

West Broadway Rezoning--Policy Basis

Area	Existing Land Use	Existing Zoning (w/ overlays)	Existing Land Use/ Zoning Conformance	Existing TMP Features	Existing Land Use/ Comprehensive Plan Conformance	Proposed Features in The Minneapolis Plan for Sustainable Growth	Proposed Future Land Use in The Minneapolis Plan for Sustainable Growth	Above the Falls (2000) Land Use	WB Alive (2008) Future Land Use	WB Alive (2008) Development Intensity	Proposed Zoning	Proposed Zoning would Create Nonconformity	Policy Basis/ Objectives
A	Vacant	I2 with MR Overlays.	Yes	TMP guidance is unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site. It was designated an industrial property in the Above the Falls plan. Subsequent City Council rezoning actions changed the zoning of all neighboring properties to the south and east, adding the Industrial Living Overlay District, and approved other development applications for new multiple family housing development on some neighboring properties. The property was not included in the Upper River Employment District, as designated by the 2006 Industrial Land Use and Employment Policy Plan.	Yes	None	Urban Neighborhood	Industrial	Residential	No guidance	I1 w/ IL, MR Overlays	No	The proposed zoning preserves land use flexibility while supporting city policy in existing and draft comprehensive plan, WB Alive
B	Vacant	I2 with IL, MR, SH Overlays. IL added after ATF adoption	Yes	TMP guidance is unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site. It was designated an industrial property in the Above the Falls plan. Subsequent City Council rezoning actions changed the zoning of all neighboring properties to the north, south and east, adding the Industrial Living Overlay District, and approved other development applications for new multiple family housing development on some neighboring properties. The property was not included in the Upper River Employment District, as designated by the 2006 Industrial Land Use and Employment Policy Plan.	Yes	None	Urban Neighborhood	Industrial	Residential	No guidance	I1 w/ IL, MR, SH Overlays	No	The proposed zoning preserves land use flexibility while supporting city policy in existing and draft comprehensive plan, WB Alive
C	Commercial (Restaurant)	I1 with MR, SH Overlays	Yes	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	Yes	West Broadway is a Commercial Corridor	Mixed Use	Industrial	Mixed Use	Transit Oriented (highest density)	C3A w/ MR, SH, PO Overlays	No	The proposed zoning supports city policy (TMP, WB Alive). It is supportive of commercial and entertainment uses.
D	Industrial	I1 with MR, SH Overlays	Yes	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site. It is not part of a designated Employment District in the 2006 Industrial Land Use and Employment Policy Plan.	Yes	West Broadway is a Commercial Corridor	Commercial	Industrial	Commercial. In this "Gateway" section of W Broadway, retail commercial is discouraged in favor of high density office commercial along West Broadway, and manufacturing at the rear.	Transit Oriented (highest density)	I1 w/ PO Overlay	No	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.
E	Industrial	I2	The scrap yard on the south side of W Bdwy is nonconforming in the I2 zoning district	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	Scrap yard conformance not clear	These Properties are in Industrial Employment Districts, and border on West Broadway, a Commercial Corridor.	Commercial along West Broadway, industrial behind	Industrial	Commercial along West Broadway, industrial behind, with a focus on office commercial rather than retail	Transit Oriented (highest density)	I2 w/ PO Overlay	No	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.
F	Industrial	I2	Yes	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	Yes	These Properties are in an "Industrial Employment District", and border on West Broadway, a Commercial Corridor.	Commercial along West Broadway, industrial behind	Industrial	Commercial along West Broadway, industrial behind, with a focus on office commercial rather than retail	Transit Oriented (highest density)	I1 w/ PO Overlay	Yes	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.

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G	Commercial (liquor store, auto repair, restaurant)	I2	Yes	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	Yes	These Properties are in an "Industrial Employment District", and border on West Broadway, a Commercial Corridor.	Commercial along West Broadway, industrial behind	Industrial	Commercial along West Broadway, industrial behind, with a focus on office commercial rather than retail	Transit Oriented (highest density)	I1 w/ PO Overlay	No	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.
