



**CPED STAFF REPORT**  
Prepared for the Zoning & Planning Committee

Z&P Agenda Item  
March 26, 2015  
BZZ-6992

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1919-1921 10<sup>th</sup> Avenue South  
*Project Name:* Franklin Street Bakery Parking Lot  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Franklin Bakery, LLC  
*Project Contact:* Aubrie Eisenhart, Master Properties, LLC  
*Request:* To allow a temporary parking lot.  
*Required Applications:*

<b>Interim Use Permit</b>	To allow a temporary parking lot.
---------------------------	-----------------------------------

**SITE DATA**

<b>Existing Zoning</b>	R2B Two-Family District (1919 10 <sup>th</sup> Avenue South) I1 Light Industrial District (1921 10 <sup>th</sup> Avenue South)
<b>Lot Area</b>	5,081 square feet
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Ventura Village
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Franklin Avenue)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	March 10, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	May 9, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** In August of 2013, a wrecking permit to demolish a two-family dwelling on the property of 1919 10<sup>th</sup> Avenue South was issued. The property of 1921 10<sup>th</sup> Avenue South is a 4-foot wide strip of land that was created when the east/west alley was platted. It was used to provide required landscaping and screening of the Franklin Street Bakery loading area. Sometime after the duplex was demolished, a surface parking lot was established by the applicant without obtaining the necessary approvals from the City. The City became aware of the noncompliant parking lot in February of 2014.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is located in a mixed use area with retail, institutional and residential uses. The Franklin Street Bakery is located directly across the alley. Residential uses are located on the north end of the block. A two-family dwelling is located directly north of the subject parking lot.

**PROJECT DESCRIPTION.** Interim uses are considered by the City Council and are required to conform to the Zoning Ordinance as if they were established as a conditional use. Interim use permits cannot be granted for a period greater than five years. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent.

The existing noncompliant parking lot is used by the Franklin Street Bakery, which is located at the property of 1020 Franklin Avenue East. The parking lot extends over two properties, 1919 and 1921 10<sup>th</sup> Avenue South. Currently, the parking area covers the entire site. The applicant is proposing to add a landscape buffer adjacent to 10<sup>th</sup> Avenue, which would allow room for 16 parking spaces to remain. However, the parking lot is not proposed in a manner that would comply with all applicable zoning code requirements, including but not limited to, surfacing, yards, drive aisle and maneuvering. The applicant is pursuing the interim use permit to request that parking lot improvements not be required until a later date when they have acquired additional property to support an expansion of the bakery and associated parking. Through that application, conditions that would be applied to the use can be waived due to the temporary nature of the use. However, an interim use must be allowed as a conditional use in the zoning district in which it is located. The property of 1921 10<sup>th</sup> Avenue South is zoned I1 Light Industrial, where the use is allowed. The property of 1919 10<sup>th</sup> Avenue South is zoned R2B, where a commercial parking lot is prohibited. A parking lot for a nonresidential use that serves customers and employees of a business is allowed as a conditional use by the TP Transitional Parking Overlay District. Therefore, the applicant has applied to add the TP Overlay District to the property of 1919 10<sup>th</sup> Avenue South (BZZ-6993). The Planning Commission recommended denial of the rezoning at their meeting of February 19, 2015. If the rezoning is denied, the interim use permit cannot be approved.

Zoning Enforcement has also observed that the refuse containers and employee uniform containers are not in compliance with the screening requirements of section 535.80 of the zoning code. An enclosure for the containers was included as part of the previous site plan approval. This issue will need to be addressed as well to maintain compliance with the screening requirements.

**RELATED APPROVALS.** Please note that the following approvals did not include the property of 1919 10<sup>th</sup> Avenue South.

Planning Case #	Application	Description	Action
BZZ-777	Rezoning, conditional use permit, variances, site plan review	Franklin Street Bakery development	Approved by the CPC on September 9, 2002
PL-137	Plat	Created a lot for the Franklin Street Bakery development, an outlot (1921 10 <sup>th</sup> Ave S), and dedicated a new alley located south of the proposed parking lot	Approved by the CPC on July 7, 2003

**PUBLIC COMMENTS.** No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the City Council for consideration.

## ANALYSIS

### INTERIM USE PERMIT

For an interim use permit to be granted, the Zoning and Planning Committee must make the same findings that pertain to conditional use permits. In addition to these, any City Council approval of an interim use is subject to five additional conditions. Discussion of each of these findings and conditions follows.

1. *The establishment, maintenance or operation of the interim use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The parking lot is for employees of Franklin Street Bakery and is not expected to be detrimental to public health, safety, comfort or general welfare. A minimum 20-foot wide drive aisle is required for one-way traffic. With only a 16-foot wide drive aisle provided on-site, the potential for conflicts between the parking area and alley traffic increases because some maneuvering will occur in the alley. The alley is L-shaped, which should slow traffic. Loading and driveway space on the Franklin Street Bakery site also abutting the alley should allow sufficient room for vehicles to maneuver in the interim.

