

# Business Item

Community Development Committee



**Committee Meeting Date:** July 7, 2025

**For the Metropolitan Council:** July 23, 2025

## Business Item: 2025-159

Minneapolis 1501 Johnson St NE Comprehensive Plan Amendment, Review File 22166-18

<b>District(s), Member(s):</b>	District 7, Yassin Osman
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Amber Turnquest (651-602-1576) Angela R. Torres, Senior Manager (651-602-1566)
<b>Division/Department:</b>	Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Minneapolis to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Minneapolis's forecasts.

### Background

The City of Minneapolis submitted the 1501 Johnson Street NE comprehensive plan amendment on May 22, 2025. The amendment proposes to amend the built form guiding from Transit 10 to Corridor 4 on 2.24 acres of land. The amendment site is located at 1501 Johnson St NE. This is the City's 17th amendment to its 2040 Comprehensive Plan.

### Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

### Thrive Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, the proposed amendment is reviewed against the land use policies in Thrive MSP 2040. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

### Funding

None.

# REVIEW RECORD

City of Minneapolis

1501 Johnson Street NE Comprehensive Plan Amendment

Review File No. 22166-18, Business Item No. 2025-159

## BACKGROUND

The City of Minneapolis is located in southeastern Hennepin County, bordered by St Anthony, Lauderdale, and St. Paul to the east; Fort Snelling and Richfield to the south; Edina to the southwest; St. Louis Park, Golden Valley, and Robbinsdale to the west; and Brooklyn Center, Fridley, and Columbia Heights to the north.

*Thrive MSP 2040* (Thrive) designates Minneapolis with an “Urban Center” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 436,000 to 485,000 population and 190,700 to 212,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 332,400 to 360,000 jobs.

The Metropolitan Council reviewed the City of Minneapolis 2040 Comprehensive Plan ([Business Item 2019-231 JT](#), Review File No. 22166-1) on September 15, 2019. This is the 17th comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan to reflect changes to the built form guidance from Transit 10 to Corridor 4. The purpose of the amendment is to facilitate redevelopment of the property for a two-story commercial building with 36,173 square feet of floor area intended for grocery store and childcare center uses.

## OVERVIEW

### Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

### Consistency with Council Policies

The amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

### Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on September 25, 2019 (Business Item 2019-231 JT, Review File No. 22166-1).
- The Council administratively reviewed the Simpson Community Shelter and Apartments amendment on August 19, 2020 (Review File No. 22166-2). The amendment reguidd approximately 0.52 acres from Urban Neighborhood/Interior 3 to Urban Neighborhood/Corridor 6 to allow the development of a new five story building that will reincorporate an existing overnight homeless shelter with 70 beds and add 42 new dwelling units of affordable housing.
- The Council administratively reviewed the Allina Transportation Hub amendment on January 20, 2021 (Review File No. 22166-3). The amendment reguidd approximately 0.58 acres from Parks and Open Space to Public, Office, and Institutional / Transit 10 located





north of the Midtown Greenway between Chicago Avenue and 10th Avenue South, to support the incorporation of the parcels into a larger site for a new parking garage and site improvements that support the Abbott Northwestern / Allina Health office complex.

