. Concrete Curbs and Wheel stops:
2. Site Context:
3. Crime Prevention Through Environmental Design:
4. Historic Preservation: (Historic Preservation Commission requirement)

Applicable Regulations of Zoning Ordinance:

1. Off Street Parking and Loading (Vehicles, Bicycles, Loading and Service):
2. Building Bulk and Height:
3. Lot and Residential Units Requirements:
4. Yard Requirements:
5. Signs:
6. Screening of Mechanical Equipment:
7. Refuse/Trash/Recycling Screening:
8. Lighting:
9. Specific Development Standards:
10. Downtown Parking Overlays District Standards:
11. Overlay District Standards:

Applicable Policies of the Comprehensive Plan (*The Minneapolis Plan for Sustainable Growth* was unanimously adopted by the Minneapolis City Council on October 2, 2009.)

1. Growth Center
2. Activity Center

=====

Activity Centers

(**NOTE: From the City of Minneapolis Comprehensive Plan currently in effect. Keep in mind that a new Plan is in the process of being developed.)

The Mill District area is designated as an “Activity Center”.

As the result of the city’s historical development pattern, certain districts (such as Activity Centers) have functioned as hubs of activity and movement for decades. Other areas are experiencing a renaissance of business and development interest as unique

Chapter 1: Land Use 1-17 Adopted 10/2/09 Last Amended 6/28/16

****Activity Centers** are the places that shape Minneapolis’ urban identity. They attract residents, workers, and visitors from throughout the city and region.

****Activity Centers** support a wide range of commercial, office, and residential uses. They typically have a busy street life with activity throughout the day and into the evening. They are heavily oriented towards pedestrians, and maintain a traditional urban form and scale. Activity Centers are also well served by transit.

An important consideration is the balance between the benefits Activity Centers bring to the city as a whole and the need to mitigate undesirable impacts ranging from overflow parking and traffic impacts on neighborhood streets to a need for increased city services such as trash removal or street cleaning.

Criteria for designating Activity Centers

- Diversity of uses with a citywide and regional draw

- Do not typically support automobile uses.
- Complemented by medium- and high-density residential uses
- Accommodate retail, commercial, entertainment, educational campuses, or cultural or public facilities
- Traditional urban form regarding building siting and massing
- Significant pedestrian and transit orientation
- Uses that are active all day long and into the evening
- Mix of uses occurs within and among structures
- Unique urban character distinguishes them from other commercial areas because of the mix and complementary type of uses, as well as the traffic generated

Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

1.12.2 Encourage mixed use buildings, with commercial uses. Chapter 1: Land Use 1-18

Adopted 10/2/09 Last Amended 6/28/16. Activity Centers, such as Uptown, have a mix of uses that encourage pedestrian activity.

located on the ground floor and secure entrances for residential uses.

1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.

1.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.

1.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.

1.12.7 Encourage the development of medium- to high-density housing immediately adjacent to Activity Centers to serve as a transition to surrounding residential areas.

1.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.

1.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

1.12.10 Encourage developments to incorporate climate sensitive site and building design practices.

=====