2. *The interim use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

A two-family dwelling is located directly north of the subject property and the Franklin Street Bakery (and its on-site parking) is located directly south of the alley. The parking lot is not proposed in a manner that would comply with all applicable zoning code requirements, including but not limited to, surfacing, yards, drive aisle and maneuvering. Given that the parking lot proposal is temporary until future expansion plans can be implemented, it should have little effect on surrounding properties with the adoption of the staff recommendation. To ensure any adverse impacts are minimal, CPED staff is recommending that the duration of the interim use not exceed 2 years from the date of the Council action and that a minimum 23 foot deep landscaped yard (the established setback requirement) be provided adjacent to 10<sup>th</sup> Avenue.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing and adequate infrastructure, including utilities, access roads, and drainage. The applicant is proposing to use the alley for access instead of building a new curb cut to allow street access. A new curb cut would eliminate on-street parking and create conflicts with traffic entering and exiting the alley.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

As proposed, 16 spaces would be provided in the temporary lot. There are a total of 31 parking spaces at the property of 1020 Franklin Avenue East. Combined, 47 off-street spaces would be available for Franklin Street Bakery. This is well below the maximum requirement for the bakery, which is 93 spaces. The bakery currently has 130 employees and it operates 24 hours a day, 5 days a week. The employees are divided among 3 shifts. The additional off-street parking is intended to meet the parking demands, which are difficult to off-set with transit and bike parking for a 24-hour business because the applicant is concerned about the safety of the second and third shift employees.

5. *The interim use is consistent with the applicable policies of the comprehensive plan.*

The property is designated as urban neighborhood on the future land use map. The site is located north of Franklin Avenue, which is designated as a commercial corridor. The property that the parking lot will serve is located on the commercial corridor. The following principles and policies outlined in *The Minneapolis Plan for Sustainable Growth* apply to this proposal:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

**Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

**Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.**

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.

- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

The property and business to be served by the proposed parking lot is located on the Franklin Avenue commercial corridor. The applicant has indicated that the parking lot is necessary to provide needed parking for the business, which is a retail and light industrial use. The proposed parking facility would not be consistent with the policies noted in the comprehensive plan related to the design of surface parking lots. The parking lot is not proposed in a manner that would comply with all applicable zoning code requirements, including but not limited to, surfacing, yards, drive aisle and maneuvering. One purpose of an interim use permit is to temporarily allow uses that may not be consistent with adopted long-term plans and objectives for the area in question. The parking lot will have a fence along the north lot line to provide the required screening from the adjacent residence. The applicant is proposing to provide a 14 foot wide landscaped yard between parking space #1 and 10<sup>th</sup> Avenue and a 6 foot wide landscaped yard between the drive aisle and 10<sup>th</sup> Avenue. The established front yard setback of the dwelling to the north is 23 feet. Because all of the properties to the north of the parking lot are residential and to ensure that the existing street face is retained, staff is recommending that the City Council require a minimum 23 foot wide landscaped front yard. This condition of approval would eliminate parking space #1.

6. *The interim use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The property of 1921 10<sup>th</sup> Avenue South is zoned II. The II zoning district permits parking facilities as a conditional use permit. The property of 1919 10<sup>th</sup> Avenue South is zoned R2B, where a commercial parking lot is prohibited. A parking lot for a nonresidential use that serves customers and employees of a business is allowed as a conditional use by the TP Overlay District. Therefore, the applicant has applied to add the TP Transitional Parking Overlay District to the property of 1919 10<sup>th</sup> Avenue South. If the rezoning is denied, the interim use permit cannot be approved.

In addition to obtaining an interim use permit, surface parking lots are subject to the TP Transitional Parking Overlay District standards, Chapter 530 Site Plan Review and Chapter 541 Off-Street Parking and Loading requirements that relate to the design and maintenance of the proposed parking lot, impervious surface requirements, and yard requirements for the location in and adjacency to a residential district. The City Council may waive conditions that would apply to an interim use upon finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent. The applicant is requesting that the following requirements be waived (applicable zoning code sections are referenced for each request). Given the temporary duration of the use, full compliance would not be practical. However, staff is recommending that some landscaping improvements be required adjacent to the street. A future expansion would likely be subject to a front yard requirement in this area and the landscaping could be retained or relocated. It would also ensure that the existing residential street face would be maintained.

- **Surfacing** (541.300): The existing surfacing material is a class 5 recycled bituminous/concrete material that was compacted and rolled in place to create a hard, dust-free surface. However, this is not a permitted surfacing material for a commercial use. The surfacing has not resulted in dusty conditions nor has been significantly tracked from the