- The Council administratively reviewed the Greenway Apartments amendment on July 16, 2021 (Review File No. 22166-4). The amendment changed the guiding land use of 0.2 acres from Production Mixed Use to Urban Neighborhood. The amendment also changed the built form guidance of 0.76 acres from Interior 3 to Corridor 6 for six properties to accommodate a five-story, affordable multifamily residential building with 86 units of housing for families and individuals at a mix of income ranges, including 11 units for people experiencing homelessness.
- The Council administratively reviewed the 3255 E. Minnehaha amendment on September 28, 2021 (Review File No. 22166-5). The amendment changed the Built Form guidance from Interior 1 to Interior 2 for approximately 0.93 acres. The Future Land Use guidance of Urban Neighborhood remained the same. The amendment allowed a slight increase in density to accommodate the adaptive reuse of an existing church building for residential uses (approximately 19 units) as well as the construction of a new fourplex on an undeveloped portion of the site.
- The Council administratively reviewed the Simpson Shelter and Housing amendment on July 26, 2022 (Review File No. 22166-6). The amendment regulated a 0.13-acre parcel at from Urban Neighborhood / Interior 3 to Urban Neighborhood / Corridor 6 to allow development of a new five-story building and shelter on a larger contiguous site.
- The Council administratively reviewed the Satori Senior Housing amendment on October 10, 2022 (Review File No. 22166-7). The amendment regulated five contiguous parcels (0.79 acres) from Urban Neighborhood / Interior 3 to Urban Neighborhood / Corridor 6 to allow the development of a 78-unit senior housing project.
- The Council administratively reviewed the Alesund amendment on October 10, 2022 (Review File No. 22166-8). The amendment regulated one parcel (0.17 acres) from Urban Neighborhood / Interior 2 to Urban Neighborhood / Corridor 4 to accommodate the development of a 6-unit market rate condominium development.
- The Council administratively reviewed the Little Earth Residents Association amendment on November 18, 2022 (Review File No. 22166-9). The amendment regulated one parcel (0.95 acres) from Urban Neighborhood / Interior 3 to Production Mixed Use / Interior 3 to accommodate an urban farm including a greenhouse with aquaculture.
- The Council administratively reviewed the Abbott Northwestern Hospital Campus amendment on February 13, 2023 (Review File No. 22166-10). The amendment changed the Built Form designation to the Abbott Northeastern Hospital campus (16.45 acres) from Corridor 6 to Transit 10 to allow the construction of a new 10-story hospital care pavilion and allow for flexibility for further expansion of the campus.
- The Council administratively reviewed the Van Buren Street Northeast amendment on February 21, 2023 (Review File No. 22166-11). The amendment changed the Built Form guidance of 2.26 acres from Corridor 6 to Interior 3 to create a better connection between policy, existing conditions, and land use context.
- The Council administratively reviewed the Northside Economic Opportunity Network amendment (Review File No. 22166-12) on September 20, 2023. The amendment regulated 0.31 acres from Urban Neighborhood to Community Mixed Use to allow a new Food Incubator Building.
- The Council administratively reviewed the 1315 1/2 University Ave SE amendment (Review File No. 22166-13) on April 3, 2024. The amendment regulated 0.08 acres from Transportation to Corridor Mixed Use and the built form guidance from Transportation to Corridor 6 to eventually combine a portion of land with an adjacent parcel.
- The Council received the 1315 1/2 University Ave SE Correction amendment (Review File No. 22166-14) on March 30, 2024, which was subsequently withdrawn by the City.
- The Council administratively reviewed the 1315 1/2 University Ave SE amendment (Review File No. 22166-15) on July 22, 2024. The amendment corrected the guiding for 0.08 acres

previously reviewed under File No. 22166-13. The City corrected the land use from Corridor Mixed Use to Community Mixed Use.

- The Council administratively reviewed The Mix amendment (Review File No. 22166-16) on October 17, 2024. The amendment reguides 0.51 acres from Transportation to Community Mixed Use to allow a clean-up of the re-alignment of local roads in the design and construction of the Huntington Bank football stadium on the University of Minnesota campus.
- The Council administratively reviewed the Larson Dental amendment (Review File No. 22166-17) on November 14, 2024. The amendment reguides 0.27 acres from Urban Neighborhood to Mixed Use to allow rezoning of the district to one that allows clinics and in order to expand the commercial building and dental clinic use.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

#### Regional Parks

*Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)*

The proposed amendment conforms with the *2040 Regional Parks Policy Plan*. There is one unit of the Regional Parks and Trails System in the vicinity of the proposal. Northeast Diagonal Regional Trail is approximately 0.5-mile east of the site. The proposal will not impact Northeast Diagonal Regional Trail or the Regional Parks and Trails system more broadly.