H	Commercial (Bars, offices)	C2	Nightclubs are nonconforming in the C2 zoning district	This property fronts on West Broadway, a "Commercial Corridor" in the TMP. Other aspects of TMP guidance are unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	Yes	These Properties are in an "Industrial Employment District", and border on West Broadway, a "Commercial Corridor."	Commercial along West Broadway, industrial behind	Industrial	Commercial along West Broadway, industrial behind, with a focus on office commercial rather than retail	Transit Oriented (highest density)	I1 w/ PO Overlay	No	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.
I	Mixed Use	I2	No. Residential uses are not permitted in industrial zoning districts.	TMP guidance is unclear. Two land use features without clear boundaries are in the vicinity of this site. The "North Washington Industrial Park/Jobs Park" is an Industrial/Business Park Opportunity Area, and the "Upper River" is a Major Housing Site.	No	These Properties are in an "Industrial Employment District". They are on a block that borders on West Broadway, a Commercial Corridor.	Commercial along West Broadway, industrial behind	Industrial	Commercial along West Broadway, industrial behind, with a focus on office commercial rather than retail	No guidance	I1 w/ PO Overlay	No	The proposed zoning allows the creation of a high density office developments in addition to restaurants, hotels, nightclubs, and of course light manufacturing, and prohibits residential development in conformance w/ WB Alive plan guidance. It establishes minimum density standards that would pertain to new development.
J	Industrial (truck storage)	I1	Yes	Not in or adjacent to TMP features	Yes	None	Urban Neighborhood	N/a	Residential	Urban Oriented (high density)	I1 w/ IL Overlay	No	The proposed zoning preserves land use flexibility while supporting city policy in existing and draft comprehensive plan, WB Alive
K	Industrial businesses	I2	Yes	On block that fronts on West Broadway, a commercial corridor	Possibly not. An I2 zoned property outside of the Employment districts may not conform to the TMP's guidance.	West Broadway is a Commercial Corridor.	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	I1 w/ IL Overlay	Yes. An electric motor manufacturing business would become nonconforming.	The proposed zoning preserves land use flexibility while supporting city policy in existing and draft comprehensive plan, WB Alive. Changing the base zoning to I1 protects nearby residential property from adverse impacts that can be generated by some I2 land uses.
L	Storefront retail businesses, bar	C2	Yes, except nightclub is nonconforming	Properties front on West Broadway, a commercial corridor	Yes	West Broadway is a Commercial Corridor.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ PO Overlay	No	The proposed zoning offers appropriate density, and a full menu of commercial uses, with the exception of automobile oriented uses, which is compatible w/ guidance in the WB Alive plan. It also establishes minimum density standards.
M	Industrial (Kemps)	I1	Yes	Properties front on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Not clear because of indistinct boundary	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	The half block that fronts on W Broadway: Transit Oriented. The half the doesn't, Urban Oriented	I1 w/ IL Overlay, & WB Overlay on parcel that borders on W Bdwy	No	The proposed zoning preserves flexibility, while allowing for new development consistent with the WB Alive plan--such as high density office, restaurants, hotels, nightclubs, light manufacturing, and multifamily residential development. It establishes minimum density standards that would pertain to new development.
N	Offices/ Community Center (Salvation Army & Govt)	OR2	Yes	Property is on block that fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	OR2 w/ WB Overlay	No	The proposed zoning supports an appropriate density level and a limited number of commercial uses as part of a mixed use development while not stretching the geography of the retail district. It also establishes minimum density standards.
O	Gas Station	C2	Yes	Property fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ WB Overlay	Yes	The proposed zoning supports high density development and a wide range of commercial and residential uses, consistent w/ the policy guidance of the WB Alive plan. It also establishes minimum density standards.