- site. However, the surfacing may need to be recompact occasionally to maintain a flat surface. Current conditions show that maintenance is especially needed where the snow was piled over the winter.
- **Maneuvering area and drive aisle width** (541.290 and 541.330): All maneuvering is required to occur on-site. The minimum width required for a one-way drive aisle is 20 feet. A 16-foot wide drive aisle is proposed. As a result, some maneuvering overlaps the adjacent public alley. The maneuvering is discussed further in finding #1 above.
  - **Marking of spaces** (541.320): All parking spaces are required to be clearly marked. The parking surface is not conducive to markings.
  - **General landscaping** (530.160): Twenty percent of the site, or 1,016 square feet, is required to be landscaped with at least one tree and 10 shrubs. The proposed landscaped area would cover 348 square feet, or 6.8 percent of the site. No trees are proposed. Six shrubs are proposed. With the adoption of the staff recommendation to require a 23 foot wide landscaped front yard, the on-site landscaped area would increase to 782 square feet.
  - **Required front yard and landscaping between the parking area and the street** (530.170, 546.160, and 550.160): In the R2B district, the minimum front yard requirement is 20 feet or the established setback of an adjacent residential property, whichever is greater. The adjacent residence to the north is setback 23 feet; therefore, the parking is subject to a 23 foot required front yard setback. The part of the parking area zoned II is subject to a 20 foot wide front yard requirement. In the required front yard, at least 2 trees and a screen that is 3 feet tall and at least 60 percent opaque is also required. The proposed landscaped front yard is 6 to 14 feet wide. Six shrubs are proposed to provide the required screening. Staff is not recommending that these requirements be waived in the interim. A future expansion would likely be subject to a front yard requirement and the landscaping could be retained or relocated. It would also ensure that the existing residential street face would be maintained. As can be seen in the attached photos, vehicles have driven across the area within the required front yard. Turf will need to be reestablished in the boulevard between the sidewalk and curb. To prevent vehicles from driving over or parking on the required landscaped area, staff is recommending that a fence or other barrier is provided.
  - **Interior side and rear yards and landscaping between the parking area and the adjacent residences** (530.170 and 546.400): Per the R2B district requirements, a minimum 5 foot wide interior side yard and rear yard are required adjacent to the north and east lot lines respectively. Per the site plan review standards, landscaped yards at least 7 feet in width are required adjacent to these lot lines. No landscaped yards are proposed in these areas. These areas of the site would be altered as part of any future expansion making substantial investment impractical. The fence along the north lot line will provide the required screening. The residence to the east is separated from the site by the public alley.
  - **Other landscaping requirements** (530.170): Each parking space is required to be located within 50 feet of an on-site tree. No spaces would comply with this requirement. Staff is recommending that required landscaping, including trees, be provided in the front yard. Requiring trees elsewhere on the site would require more substantial investment, which is impractical for this interim use.
  - **Concrete curbs and wheel stops** (530.220): Curbing is required around the perimeter of the parking area, but would impede circulation and would be a substantial investment.
  - **Lot width** (Table 546-9): The minimum lot width required is 40 feet. The site is 34 feet wide. The proposed width is not sufficient for a permanent parking facility because all maneuvering cannot occur on-site and a landscape buffer cannot be provided for adjacent residential uses.

- **Impervious surface coverage (546.150):** The existing surfacing is considered impervious by definition of the zoning code. In the R2B district, not more than 60 percent of the site can be covered by impervious surfaces. 93.2 percent of the site is proposed to be covered by impervious surfaces. Staff is recommending that additional landscaping be provided to reduce that number to 84.6 percent.
- **TP Transitional Parking Overlay District standards (551.430 (d) and (g)):** The parking lot is required to be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., except as specifically authorized by the conditional use permit. A gate would be impractical for this proposal. The parking lot is also required to be landscaped and screened pursuant to the provisions of Chapter 530, Site Plan Review. The landscaping and screening requirements have been discussed above.
- **Landscaping and screening required as part of the previously approved site plan for Franklin Street Bakery (530.160 and 530.170):** The property of 1921 10<sup>th</sup> Avenue contained landscaping and a screen fence that were used to fulfill the 20 percent landscaping requirement and the screening requirements for the bakery loading area. The removal of the landscaping resulted in less than 20 percent of the net lot area being landscaped. The applicant is requesting that the fence proposed on the north side of the parking area be considered sufficient screening for the parking and loading area in lieu of a separate fence for the loading area. Providing the fence would inhibit maneuvering.

**Interim Use Conditions:**

1. *The interim use shall be allowed as a conditional use in the zoning district in which it is to be located.*

The property of 1921 10<sup>th</sup> Avenue South is zoned II. The II zoning district permits parking facilities as a conditional use permit. The property of 1919 10<sup>th</sup> Avenue South is zoned R2B, where a commercial parking lot is prohibited. A parking lot for a nonresidential use that serves customers and employees of a business is allowed as a conditional use by the TP Overlay District. Therefore, the applicant has applied to add the TP Transitional Parking Overlay District to the property of 1919 10<sup>th</sup> Avenue South. If the rezoning is denied, the interim use permit cannot be approved.

2. *Except as otherwise authorized by this section, an interim use shall conform to this zoning ordinance as if it were established as a conditional use.*

As discussed in the above findings for a conditional use, the applicant is requesting that the City Council waive many of the applicable zoning code requirements. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent. Given the temporary duration of the use, full compliance would not be practical. However, staff is recommending that some landscaping improvements be required adjacent to the street. A future expansion would likely be subject to a front yard requirement and the landscaping could be retained or relocated. It would also ensure that the existing residential street face would be maintained. Because the parking lot was established without obtaining the necessary approvals and is currently undergoing enforcement, staff is recommending that the site improvements are completed no later than June 15, 2015.