#### Wastewater Service

*Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs ([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))*

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment is being driven by the re-guiding of 2.24 acres from Transit 10 to Corridor 4 to facilitate redevelopment of the property for a 36,173 sq. ft. two-story commercial building including a grocery store and childcare center. The regional system has adequate capacity to serve the proposed development associated with this amendment.

#### Transportation

*Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)*

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP and is consistent with regional policy.

The proposal includes a surface parking lot and potentially new transit infrastructure for existing local bus routes (4 and 30) and new sidewalks filling in a gap in the pedestrian network. The proposal is expected to increase vehicle traffic to the site; however, this site is well served by vehicle access currently. It is not expected that this amendment would impact the regional roadway system. A new grocery store and childcare center directly on local bus lines will improve access to both fresh food and childcare for households and proposed improvements to the existing local stop

will improve and not impact local transit service in this area. The proposal also will install new sidewalk along a stretch of Johnson Street which currently has none and will improve the pedestrian realm on Johnson Street.

There are no impacts anticipated to the regional freight or aviation system from the amendment.

### **Transit**

*Reviewer: Ben Picone, Metro Transit (MT) (612-349-7679)*

Metro Transit routes 4 and 30 travel along this roadway and would directly serve this development. Both routes run at high frequencies and operate 7 days a week, providing essential North/South and East/West access in this area. Metro Transit is pleased to see transit amenities being included in this proposal, as the future use of this parcel is conducive to transit ridership. Increased pedestrian connections, as proposed by this development, also support increased transit accessibility. Metro Transit encourages the City and the developer to work to make sure safe crossings of Johnson Street exist, as this would further remove barriers for transit users.

### **Consistency with Council Policy**

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

### **Forecasts**

*Reviewer: Todd Graham, CD – Research (651-602-1322)*

The City offers that the plan amendment does not affect the communitywide forecast. Council staff agree, there remains land supply in the City to accommodate the growth forecast.

### **Thrive MSP 2040 and Land Use**

*Reviewer: Amber Turnquest, CD – Local Planning Assistance (651-602-1576)*

The proposed change is consistent with *Thrive MSP 2040* policy for land use. *Thrive MSP 2040* identifies the City as an Urban Center Community. Urban Center communities like Minneapolis are expected to plan for forecasted population and household growth at average densities of at least 20 units per acre for new development and redevelopment.

The amendment proposes to amend the built form guidance on 2.24 acres, located at 1501 Johnson Street NE (see Figure 2) from Transit 10 to Corridor 4. The future land use guiding of Corridor Mixed Use remains the same. The proposed project does not include residential development; however, the Corridor Mixed Use land use permits residential uses. This change to the built form guidance has an impact on the overall development capacity for new or redevelopment areas within the City.

Comprehensive plan amendments can be reviewed administratively if they meet certain criteria, including that the amendment not result in an increase or decrease in development capacity greater than 250 housing units. Based on the midpoint density calculation, used per the Administrative Review Guidelines, the proposed built form amendment would decrease the development capacity by 352 units. Even with this reduction in development capacity, the City's planned land use still retains sufficient capacity to accommodate their forecasted growth through 2040 and at densities consistent with Council policy for Urban Centers with an average residential density over 98 units per acre (see Table 1, changes underlined).





