



Fridley Civic Campus

You are Invited



Rezoning Open House

What: An opportunity to learn more about **planned rezonings** occurring in Fridley.

The City of Fridley is in the middle of a multi-year effort to update and modernize the city code. This includes updating the zoning code. Zoning is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities.

City staff are proposing changing the zoning for certain properties in the City.

Who: All affected property owners and interested parties

Where: Fridley City Hall Fireside Room (main level), 7071 University Avenue NE

When: **Wednesday, January 15, 5:30-6:30 pm**

Come any time during the event to review posters and speak to staff. A brief presentation will be given at 6:00 pm.

Why: This Open House is being held in advance of formal Public Hearings on the changes to answer questions and identify any concerns with the proposed changes.

How: Attend the open house, or learn more:

- Online at [FridleyMN.gov/Zoning](https://www.fridleymn.gov/Zoning)
- By emailing PlanningDivision@FridleyMN.gov
- By calling 763-572-3595

Next steps: Following the Open House, public hearings on the rezoning are planned. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in early 2025. The dates of these meetings are still being finalized. Affected property owners will receive a mailed notice at least 10 days in advance of the meetings. Notices of the public hearing will also be published on the city's website and in the Minnesota Star Tribune.



Rezoning FAQs for Springbrook Neighborhood Homeowners



What is Zoning?

- **Zoning** is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities. Zoning laws help to maintain property values, protect the environment, and ensure the orderly growth of a community. State law and Fridley City Code regulate the process by which a property's zoning designation can be changed.

What is my property's current zoning?

- **The map in Figure #1 on the back shows current zoning in the Springbrook Neighborhood.** Many single-family homes in this area are zoned R-1, which is the normal residential zoning classification for Fridley homes. In fact, 83% of the city's homes are zoned R-1. However, some properties along Fairmont Circle and Liberty Street are zoned PUD, or Planned Unit Development.

Why are some properties zoned PUD instead of R-1?

- This zoning originated in 1961, when a developer requested the area be designated a Planned Unit Development (PUD) so that commercial buildings and apartments could be built. However, this development did not occur and the highest and best use of the land has proven to be single-family homes. Because Single Family homes are on the site, the properties have been treated as though they had Single-Family Residential zoning despite being zoned PUD.

What are the potential benefits and drawbacks of the rezoning?

- **This rezoning will confirm that this area is appropriate for single-family uses.** The change will reduce confusion and simplify the zoning designations across the City of Fridley. **Drawbacks are not anticipated.** This area has always been treated as a single-family area. The City of Fridley maintains the zoning map; homeowners will not need to make any changes to their records.

If my property is damaged or destroyed, can I rebuild it?

- **Yes.** State law allows you to rebuild your home in the event it is damaged or destroyed by fire or other natural occurrence no matter what zoning district your home is in. Depending on your specific situation, there may be a limit on the length of time you can take to rebuild your property.

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit [FridleyMN.gov/Zoning](https://www.fridleymn.gov/Zoning). You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in late 2024 or early 2025. The dates of these meetings are still being finalized. You will receive a mailed notice to your home address at least 10 days in advance of the meetings.