3. *The date or event that will terminate the interim use shall be identified with certainty. Interim uses may not be granted for a period of greater than five (5) years.*

Staff is recommending that the interim use permit expire on April 3, 2017, or two years from the date of the Council action. The applicant is requesting that the interim use permit be granted for 3 years from the date of the Council action. Staff is recommending a shorter duration because the parking lot was established over a year ago and the number of exceptions that are requested have the potential to create adverse effects the longer the code requirements are not met.

4. *In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.*

The applicant is aware of this standard.

5. *Such conditions and guarantees as the city council deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan.*

Staff is recommending that the parking lot be allowed to operate until April 3, 2017. Staff is recommending that some landscaping improvements be required adjacent to the street. A future expansion would likely be subject to a front yard requirement in this area and the landscaping could be retained or relocated. It would also ensure that the existing residential street face would be maintained.

## RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Franklin Bakery LLC for the properties located at 1919-1921 10<sup>th</sup> Avenue South:

### **A. Interim Use Permit to allow a temporary parking lot.**

Recommended motion: Approve the interim use permit to allow a temporary parking lot, subject to the following conditions:

1. The interim use shall expire no later than April 3, 2017.
2. At the end date of the interim use, the applicant shall cease operation of the parking lot and the site shall be completely landscaped with turf and shrubs until such time that a land use application or zoning approval is granted to allow a different use of the property.
3. A front yard at least 23 feet in width shall be provided between the parking area and 10<sup>th</sup> Avenue in full conformance with the landscaping and screening requirements of section 530.170 of the zoning code.
4. A barrier, such as a fence or boulders, shall be provided between the parking area and the landscaping to clearly define the parking area and prevent vehicles from driving on or parking in the required front yard.
5. Turf shall be reestablished in between the public sidewalk and street curb.
6. As needed for maintenance, the parking lot surfacing shall be recompacted.
7. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development.

8. All site improvements shall be completed by June 15, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## **ATTACHMENTS**

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Photos
5. Correspondence



REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION

EIDEN BUILDING-NORTH LOOP GATEWAY

201 West Broadway Avenue

Minneapolis, MN 55411

[www.masterpropertiesmn.com](http://www.masterpropertiesmn.com)

P:612.872.9200 F:612.872.9201

To support the City of Minneapolis' policies, "to be a hub of economic activity and innovation, which calls for businesses-big and small-to start, move, stay and grow here", Franklin Bakery, LLC, is seeking the necessary approvals to utilize a vacant parcel the bakery owns at 1919 10<sup>th</sup> Avenue South as temporary employee parking for its growing business. The requested approvals include adding a Transitional Parking Overlay District over the existing R2B zoning on the 1919 10<sup>th</sup> Avenue South parcel to allow parking as a conditional use. The 1921 10<sup>th</sup> Avenue South parcel, on which the parking lot is also temporarily located on, has a side lot line that abuts the zoning district served, making it eligible to be a Temporary Parking Overlay District. Franklin Street Bakery is also requesting an Interim Use permit to not provide permanent parking lot improvements to the parking lot for three years.

Franklin Street Bakery is seeking not to provide additional improvements to the parking lot at this time due to plans for a future expansion of the bakery, which would require any improvements to be removed upon commencement of any bakery expansion. Franklin Street Bakery is actively working to acquire a few additional parcels surrounding 1919 10<sup>th</sup> Avenue South to support a bakery expansion and the parking needs that would accompany any proposed expansion. The bakery does have conceptual plans for a future expansion; however, further details on this expansion, including architectural drawings, cannot be brought forward at this time due to Franklin Street Bakery not yet having control over the few remaining parcels needed for the expansion.

Franklin Street Bakery exemplifies the City of Minneapolis' goal of being a hub of economic activity and innovation on a commercial corridor, which calls for businesses-big and small-to start, move, stay and grow here. Franklin Street Bakery was established in Minneapolis in 2002 with thirty employees. Today, thirteen years later, Franklin Street Bakery ships products to over 26 states and has grown to over 130 employees. It continues to grow, prompting the need for additional parking for its employees, and future expansion plans for its production facility.

Franklin Street Bakery employees reflect the diversity of the neighborhood in which it is located, Ventura Village. The bakery believes in providing its employees a living wage, starting at \$12.00 an hour. More than thirty employees are in well-paid management positions. Franklin Street Bakery also believes in giving back to the community and frequently donates to childhood nutrition and hunger alleviation initiatives in the neighborhood, and the city.

Franklin Street Bakery operates 24 hours, 5 days a week. This around the clock, three shift schedule has allowed eyes and activity to be on the street at times that are unmatched by any other business or residence in the area. The bakery has given this area a popular and well-reviewed neighborhood coffee shop and eatery in an area where few similar establishments exist. Franklin Street

Bakery has also helped draw people into the neighborhood and given them a reason to visit, along with an opportunity to spend money, in the neighborhood.