Table 1. Planned Residential Density, City of Minneapolis

Category	2018-2040 Change				
	Density		Net	Min Units	Max Units
	Min	Max	Acres		
Community Mixed Use - Corridor 4**	30	150	1.59	48	239
Community Mixed Use - Corridor 6**	50	300	17.11	856	5,133
Community Mixed Use - Transit 10**	50	500	25.79	1,290	12,896
Community Mixed Use - Transit 15**	100	750	19.49	1,949	14,614
Community Mixed Use - Transit 20**	150	1000	25.50	3,826	25,503
Community Mixed Use - Transit 30**	200	1000	26.43	5,287	26,430
Corridor Mixed Use - Interior 2***	8	75	0.34	3	25
Corridor Mixed Use - Corridor 4***	30	150	15.51	466	2,327
Corridor Mixed Use - Corridor 6***	50	300	11.53	577	3,459
Corridor Mixed Use - Transit 10***	50	500	35.14	1,757	17,569
Corridor Mixed Use - Transit 15***	100	750	1.68	168	1,259
Destination Mixed Use - Corridor 6**	50	300	5.34	267	1,601
Destination Mixed Use - Transit 10**	50	500	7.54	377	3,768
Destination Mixed Use - Transit 15**	100	750	13.07	1,307	9,800
Destination Mixed Use - Transit 20**	150	1000	11.44	1,717	11,444
Destination Mixed Use - Transit 30**	200	1000	3.25	650	3,246
Destination Mixed Use - Core 50**	200	1000	6.78	1,356	6,777
Neighborhood Mixed Use - Corridor 4****	30	150	2.88	87	432
Production Mixed Use - Corridor 4*	30	150	4.35	131	653
Production Mixed Use - Corridor 6*	50	300	1.02	51	305
Production Mixed Use - Transit 10*	50	500	1.99	100	995
Public, Office, and Institutional - Corridor 6**	50	300	1.99	100	597
Public, Office, and Institutional - Transit 10**	50	500	3.72	186	1,859
Public, Office, and Institutional - Transit 20**	150	1000	3.84	577	3,844
Public, Office, and Institutional - Transit 30**	200	1000	19.27	3,855	19,272
Public, Office, and Institutional - Core 50**	200	1000	12.88	2,576	12,878
Urban Neighborhood - Interior 2	8	75	1.13	10	85
Urban Neighborhood - Interior 3	8	100	2.65	22	265
Urban Neighborhood - Corridor 4	30	150	12.05	362	1,806
Urban Neighborhood - Corridor 6	50	300	14.12	707	4,236
Urban Neighborhood - Transit 10	50	500	3.82	191	1,908
<b>TOTALS</b>			<b>313.25</b>	<b>30,869</b>	<b>195,289</b>
			<b>Overall Density</b>	<b>98.54</b>	<b>623.43</b>

\*50% residential  
 \*\*80% residential  
 \*\*\*85% residential  
 \*\*\*\*90% residential

## Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address the City's share of the region's 2021-2030 need for affordable housing, which is 3,499 units. The amendment involves land guided for affordable housing (LGAH) qualifying land uses, however, the proposed changes do not impact the City's inventory of land-guided to support the development of low- and moderate-income housing (development proposed is a commercial use). This amendment continues to allow the City to implement the housing element of their 2040 Plan and to address their share of the region's affordable housing need for 2021-2030.

As of this amendment, the City will be guiding approximately 137 acres of higher density

residential land such that at least 11,013 units could be built, and has already built 2,022 units of affordable housing so far this decade. The City is a current participant in the Livable Communities Act program, the last grant awarded to the City was in 2024.

### Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

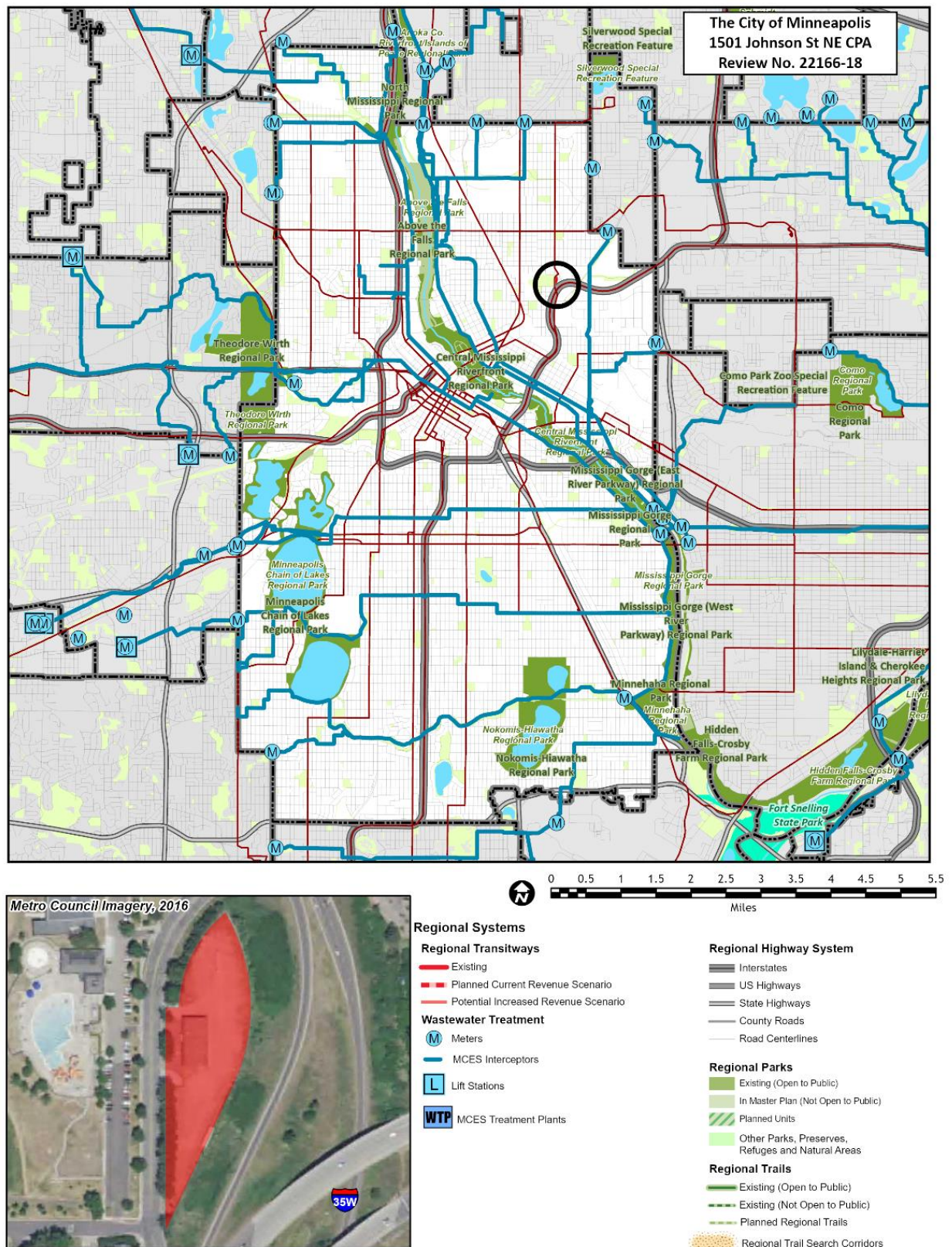
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Built Form Map
- Figure 4: Future Land Use Guiding