P	Standalone fast food restaurants	C2 and R4	Yes	Properties front on West Broadway, a commercial corridor	Yes	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ WB Overlay	Yes	The proposed zoning supports high density development and a wide range of commercial and residential uses, consistent w/ the policy guidance of the WB Alive plan. It also establishes minimum density standards.

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Q	Vacant	C2	Yes	On block that fronts on West Broadway, a commercial corridor	Yes	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	OR2	No	The proposed zoning supports high density residential development for this site that is a step down from the C3S zoning along West Broadway to facilitate compatible w/ the adjacent townhomes.
R	Shopping Center	C3S	Yes	Property fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ WB Overlay	No	The proposed zoning supports high density development and a wide range of commercial and residential uses, consistent w/ the policy guidance of the WB Alive plan. It also establishes minimum density standards.
S	Vacant and retail	C2 & OR1	Yes	Property fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ WB Overlay	No	The proposed zoning supports high density development and a wide range of commercial and residential uses, consistent w/ the policy guidance of the WB Alive plan. It also establishes minimum density standards.
T	Office (Government Services)	C2	Yes	Property is on block that fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Urban Neighborhood	N/a	Residential	Urban Oriented (high density)	OR2 w/ WB Overlay	No	The proposed zoning supports high density office or residential development for this site that is a step down from the C3S zoning along West Broadway to facilitate compatible w/ the adjacent housing
U	Contractor's Office, Multifamily Residential	C1, OR1, R5	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Residential	N/a	Residential	Urban Oriented (high density)	OR2	Yes. The Contractor's Office becomes nonconforming	The proposed zoning supports high density office or residential development for this site that is a step down from the C3S density along West Broadway to facilitate compatible w/ the adjacent housing
V	Utility Offices or substation	R2B	Unclear	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	OR2	No	The proposed zoning supports high density office or residential development for this site, consistent w/ the guidance in the WB Alive plan
W	Fast Food restaurant	C2	Yes	Property fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C2 w/ WB Overlay	Yes	The proposed zoning supports an appropriate density level and a wide menu of commercial uses, and would require a pedestrian friendly site design if and when the site is redeveloped. It also establishes minimum density standards
X	Grocery store (Cub Foods)	C3S	Yes	Property fronts on West Broadway, a commercial corridor. In area described as "auto oriented shopping center," although boundaries are not defined.	Yes	West Broadway is a Commercial Corridor. Lyndale Ave is a Community Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined.	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3S w/ WB Overlay	No	The proposed zoning supports high density development and a wide range of commercial and residential uses, consistent w/ the policy guidance of the WB Alive plan. It also establishes minimum density standards.
Y	Storefront retail	C2	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined. Emerson & Fremont are Community Corridors	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ WB Overlay	No	The proposed zoning is consistent w/ the land use and density guidance of the WB Alive plan for this "main street" part of West Broadway. It also establishes minimum density standards.
Z	Shopping Center	C3S	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Property is also in the vicinity of "Major Retail Center" designation, but the feature's boundary is undefined. Emerson & Fremont are Community Corridors	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C2 w/ WB Overlay	Yes, the fast food restaurant and drive through facilities become nonconforming	The proposed zoning supports an appropriate density level and a wide menu of commercial uses, and would require a pedestrian friendly site design if and when the site is redeveloped. It also establishes minimum density standards

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AA	Office & Residential	C2, OR1, & R6	Yes	Property is on block that fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	Yes. A locksmith business would become nonconforming	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
BB	Gas Station, Fast food restaurant, storefront building	C2	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ PO Overlay	Yes. The gas station and fast food restaurant become nonconforming	The proposed zoning change supports commercial or mixed use redevelopment of the site consistent w/ the land use and density guidance of the WB Alive plan. It also establishes minimum density standards.