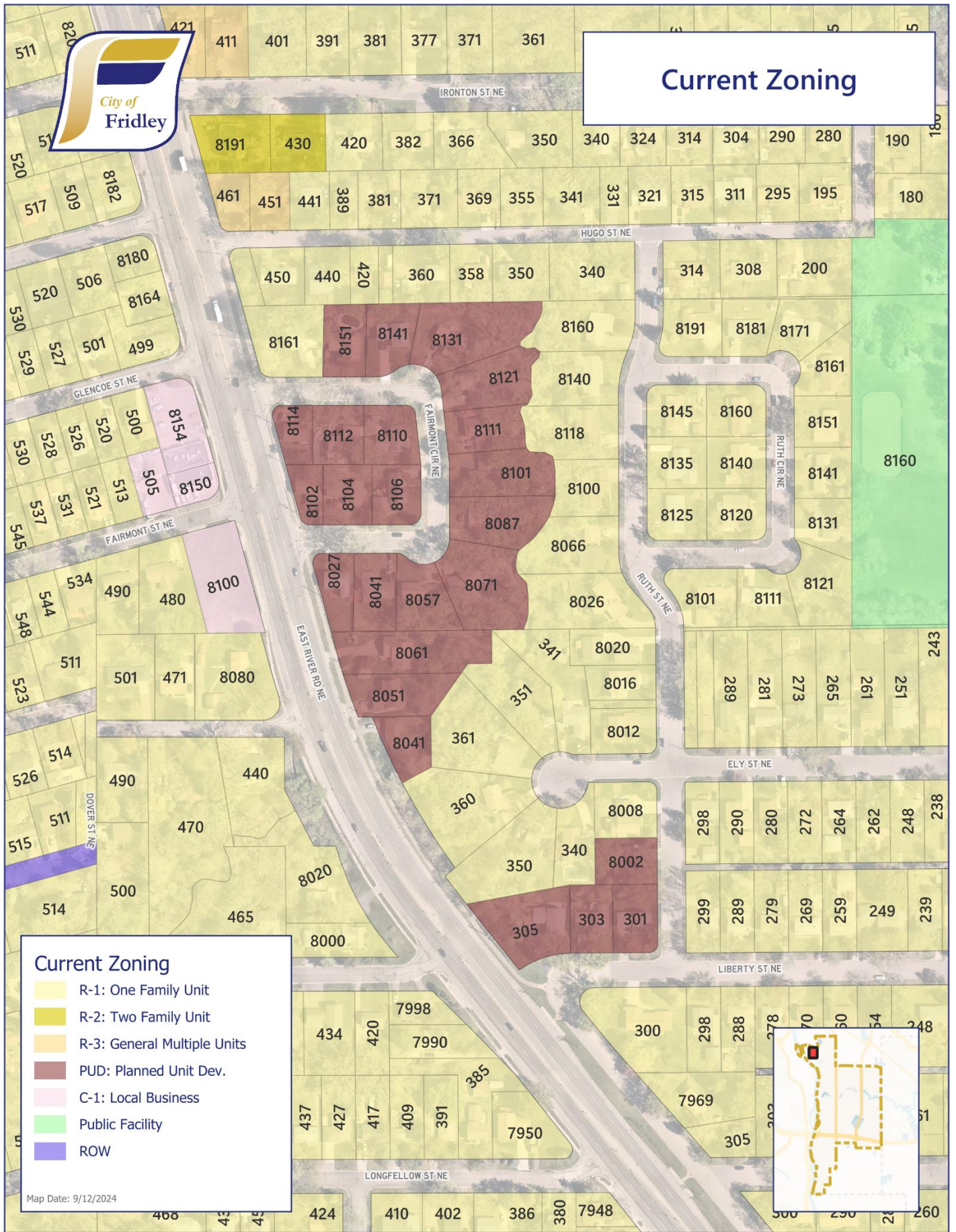


Figure 1: Zoning as of August 2024



Rezoning FAQs for Summit Manor & Marian Hills Property Owners



What is Zoning?

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What is my property's current zoning?

- **The map in Figure #1 and aerial image in Figure #2 on the back show current zoning in the Summit Manor and Marin Hills neighborhoods.** Many multi-family buildings in these areas are zoned R-2 Two Family Dwelling District, which is the normal residential zoning classification for Fridley's duplexes (2-unit buildings). Some single-family homes are zoned R-2.

Why are some properties zoned R-2 despite having more than two dwelling units?

- When these multi-family apartment buildings were constructed, the R-2 Zoning District allowed apartment buildings under the same standards they were allowed in the R-3 General Multiple Dwelling District. In 1964, the city's zoning ordinance was changed to allow apartments only in the R-3 General Multiple Dwelling District and limit the R-2 District to homes with two or one dwelling units.

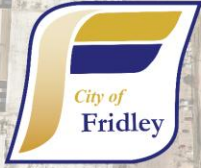
What are the potential benefits and drawbacks of the rezoning?

- **This rezoning will confirm that this area is appropriate for multi-family uses.** The change will reduce confusion and simplify the zoning designations across the City of Fridley. It will allow owners of these properties to make improvements to existing buildings and will clarify regulations for financing. Because this area has always been treated as a multi-family area, drawbacks are not anticipated. The current buildings were constructed under the same requirements as R-3 properties, and updating the zoning will not allow significant changes to building height, setbacks, or number of apartments in this area. The City of Fridley is responsible for updating the official zoning map of the area.

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit [FridleyMN.gov/Zoning](https://www.fridleymn.gov/Zoning). You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in early 2025. The dates of these meetings are still being finalized. Property owners will receive a mailed notice at least 10 days in advance of the meetings.

Zoning/Land Use Mismatch



Parcels Zoning/FLU

- P/P (3)
- R-1/SFR (30)
- R-1/MFR (1)
- R-2/SFR (38)
- R-2/MFR (26)
- R-3/MFR (6)

7 # Licensed Rental Units

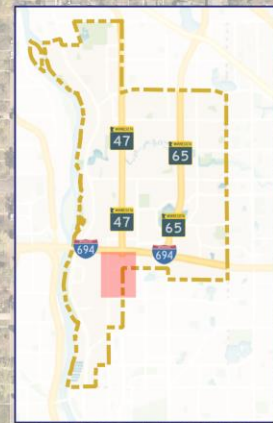


Figure 1: Zoning as of August 2024 and Future Land Use guidance (FLU) as of the Comprehensive Plans adopted in 2018 and 2021

Figure 2 (inset): Cheri Lane NE

Zoning Code Changes for Commercial Properties



What is Zoning?

Zoning is a local government regulation that controls how land can be used in specific areas. It determines what can be built on a property, such as houses, businesses, or industrial facilities. Zoning laws help to maintain property values, protect the environment, and ensure the orderly growth of a community.