Franklin Street Bakery's three shift work schedule makes it such that not all of its employees can take advantage of public transportation, though it is encouraged by the business. The bakery provides multiple bike racks for those wishing to bike to work. While it may seem like there is a lot of parking in the vicinity, a majority, if not all of this parking, is tied to an already established use. Also, Franklin Street Bakery prioritizes the safety of its employees. By parking on the neighboring streets, the safety of the employees is jeopardized, especially for those employees who work the second and third shifts at the bakery.

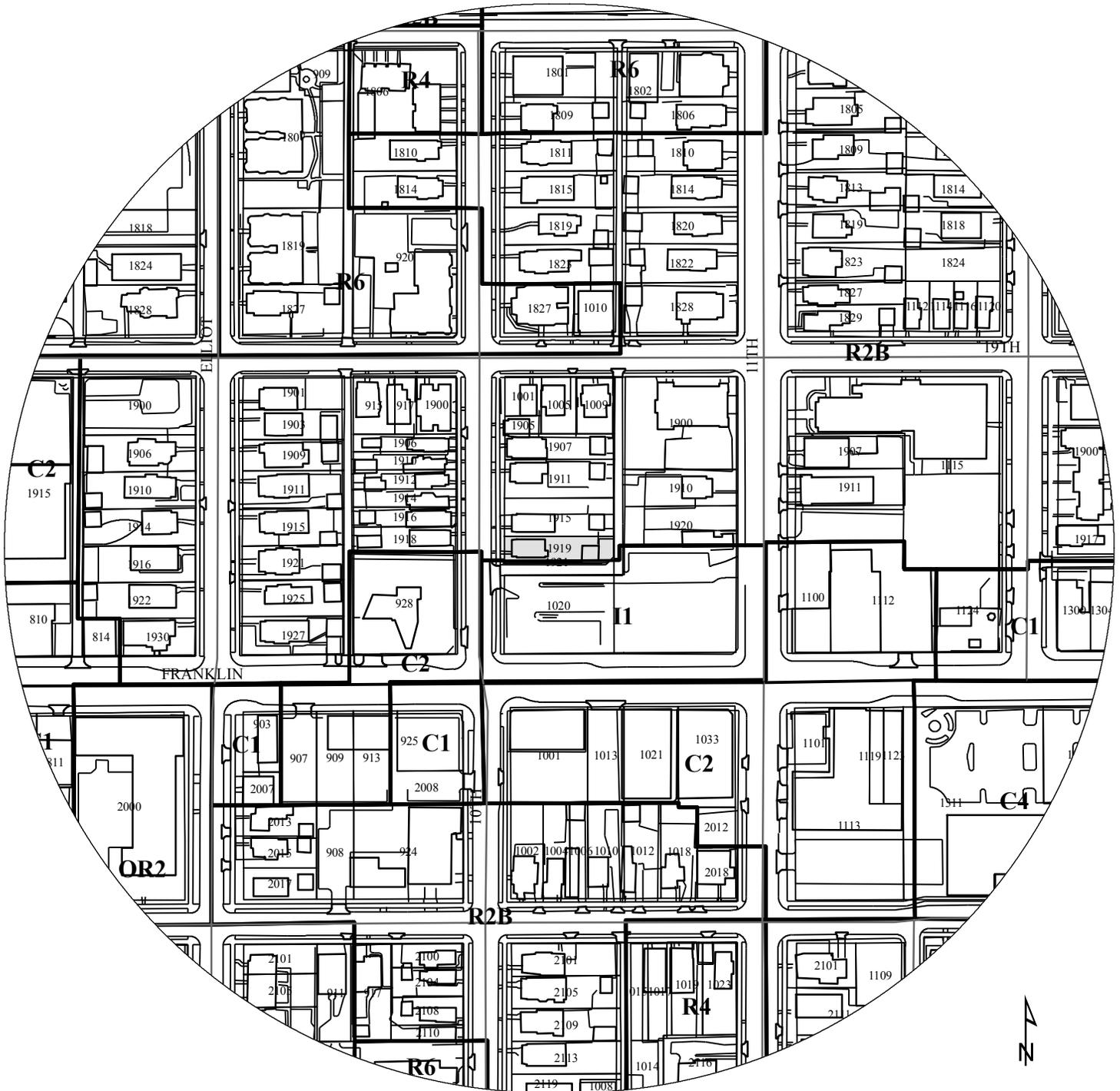
Currently, the parking surface at 1919 10<sup>th</sup> Avenue South is CL 5 recycled bituminous/concrete materials, compacted and rolled in place to a hard, dust free surface. Parking spaces will not be marked due the parking surface not being conducive to markings. Due to the temporary nature of the parking lot, an exemption from having to install concrete curbs and other permanent parking lot improvements, including extensive landscaping, is requested. It is also requested that the gate/secured mechanism to close the parking lot between the hours of 10 PM and 6 AM required under the Temporary Parking Overlay be waived due to the temporary use of the parcel as a parking lot.

