

Appendix J

Comprehensive Plan Amendments

This appendix provides information about the function and process for comprehensive plan amendments and includes a list and map of comprehensive plan amendments.

COMPREHENSIVE PLAN AMENDMENTS

The comprehensive plan amendment process is an opportunity for individuals, groups, and the City to propose changes to Minneapolis 2040. A typical application would suggest a change to the City's future land use and/or built form maps. As such, applicants will generally have a legal or equitable interest in the properties directly impacted by the proposed amendment. The City also retains the right to amend the plan as needed through an internal process, without initiation by an external applicant.

Like many other land use or zoning applications, comprehensive plan amendments require internal City review, public notification, and action by the City Planning Commission and City Council. Comprehensive plan amendments have the additional requirements

of stakeholder outreach and engagement, including at least one in-person community meeting hosted by the applicant, and review by the Metropolitan Council. Most comprehensive plan amendments require a minimum of between four and eight months to complete the review process. The comprehensive plan amendment must be fully approved before any other applications or entitlements related to the subject property may move forward.

The following is a map (figure 1) and corresponding list (figure 2) of properties that have had changes in the future land use map and/or built form guidance since the adoption of Minneapolis 2040. Please note that not all properties have been rezoned to reflect the proposed comprehensive plan guidance, as rezoning requires a separate land use application submittal.

