

Minneapolis 2040 Plan

Mpls 2040 – The New Frontier: “What Appraisers Need to Know”

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What are we going to discuss?

- ***Mpls 2040 Plan***
- ***Impact of Mpls 2040 on Appraisers***
- ***Mpls. Uniform Zoning Code (UZC)***
- ***HBU as applicable to UZC***

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What is the Mpls 2040 Plan?



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What is the Mpls 2040 Plan?

- ***Eliminate Community Disparities***
- ***Create Living Wage Jobs***
- ***Access to Affordable Housing***
- ***Promote History & Multi-Cultural Awareness***

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What is the Mpls 2040 Plan?

- ***Address Climate Change***
- ***Promote diverse & Sustainable Economy***
- ***Accessible & Proactive City Government***

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Housing Component

- ***Promote Density***
- ***Encourage Affordability of Housing***
- ***Provide Access to Quality Housing***

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How does it effect appraisers?



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How does it effect appraisers?

- ***By Impacting Value***
- ***Appraiser SOW***



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Uniform Zoning Code (UZC)

- *Mpls one of first cities in country*
- *Composed of land use & build type*
- *Previously Zoned SFR 1-3 Unit allowed*
- *Implemented in two phases.*

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Land Use Categories

- ***Composed of Primary & Secondary Zoning Districts***
- ***12 Categories in all***

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Primary Zoning Districts

- ***Examples: R1, R1A, R2, R2B, R3, R4, R5, R6, OR1, OR2, OR3, C1, C2, C3A, C3S, C4, B4, B4S, B4C, B4N, B4H, etc.***

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Secondary Zoning Districts

- ***Overlay Districts to primary Zoning***
 - ***Examples: AP, SH, DP, DS, NM, HA, FP, SZ, MR***

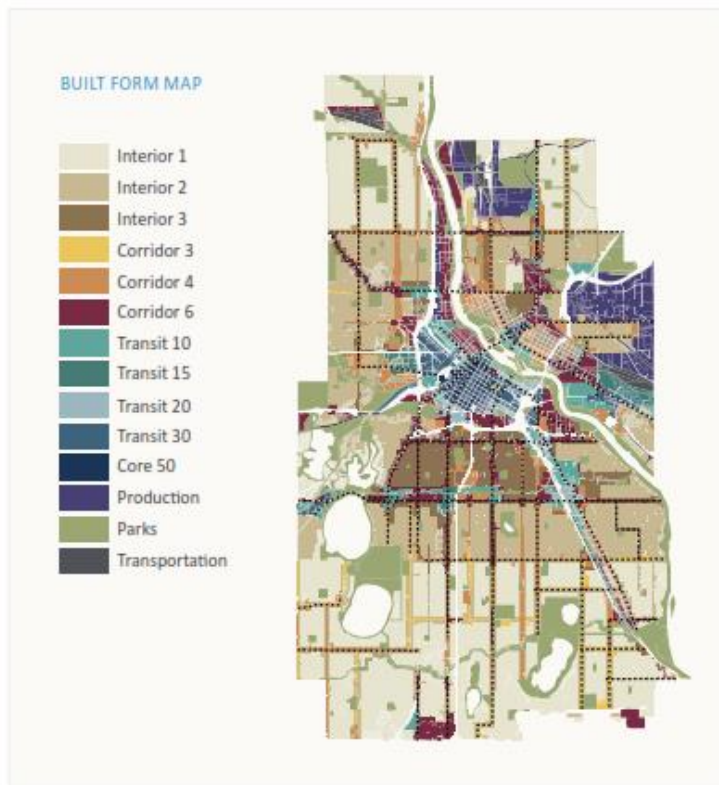
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Built Form District

- ***Implemented as overlay on Land Use Districts 1/1/2021***
- ***All Mpls Parcels***
- ***14 Built Form Districts in total***
- ***New Chapter – 552 to define***

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Built Form Districts



Key for Acronyms

- PUD* | Planned Unit Development
- CUP* | Conditional Use Permit
- FAR* | Floor Area Ratio
- R* | Residence Zoning District
- OR* | Office Residence Zoning District
- C* | Commercial Zoning District
- B* | Downtown Zoning District
- I* | Industrial Zoning District

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BF – Interior 1

BUILT FORM MAP



Interior 1 Parks --- Goods & Services Corridor

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BF – Interior 2

BUILT FORM MAP



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BF – Interior 3

BUILT FORM MAP



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BF – Corridor 3

BUILT FORM MAP



Corridor 3 Parks Goods & Services Corridor

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BF – Corridor 4

BUILT FORM MAP



Corridor 4 Parks Goods & Services Corridor

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BF – Corridor 6

**Hey What happened
to Corridor 5?!**



BUILT FORM MAP



■ Corridor 6 ■ Parks - - - Goods & Services Corridor

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BF – Transit 10

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BF – Transit 15

BUILT FORM MAP



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BF – Transit 20

BUILT FORM MAP



■ Transit 20 ■ Parks - - - Goods & Services Corridor

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BF – Transit 30

BUILT FORM MAP



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BF – Core 50

BUILT FORM MAP



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BF – Production

BUILT FORM MAP



■ Production ■ Parks --- Goods & Services Corridor

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Why do we care about BF?



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Why do we care about BF?