CC	Residential	R2B	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
DD	Residential	R2B	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
EE	Parking Lots	R2B	No. Parking lots for commercial businesses are not allowed in residential zoning districts.	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4 w/ TP Overlay	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan. The TP allows the use of the property as parking lots in support of the commercials retail businesses on West Broadway.
FF	Offices, Daycare, boarded SF house	C2 & R2B	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4	Yes. The office use would become nonconforming	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
GG	Offices	C2	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	OR2	No	The proposed zoning supports office or residential uses while not stretching the geography of the retail district, consistent w/ the development objectives of the WB Alive plan.
HH	Accessory parking lot for credit union	C2 & R3	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	OR2 w/ TP Overlay	No	The proposed zoning would support redevelopment of the site consistent w/ the WB Alive plan, while accommodating existing accessory parking for West Broadway storefront businesses.
II	Accessory parking lot for retail district	C2 & R4	Yes	Property is on block that fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4 w/ TP Overlay	No	The proposed zoning would support redevelopment of the site consistent w/ the WB Alive plan, while accommodating existing accessory parking for West Broadway storefront businesses.
JJ	Church	I1	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Mixed Use along W Bdw, Urban Neighborhood behind	N/a	Mixed Use along W Bdw, Urban Neighborhood behind	Urban Oriented along W Bdw, Neighborhood Oriented behind	OR2 w/ PO Overlay	No	The proposed zoning allows a range of high density offices, residential, and limited commercial uses without extending the core retail district, consistent with the land use and density guidance in the WB Alive plan.
KK	Storefront Commercial Buildings	C2	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ PO Overlay	Yes. A newly created reception/meeting hall would become nonconforming.	The proposed zoning change supports commercial or mixed use redevelopment of the site consistent w/ the land use and density guidance of the WB Alive plan. It also establishes minimum density standards.
LL	Parking lot	OR1	No. Parking lot for commercial businesses are not allowed in the OR1 zoning district	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	OR2 w/ TP Overlay	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan. The TP allows the use of the property as parking lots in support of the commercials retail businesses on West Broadway.
MM	School	C2 & R5	Yes	Property fronts on West Broadway, a commercial corridor. Emerson & Fremont are Community Corridors	Yes	West Broadway is a Commercial Corridor. Emerson & Fremont are Community Corridors.	Mixed Use along W Bdw, Urban Neighborhood behind	N/a	Mixed Use along W Bdw, Urban Neighborhood behind	Urban Oriented (high density)	OR2 w/ PO Overlay	No	The proposed zoning allows a range of high density offices, residential, and limited commercial uses without extending the core retail district, consistent with the land use and density guidance in the WB Alive plan.
NN	Residential & vacant land	R1A, R2B, and R5	Yes	Property near West Broadway, a commercial corridor	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
OO	Vacant property and existing residential	R2B	Yes	Property near West Broadway, a commercial corridor	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density) and Neighborhood Oriented	R5	No	The proposed zoning allows multifamily residential development at a scale compatible w/ the WB Alive plan. Strictly speaking it extends four parcels to the north from what was identified in the WB Alive plan. However, it is in keeping with that guidance in that it allows good residential density while calling for stepping down the density at the edges to a more neighborhood compatible scale.
PP	Commercial, Office, and residential	C1, C2, and I1	Yes	Property fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	OR2 w/ PO Overlay	Yes. A number of commercial buildings would become nonconforming.	The proposed zoning allows a range of high density offices, residential, and limited commercial uses without extending the core retail district, consistent with the land use and density guidance in the WB Alive plan.