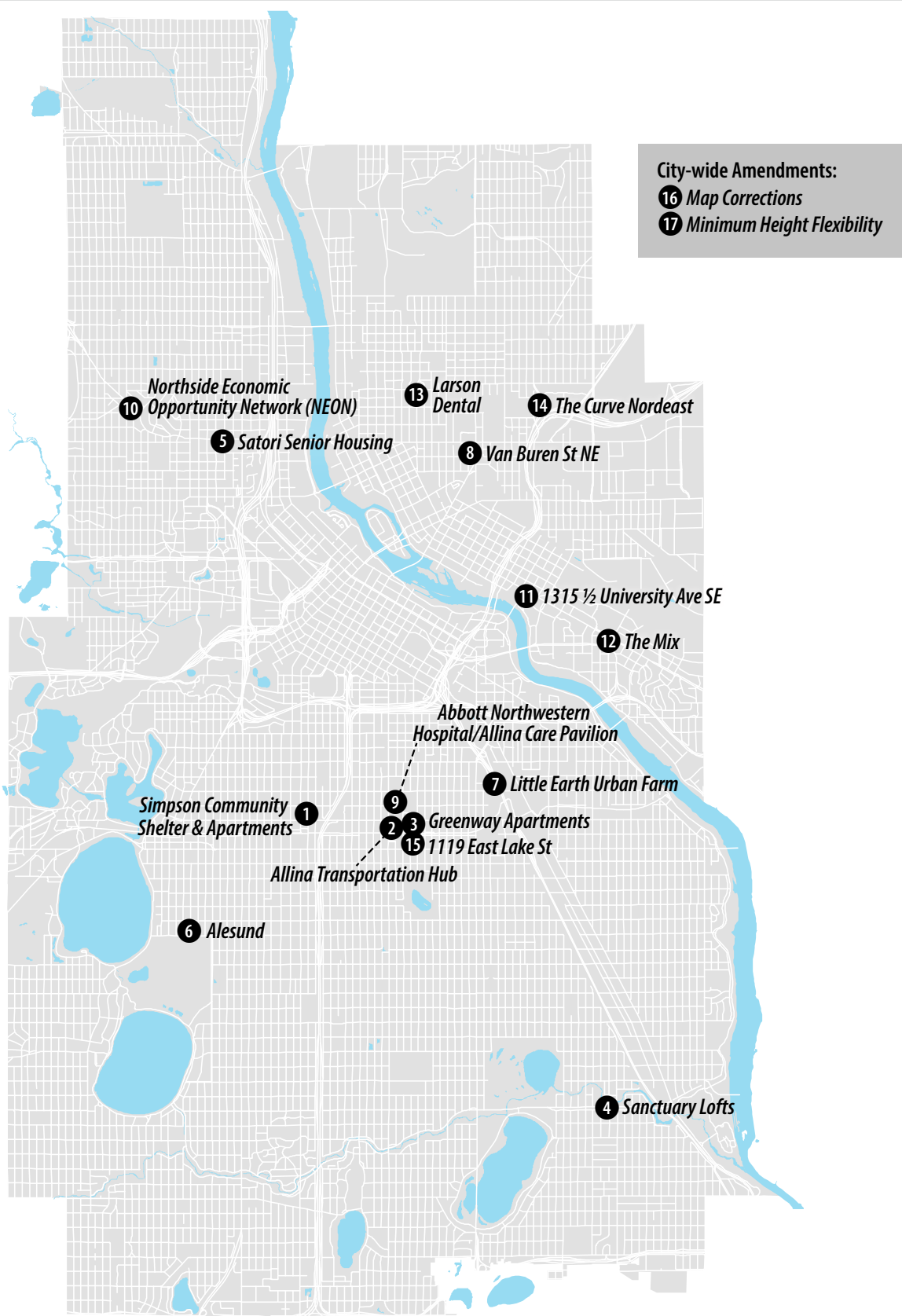


FIGURE 1: MAP OF COMPREHENSIVE PLAN AMENDMENTS 2020 - 2025

FIGURE 2: COMPREHENSIVE PLAN MAP AMENDMENTS 2020 - 2023

Project Name	Address	Existing Future Land Use	Proposed Future Land Use	Existing Built Form Guidance	Proposed Built Form Guidance	City Council Action	Metropolitan Council Action
(1) Simpson Community Shelter & Apartments	2734 1 st Ave S	Urban Neighborhood	(No change)	Interior 3	Corridor 6	Approved on 7/17/20	Approved on 8/19/20
	2740 1 st Ave S						
	2730 1 st Ave S	Urban Neighborhood	(No change)	Interior 3	Corridor 6	Approved on 5/26/22	Approved on 7/26/22
(2) Allina Transportation Hub	2837 Chicago Ave	Parks and Open Space	Public, Office, and Institutional	Parks	Transit 10	Approved on 12/18/20	Approved on 1/20/21
	2855 Chicago Ave						
	2830 10 th Av S						
(3) Greenway Apartments	2837 11 th Ave S	Urban Neighborhood	(No change)	Interior 3	Corridor 6	Approved on 6/17/21	Approved on 8/16/21
	2839 11 th Ave S	Production Mixed Use	Urban Neighborhood	Interior 3	Corridor 6	Approved on 6/17/21	Approved on 8/16/21
	2843 11 th Ave S	Urban Neighborhood	(No change)	Interior 3	Corridor 6	Approved on 6/17/21	Approved on 8/16/21
	2834 12 th Ave S						
	2836 12 th Ave S						
	2840 12 th Ave S						
(4) Sanctuary Lofts	3225 E Minnehaha Pkwy	Urban Neighborhood	(No change)	Interior 1	Interior 2	Approved on 8/6/21	Approved on 9/28/21
(5) Satori Senior Housing	1823 Bryant Ave N	Urban Neighborhood	(No change)	Interior 3	Corridor 6	Approved on 9/8/22	Approved on 10/10/22
	1827 Bryant Ave N						
	1831 Bryant Ave N						
	1835 Bryant Ave N						
	1839 Bryant Ave N						
(6) Alesund	3554 Girard Ave S	Urban Neighborhood	(No change)	Interior 2	Corridor 4	Approved on 9/8/22	Approved on 10/10/22

Project Name	Address	Existing Future Land Use	Proposed Future Land Use	Existing Built Form Guidance	Proposed Built Form Guidance	City Council Action	Metropolitan Council Action
(7) Little Earth Urban Farm	1924 E 26 th St	Urban Neighborhood	Production Mixed Use	Interior 3	(No change)	Approved on 10/6/22	Approved on 11/18/22
(8) Van Buren St NE	625 Van Buren St NE	Urban Neighborhood	(No change)	Corridor 6	Interior 3	Approved on 1/12/23	Approved on 2/21/23
	629 Van Buren St NE						
	641 Van Buren St NE						
	643 Van Buren St NE						
	649 Van Buren St NE						
	653 Van Buren St NE						
	655 Van Buren St NE						
	659 Van Buren St NE						
	705 Van Buren St NE						
	711 Van Buren St NE						
	715 Van Buren St NE						
	719 Van Buren St NE						
	723 Van Buren St NE						
	727 Van Buren St NE						
	733 Van Buren St NE						
	737 Van Buren St NE						
	741 Van Buren St NE						
	747 Van Buren St NE						
	751 Van Buren St NE						
	901 Summer St NE						

Project Name	Address	Existing Future Land Use	Proposed Future Land Use	Existing Built Form Guidance	Proposed Built Form Guidance	City Council Action	Metropolitan Council Action
(9) Abbott Northwestern Hospital/Allina Care Pavilion	800 28 th St E	Public, Office, Institutional	(No change)	Corridor 6	Transit 10	Approved on 1/12/23	Approved on 2/13/23
	921 27 th St E						
	2741 10 th Ave S						
	2742 10 th Ave S						
	924 28 th St E						
	916 28 th St E						
	2753 Chicago Ave						
(10) Northside Economic Opportunity Network (NEON)	2110 23 rd Ave N	Urban Neighborhood	Community Mixed Use	Interior 3	Corridor 6	Approved on 8/17/23	Approved on 9/20/23
	2114 23 rd Ave N						
(11) 1315 ½ University Ave SE	1315 ½ University Ave SE	Transportation	Transportation	Corridor Mixed Use	Corridor 6	Approved on 3/7/24	Approved on 4/3/24
	(amendment only affects a portion, see legal)	Transportation	Community Mixed Use	Transportation	Corridor 6	Approved on 3/7/24 and on 6/27/24	Approved on 4/3/24 and on 7/22/24
(12) The Mix	1027 Essex St SE	Transportation	Community Mixed Use	Transportation	Transit 30	Approved on 9/19/24	Approved on 10/17/24
(13) Larson Dental	1626 Washington St NE	Urban Neighborhood	Neighborhood Mixed Use	(No change)	(No change)	Approved on 10/17/24	Approved on 11/14/24
	1628 Washington St NE						
(14) The Curve Nordeast	1501 Johnson St NE	Corridor Mixed Use	(No change)	Transit 10	Corridor 4	Approved on 5/15/25	Approved on 07/30/25
(15) 1119 East Lake St	3010 12th Ave S	Urban Neighborhood	Corridor Mixed Use	Interior 3	Corridor 6	Approved on 5/15/25	Approved on 06/11/25
	3016 12th Ave S						
	3020 12th Ave S						
(16) Map Corrections	Multiple; refer to legislative file					Approved on 6/5/25	Approved on 7/30/25

(17) Minimum Height Flexibility	Citywide; refer to legislative file	Not applicable	Not applicable	Not applicable	Not applicable	Approved on 9/17/25	Approved on 10/31/25
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