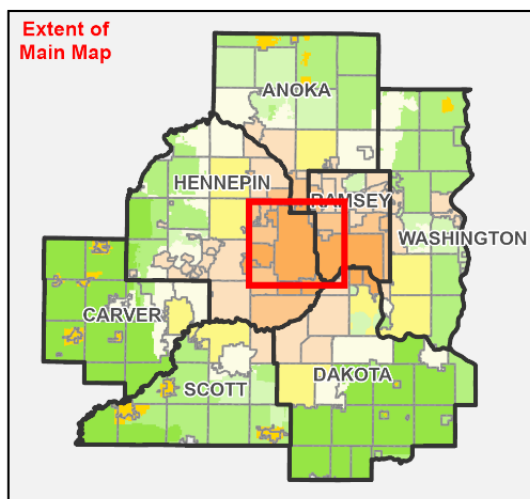
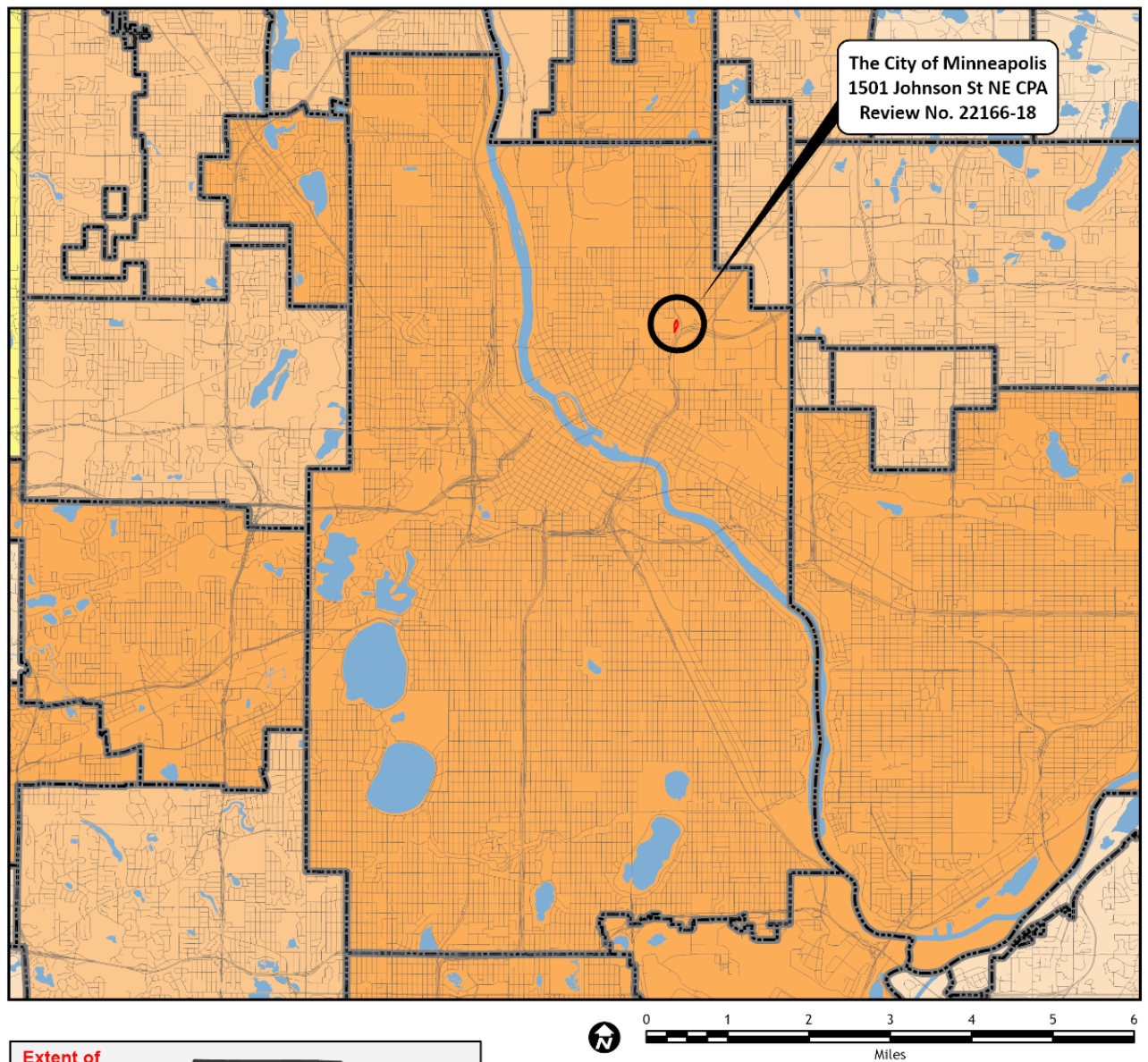