The minimum lot width required for a parking lot is 40 feet and with only 34 feet of lot width, Franklin Street Bakery is requesting an exemption. The proposed parking stalls are 18 feet and drive aisle width is 16 feet. The vehicle maneuvering area will include the 16' drive aisle and the 16' alley, temporarily. Minneapolis Public Works has agreed that temporary use of the alley for maneuvering is acceptable.

Franklin Street Bakery will provide landscaping at the west side edge of the parcel to screen the parking lot from the sidewalk and 10<sup>th</sup> Avenue South. Franklin Street Bakery will also be extending the 6' wood fence the entire the length of the house to the north of the parcel, dropping down to a 4' wood fence along the home's front yard, to screen the parking lot from the neighboring home. Master Properties MN, LLC, on behalf of Franklin Street Bakery, is requesting that this proposed fence on the north side of the parking area be considered sufficient screening for the parking and loading area in lieu of a separate fence for the loading area, as designated in the code.

NAME OF APPLICANT

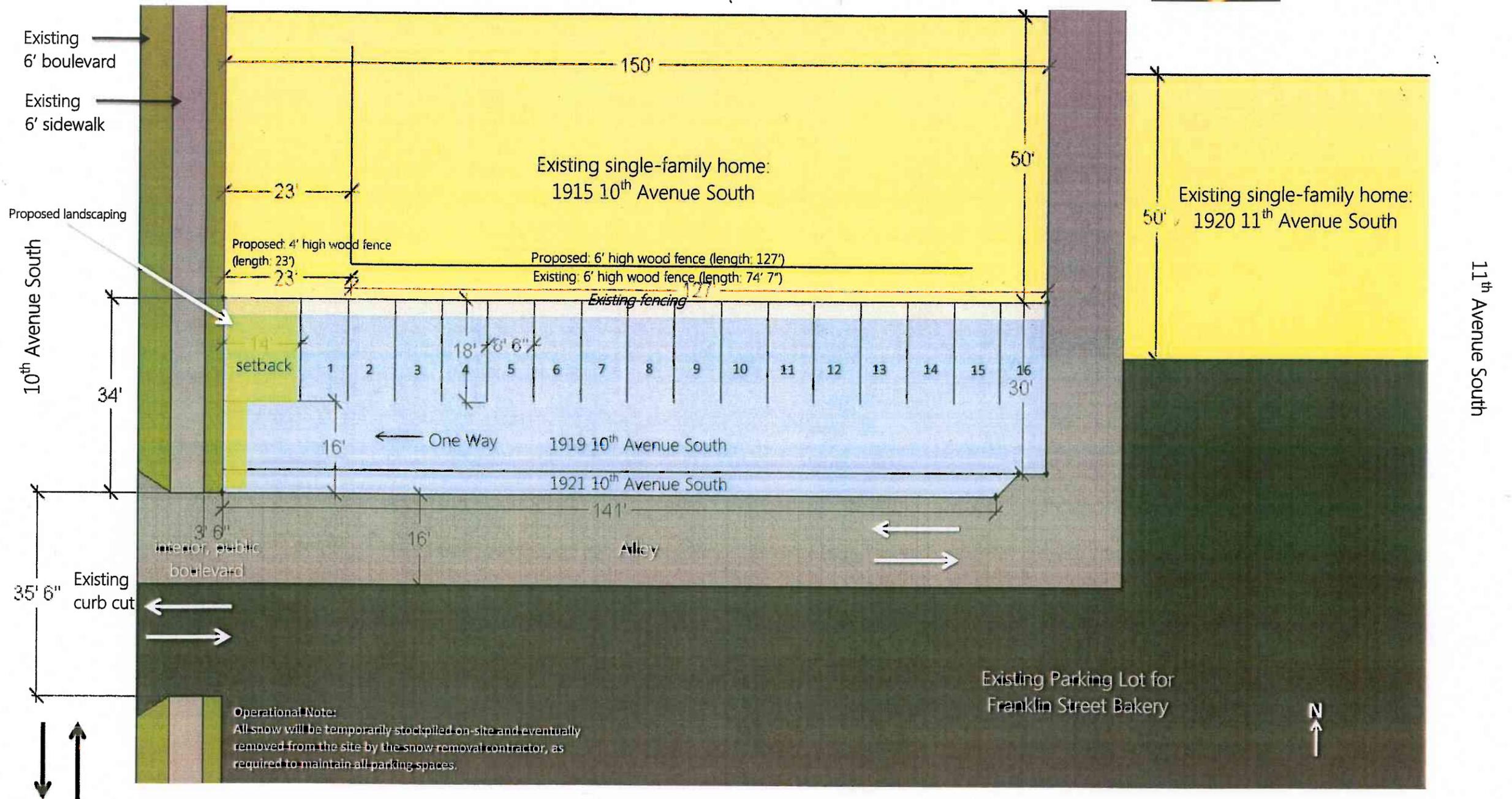
WARD



PROPERTY ADDRESS  
**1919 & 1921 10th Ave S**

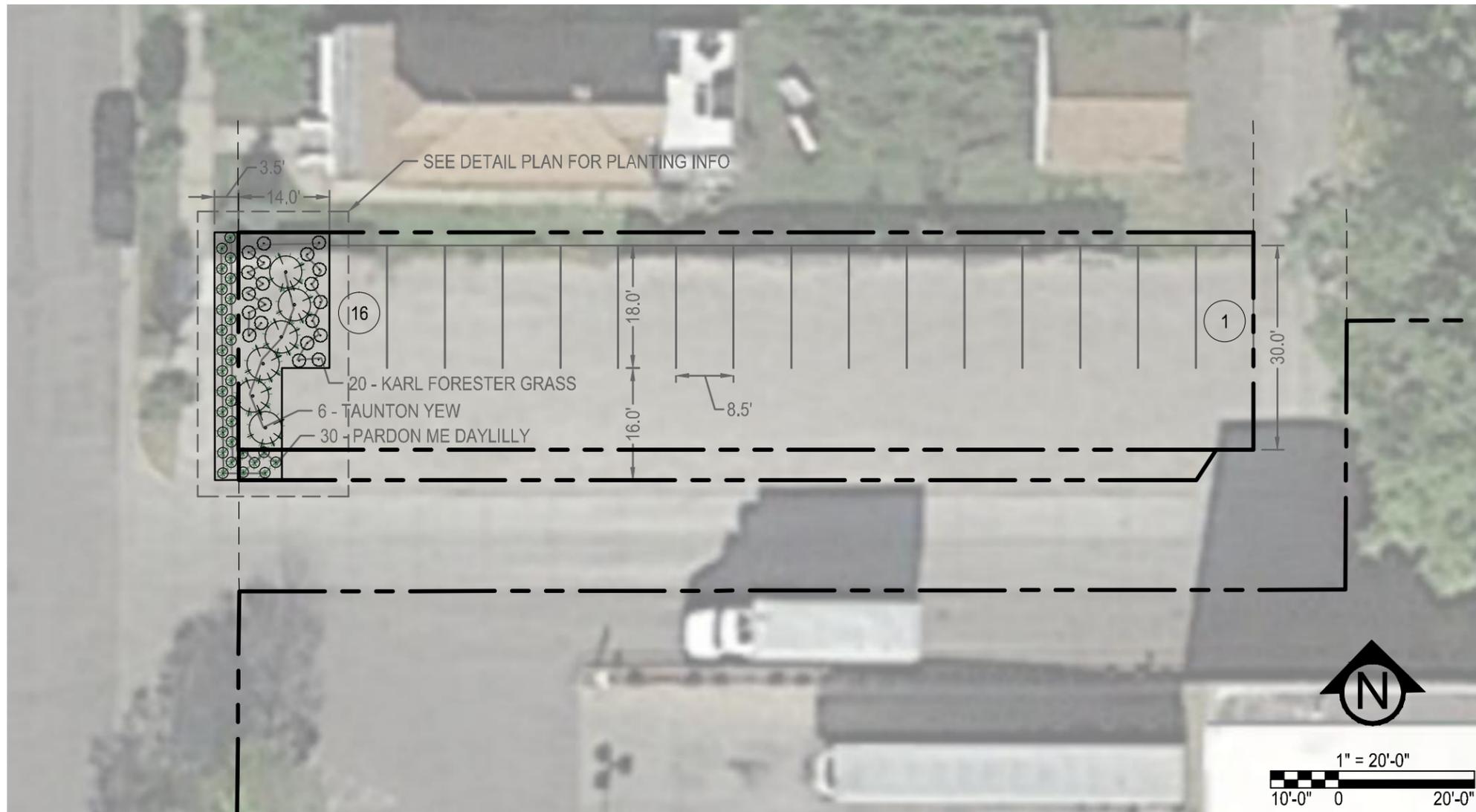
FILE NUMBER  
**BZZ-6992**

Site Plan for 1919 and 1921 10<sup>th</sup> Avenue South, Minneapolis, Minnesota 55404