- ***May Alter SOW***
- ***Impacts HBU Analysis***



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Land Use & Built Form Districts



Minneapolis
City of Lakes

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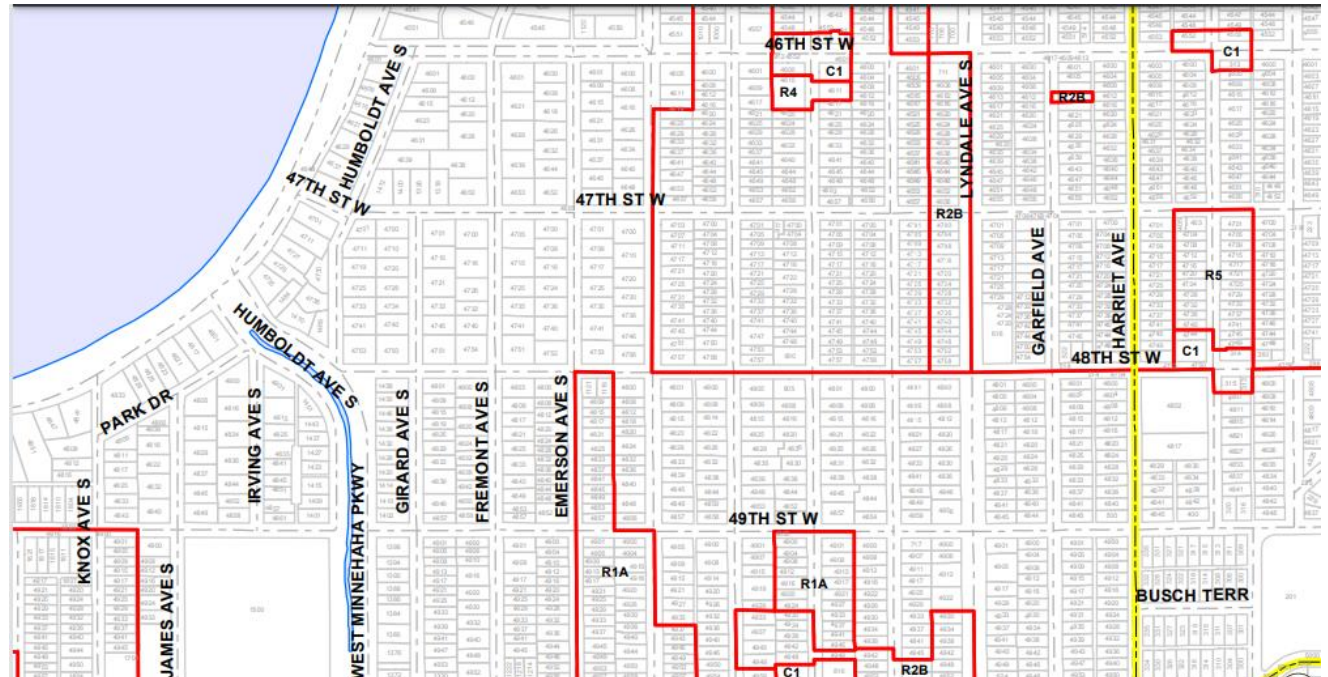
Zoning Districts: Plate 30

Zoning Districts: Plate 30

When investigating the zoning of a property, it is important to review both the primary district map and the overlay district map to determine whether the property is located within one or more overlay districts.

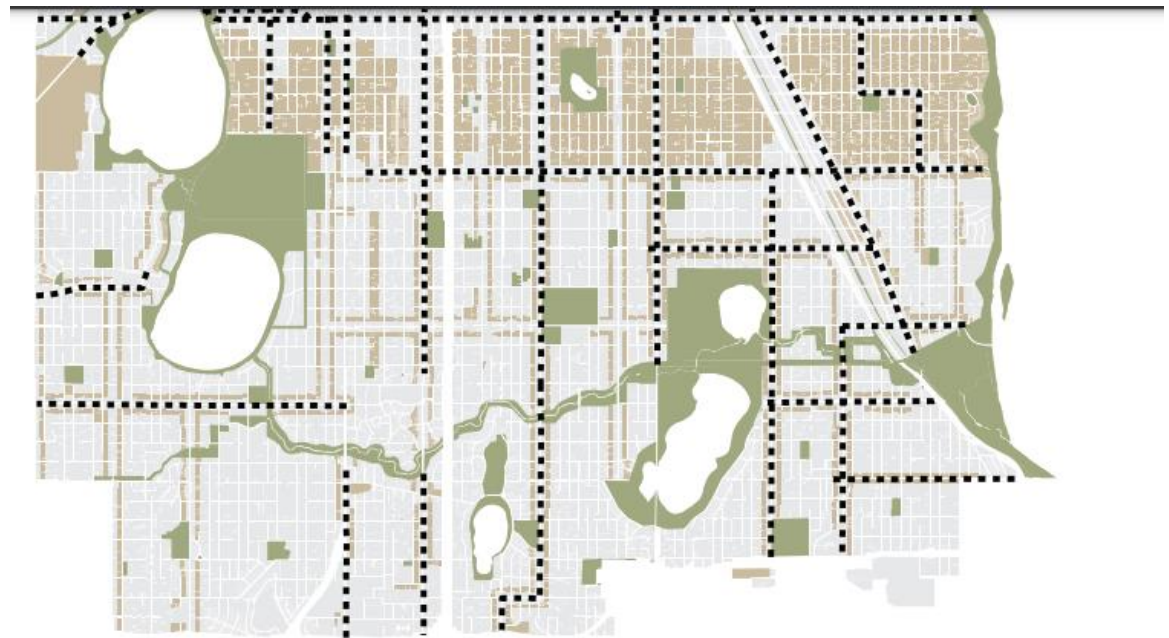
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Land Use & Built Form Districts



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Land Use & Built Form Districts



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Mpls 2040/UZCTakeaways

- ***New/Remodeled Dwellings***
- ***Promotes Density***
- ***May Impact SOW***
- ***Mpls properties require more rigorous HBU analysis.***

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Quiz Time!

What are the housing goals of Mpls 2040?



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Questions?



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