Figure 1. Location Map Showing Regional Systems





**Figure 2. Location Map Showing Community Designations**



**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

## Figure 3. Built Form Map

FIGURE T1.4: BUILT FORM MAP Citywide

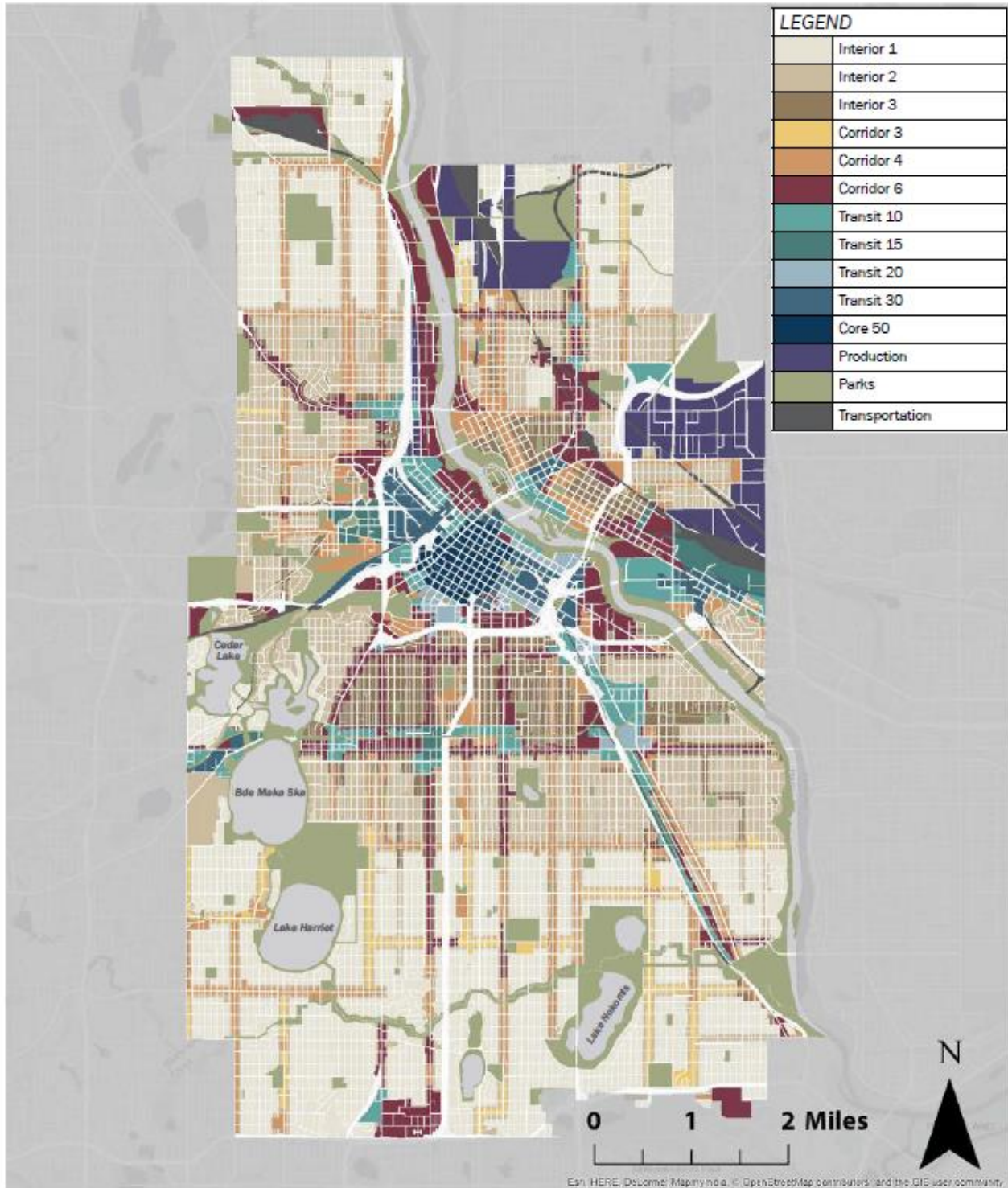




Figure 4. Future Land Use Guiding

FIGURE T1.3: FUTURE LAND USE MAP Citywide (Updated June 2024\*)