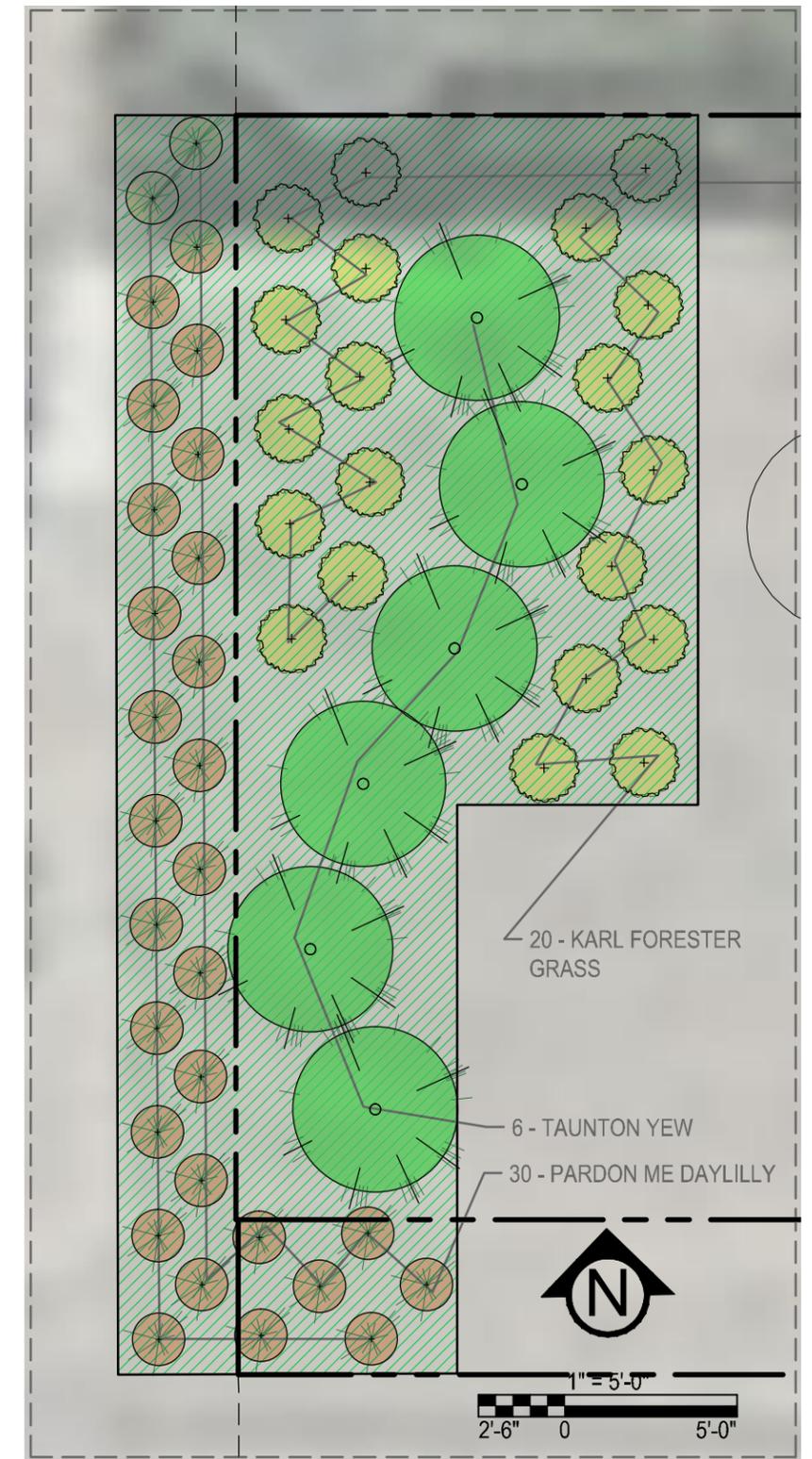
Operational Note:  
All snow will be temporarily stockpiled on-site and eventually removed from the site by the snow removal contractor, as required to maintain all parking spaces.

UPDATED 09 March 2015  
Scale: 1"=20'



**PLANT SCHEDULE - ENTIRE SITE**

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
SHRUBS - CONIFEROUS & EVERGREEN						
TY	6	TAUNTON'S YEW	Taxus x media 'Tauntonii'	3" SPD.	CONT.	
PERENNIALS & GRASSES						
KFG	20	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
PMD	24	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	



**ENLARGEMENT PLAN**

1919 AND 1920 10TH AVE S, MINNEAPOLIS, MN



4931 W. 35TH ST., #200  
ST. LOUIS PARK, MN 55416  
952.250.2003 / 763.213.394  
www.CivilSiteGroup.com



LANDSCAPE PLAN

Project Number: 15065 Revision Number: .  
Issue Date: 3/11/2015 Revision Date: .

**L1.0**









2015/03/17 13:23



2015/03/17 13:23



2015/03/17 13:24



2015/03/17 13:24



2015/03/17 13:25



2015/03/17 13:25



2015/03/17 13:25



2015/03/17 13:25



2015/03/17 13:26

**Widmeier, Janelle A.**

---

**From:** roger beck <rogerbeckflorist@hotmail.com>  
**Sent:** Monday, March 09, 2015 1:16 PM  
**To:** Widmeier, Janelle A.  
**Cc:** wayne@cuisineconcepts.com; AubrieE@masterpropertiesmn.com  
**Subject:** Franklin Street Bakery parking permit

Janelle,

March 26 is a meeting to determine whether or not a permit should be granted to Franklin Street Bakery for employees parking.

As a fellow neighbor and business, across the street from the bakery, I am in full support of the bakery. When the bakery and my business came to this neighborhood, there were no retail businesses rushing to move into this area. This was a major risk for both of our businesses. This still isn't ideal for my business, but I have continued to move forward and try to be a positive influence in helping the turn-around of this neighborhood. I believe in our inner city.

The bakery has provided jobs and been a huge part of helping the improvement of this area. The off street parking they are looking for will help ensure that they can remain and continue being a positive influence in the change for this neighborhood. I am hoping the permit will be granted.

Yours sincerely,

Roger Beck

Roger Beck Florist  
1100 E Franklin Ave  
Minneapolis, MN 55404  
612-871-7080