What is my property's current zoning?

You can look up your property's zoning with the interactive map at fridley.mn.gov/zoning. The City of Fridley is proposing updates to the current Commercial and Office zoning districts.

What changes are being proposed? Why is change needed?

The City is in a multi-year process of updating and modernizing all of its ordinances. Updates to the zoning code are intended to simplify requirements for businesses, property owners, and city staff. For commercial zoning districts, three similar designations, C-1 Local Business District, C-2 General Business District and CR-1 General Office District, are being consolidated into a single zoning classification. The new classification will be titled, **B-1 Local Business**. The current C-3 General Shopping Center District will be renamed **B-2 Regional Business**.

Proposed Zoning Change: 1050, 1120, 1170 52nd Ave NE



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What is the property's current zoning?

The property is currently zoned C-1, Local Business District.

When these multi-family apartment buildings were constructed, their zoning allowed apartment buildings under the same standards they were allowed in the R-3 General Multiple Dwelling District. The city's zoning ordinance has since changed to allow apartments only in the R-3 General Multiple Dwelling District.

What changes are being proposed? Why is change needed?

The City is in a multi-year process of updating and modernizing all of its ordinances. Updates to the zoning code are intended to simplify requirements for businesses, property owners, and city staff.

This rezoning will confirm that this area is appropriate for multi-family uses. The change will reduce confusion and simplify the zoning designations across the City of Fridley. It will allow owners of these properties to make improvements to existing buildings and will clarify regulations for financing.



Zoning Code Changes: FAQs for Commercial Properties



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What is my property's current zoning?

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What are the potential benefits and drawbacks of the zoning district changes?

- This rezoning will streamline requirements for these areas. The change will reduce confusion and simplify the zoning designations across the City of Fridley. The changes to district names do not include significant changes to building height, setbacks, or similar requirements for buildings. Additionally, the City of Fridley is responsible for updating the official zoning map of the area.

Are other changes proposed to the zoning code?

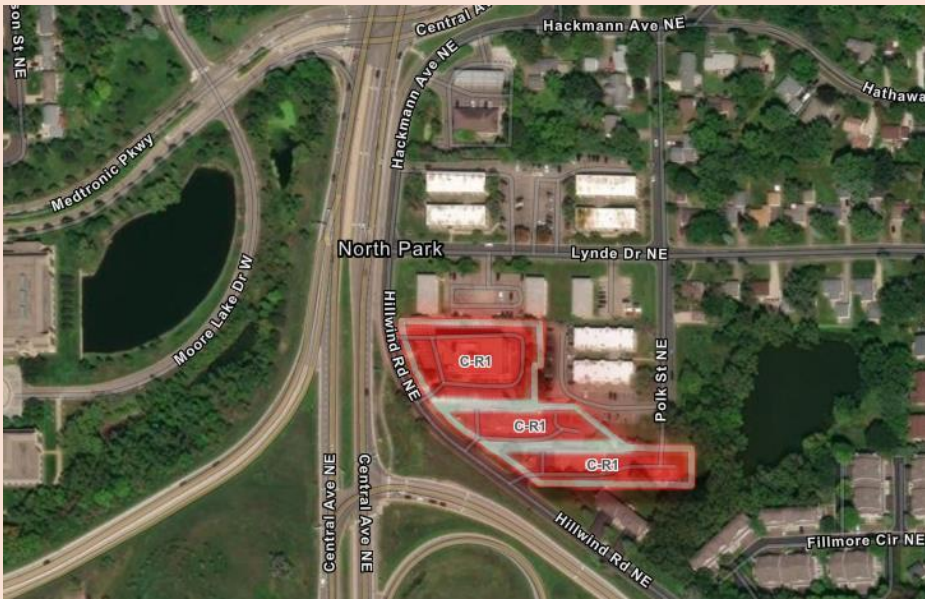
- Separate from the zoning district changes, the City is updating requirements for Parking and Landscaping for commercial properties. In many cases, the number of required off-street parking spaces has been decreased. Updates to these requirements are intended to improve survival rates of plantings and increase resilience. When significant changes are made to parking areas or building exteriors, an updated landscaping plan may be required. These changes only apply to new construction or modifications that occur after the ordinance is updated (expected winter).

What if I still have questions or concerns about the proposed rezoning?

- **Contact the Fridley Planning Department.** Call 763-572-3595 or visit FridleyMN.gov/Zoning. You may also attend public hearings on the rezoning. Hearings will occur at regularly-scheduled Planning Commission and City Council meetings in early 2025. The dates of these meetings are still being finalized. Public notice of the hearings will be provided.

Properties to be rezoned from CR-1 "General Office District" to the new B-1 "Local Business District"

- 931 Hillwind Drive
- 951 Hillwind Drive
- 961 Hilldwind Drive



- 1109 East Moore Lake Drive NE



- 7675 Madison Street