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QQ	Residential	R4	Yes	Property near West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
RR	Car lot, multiple family residential & vacant property	C1, OR1	Car lot is nonconforming	Property fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
SS	Residential	OR1	Yes	Property fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R4	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
TT	Parking	C2 & OR2	Yes	Property fronts on West Broadway, a commercial corridor.	Yes	West Broadway is a Commercial Corridor	Mixed Use and Urban Neighborhood	N/a	Mixed Use and Urban Neighborhood	Urban Oriented (high density)	OR2 w/ TP Overlay	No	The proposed zoning would support redevelopment of the site consistent w/ the WB Alive plan, while accommodating accessory parking for neighboring businesses and institutions
UU	Theater, Church	C2	Yes	Property is on a block that fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ PO Overlay	No	The proposed zoning allows for a wide range of neighborhood compatible commercial uses at a density consistent w/ the guidance of the WB Alive plan
WW	Commercial businesses	C2	Yes	Property is on a block that fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Mixed Use	N/a	Mixed Use	Transit Oriented (highest density)	C3A w/ PO Overlay	No	The proposed zoning allows for a wide range of commercial and mixed use development at a very high density in keeping w/ the guidance of the WB Alive plan.
XX	Residential and vacant lots	R2B & R1A	Yes	Property is on a block that fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
YY	Residential and vacant lots	R2B, R1A & C1	Yes	Property is on a block that fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R4	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan. It reflects a slight deviation from the development intensity called out in the WB Alive plan to reflect the objective of stepping down the density at the edge of a new development so as to be more compatible w/ the surrounding neighborhood
ZZ	Multifamily residential	C2	Yes	Property fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	OR2 w/ PO Overlay	No	The proposed zoning is suitable for the existing housing development, but would also support ancillary commercial retail or office
AAA	Car repair	C2	Yes	Property fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ PO Overlay	No	The proposed zoning allows for a wide range of neighborhood compatible commercial and mixed use development at a density consistent w/ the guidance of the WB Alive plan.
BBB	Car repair	C1 on part, & OR2 w/ TP on part	Yes	Property fronts on West Broadway, a commercial corridor. The Penn Broadway intersection is a "Neighborhood Commercial Node".	Yes	West Broadway is a Commercial Corridor. Penn Broadway is a "Neighborhood Commercial Node"	Mixed Use	N/a	Mixed Use	Urban Oriented (high density)	C1 w/ PO Overlay (w/o TP)	No	The proposed zoning would resolve the split zoning of the site in a way that is consistent w/ the land use and density guidance of the WB Alive plan
CCC	Residential and commercial	C1 & OR1	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	OR1	No	The proposed zoning supports neighborhood scale residential and office uses consistent w/ the WB Alive plan
DDD	Residential	OR1 on part, & R1A on part	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4	No	The proposed zoning would resolve the split zoning of the site in a way that is consistent w/ the land use and density guidance of the WB Alive plan
EEE	Vacant	C1	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	R5	No	The proposed zoning change supports residential development at an density consistent with the development objectives of the WB Alive plan
FFF	Community Center, Car lot, gas station	C1	The car lot is nonconforming	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Urban Oriented (high density)	OR2	Yes. The gas station would become nonconforming	The proposed zoning allows a range of high density offices, residential, and limited commercial uses without extending the core retail district, consistent with the land use and density guidance in the WB Alive plan.
GGG	Restaurant, veterinary clinic	C1	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	OR1	Yes. The veterinary clinic and pizza restaurant would become nonconforming	The proposed zoning supports neighborhood scale residential and office uses consistent w/ the WB Alive plan
HHH	Office, Contractor's Office	C2	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	OR2	Yes. The contractor's office would become nonconforming	The proposed zoning allows a range of high density offices, residential, and limited commercial uses, consistent with the land use and density guidance in the WB Alive plan.
III	Church and parking lot	R4 & R1A	Yes	Property fronts on West Broadway, which is a community corridor west of Penn Ave.	Yes	West Broadway is a Community Corridor west of Penn Ave	Urban Neighborhood	N/a	Urban Neighborhood	Neighborhood Oriented (Low to Medium Density)	R4	No	The proposed zoning would resolve the split zoning of the site in a way that is consistent w/ the land use and density guidance of the WB Alive plan