

# Franklin LRT Station Area Rezoning Study

Parcels Recommended for Zoning Changes – 3/26/07

Site	Address	Street	PID	Current Zoning*	Proposed Zoning*	Summary of Regulatory Impact of Change		
<b>Franklin Avenue: 11th Avenue to Bloomington Avenue</b>								
Franklin Business Center	1401	Franklin Avenue East	3502924120225	I1	II/ILOD	Industrial uses remain conforming. Residential re-use/redevelopment and additional retail options are newly allowed.		
	1425	Franklin Avenue East	3502924120223	I1	II/ILOD			
	1507	Franklin Avenue East	3502924120211	I1	II/ILOD			
	1404	21st Street East	3502924120224	I1	II/ILOD			
	1504	21st Street East	3502924120212	I1	II/ILOD			
<b>Franklin Avenue: Bloomington to Hiawatha</b>								
American Indian Center / Anishinabe Wakaigun	1530	Franklin Avenue East	2602924430193	R4	OR2	Change makes zoning consistent for entire site, making office and community center uses newly conforming. Allowable density increases.		
	1600	19th Street East	2602924440093	R4	OR2			
<b>Franklin Avenue: North side from Hiawatha to Cedar</b>								
Cabooze-Whiskey Junction Block	904	19th Avenue South	2502924330074	I1	C3A	Nightclubs and bars remain conforming, but other retail and residential uses are newly allowed. New industrial uses are prohibited.		
	916	19th Avenue South	2502924330076	I1	C3A			
	924	19th Avenue South	2502924330116	I1	C3A			
	1809	9th Street South	2502924330088	I1	C3A			
	901	Cedar Avenue South	2502924330086	I1	C3A			
	905	Cedar Avenue South	2502924330112	I1	C3A			
	913	Cedar Avenue South	2502924330083	I1	C3A			
	917	Cedar Avenue South	2502924330082	I1	C3A			
Former Lucky's Block	815	Cedar Avenue South	2502924330159	I2	C3A	Motorcycle sales and services remain nonconforming, but other cultural, residential and entertainment uses are newly allowed.		
	825	Cedar Avenue South	2502924330017	I2	C3A			
	829	Cedar Avenue South	2502924330018	I2	C3A			
<b>Franklin Avenue: South side from Hiawatha to Cedar</b>								
Cedar Box & Ambles Block	2001	Cedar Avenue South	3602924220032	I2	OR3	Industrial uses become nonconforming. Uses can continue to operate, but their expansion may be discouraged. High density office, residential and mixed-use buildings are newly allowed.		
	2012	Cedar Avenue South	3502924110007	I2	OR3			
	2019	Cedar Avenue South	3602924220033	I2	OR3			
	2024	Cedar Avenue South	3502924110001	I2	OR3			
	2028	Cedar Avenue South	3502924110002	I2	OR3			
	2103	Cedar Avenue South	3602924220034	I2	OR3			
	2105	Cedar Avenue South	3602924220035	I2	OR3			
	2109	Cedar Avenue South	3602924220036	I2	OR3			
	2113	Cedar Avenue South	3602924220037	I2	OR3			
	1820	22nd Street East	3602924220039	I2	OR3			
	1834	22nd Street East	3602924220040	I2	OR3			
	American Indian OIC	1845	Franklin Avenue East	3602924220103	I1		C3A	Office and educational uses remain conforming, but other cultural, residential and entertainment uses are newly allowed. New industrial uses are prohibited.

Franklin Avenue: Cedar Avenue to 24 <sup>th</sup> Avenue						
Fairview	2010	Minnehaha Avenue	3602924220097	I1	C2	Office uses remain conforming. Residential uses and a broader array of commercial uses are newly allowed.
Minneapolis Public Housing Authority	2105	Minnehaha Avenue	3602924220010	C1	C2	Social service use remains conforming.
Riverside Assembly of God Church	2011	21st Avenue South	3602924220086	R6	C2	Church use remains conforming, but additional commercial uses are newly allowed; shared parking with adjoining use is made legal.
Industrial District: West of Minnehaha / South of Franklin						
South of Fairview	2115	Snelling Avenue	3602924220023	I1	II/ILOD	Industrial uses remain conforming. Residential re-use/redevelopment and additional retail options are newly allowed.
	1912	22nd Street East	3602924220022	I1	II/ILOD	
	1914	22nd Street East	3602924220021	I1	II/ILOD	
	2112	Minnehaha Avenue	3602924220101	I1	II/ILOD	
	2120	Minnehaha Avenue	3602924220020	I1	II/ILOD	
Bystrom Brothers Block	1915	22nd Street East	3602924220051	I2	I2/ILOD	Industrial uses remain conforming. Residential re-use/redevelopment and additional retail options are newly allowed.
	2200	Minnehaha Avenue	3602924220052	I2	I2/ILOD	
	2204	Minnehaha Avenue	3602924220053	I2	I2/ILOD	
	2208	Minnehaha Avenue	3602924220054	I2	I2/ILOD	
	2212	Minnehaha Avenue	3602924220055	I2	I2/ILOD	
	2300	Minnehaha Avenue	3602924220056	I2	I2/ILOD	
	2304	Minnehaha Avenue	3602924220057	I2	I2/ILOD	
	2308	Minnehaha Avenue	3602924220058	I2	I2/ILOD	
	2310	Minnehaha Avenue	3602924220059	I2	I2/ILOD	
	2316	Minnehaha Avenue	3602924220060	I2	I2/ILOD	
	2320	Minnehaha Avenue	3602924220062	I2	I2/ILOD	
	2322	Minnehaha Avenue	3602924220061	I2	I2/ILOD	
	2330	Minnehaha Avenue	3602924220063	I2	I2/ILOD	
	2200	Snelling Avenue	3602924220045	I2	I2/ILOD	
	2206	Snelling Avenue	3602924220046	I2	I2/ILOD	
	2210	Snelling Avenue	3602924220047	I2	I2/ILOD	
	2214	Snelling Avenue	3602924220048	I2	I2/ILOD	
	2215	Snelling Avenue	3602924220105	I2	I2/ILOD	
	2218	Snelling Avenue	3602924220049	I2	I2/ILOD	
	2223	Snelling Avenue	3602924220071	I2	I2/ILOD	
	2309	Snelling Avenue	3602924220050	I2	I2/ILOD	
	2317	Snelling Avenue	3602924220070	I2	I2/ILOD	
	2323	Snelling Avenue	3602924220093	I2	I2/ILOD	
	2304	Snelling Avenue	3602924220092	I2	I2/ILOD	
*North Phillips-NP Overlay Zoning District is unaffected by these recommendations.						