



**LAND USE APPLICATION SUMMARY**

*Property Location:* 1513, 1515, 1517 and 1519 Franklin Avenue East and 2008 Bloomington Avenue South  
*Project Name:* Franklin and Bloomington Rezoning  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Suhail Abuhamed  
*Project Contact:* Suhail Abuhamed  
*Request:* To rezone the subject properties to allow for a tobacco shop.  
*Required Applications:*

|                 |  |
|-----------------|--|
| <b>Rezoning</b> | Petition to rezone the properties located at 1513, 1515, 1517 and 1519 Franklin Avenue East and 2008 Bloomington Avenue South from the CI District to the C2 District. |
|-----------------|--|

**SITE DATA**

|                                   |   |
|-----------------------------------|---|
| <b>Existing Zoning</b>            | CI Neighborhood Commercial District<br>PO Pedestrian Oriented Overlay District  |
| <b>Lot Area</b>                   | 11,000 square feet / .25 acres  |
| <b>Ward(s)</b>                    | 6   |
| <b>Neighborhood(s)</b>            | Ventura Village Neighborhood Association  |
| <b>Designated Future Land Use</b> | Mixed Use   |
| <b>Land Use Features</b>          | Commercial Corridor (Franklin Avenue East)<br>Community Corridor (Bloomington Avenue South)<br>Activity Center (Franklin Avenue LRT Station – immediately adjacent) |
| <b>Small Area Plan(s)</b>         | <u>Franklin-Cedar/Riverside Transit-Oriented Development Master Plan (2001)</u>   |

|   |                |                                       |                 |
|---|----------------|---------------------------------------|-----------------|
| <b>Date Application Deemed Complete</b> | April 23, 2015 | <b>Date Extension Letter Sent</b>     | May 11, 2015    |
| <b>End of 60-Day Decision Period</b>    | June 22, 2015  | <b>End of 120-Day Decision Period</b> | August 21, 2015 |

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is at the southwest corner at the intersection of Franklin Avenue East and Bloomington Avenue South. The property has two buildings; 1513-1517 Franklin Avenue East is a one-story commercial building and 1519 Franklin Avenue East is a two-story, mixed-use building with a grocery store, basement office and 2<sup>nd</sup> floor dwelling. The parking lot for the existing buildings is located at 2008 Bloomington Avenue South.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** Franklin Avenue East is a commercial corridor and the block is predominately commercial, including a large shopping center to the west. Across Franklin Avenue East to the north is the Minneapolis American Indian Center and Many Rivers East residential development. The block across Bloomington Avenue South is the University of Minnesota Community-University Health Care Center.

**PROJECT DESCRIPTION.** The subject properties are all zoned C1 Neighborhood Commercial District. The applicant is proposing to rezone the subject properties to C2 Neighborhood Corridor Commercial District to allow for tobacco shop at 1513 Franklin Avenue East.

### RELATED APPROVALS.

| Planning Case # | Application            | Description  | Action   |
|-----------------|------------------------|--|--|
| BZZ-618         | Minor Site Plan Review | Minor site plan review to allow for an existing grocery. | Approved administratively by staff on June 17, 2002. |

**PUBLIC COMMENTS.** At the time of writing this report, staff has not received any correspondence. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the properties at 1513-1519 Franklin Avenue East and 2008 Bloomington Avenue South from C1 to C2 based on the following findings:

*1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of The Minneapolis Plan for Sustainable Growth. The property is designated as mixed use on the future land use map. The subject property is also located on Franklin Avenue East, a commercial corridor, Bloomington Avenue South, a community corridor and immediately adjacent to the Franklin Avenue LRT Station activity center.

*The Minneapolis Plan for Sustainable Growth* encourages implementing a variety of zoning districts supportive of commercial mixed use development along Commercial Corridors. The character of these corridors is described in the comprehensive plan: “Commercial Corridors can accommodate intensive commercial uses and high levels of traffic. The corridors support all

types of commercial uses, with some light industrial and high density residential uses as well.” The subject property is also in a Transit Station Area.

The following principles and policies outlined in the plan 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.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

**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.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

**Land Use Policy I.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.**

I.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.

I.13.2 Pursue opportunities to integrate existing and new development with transit stations through joint development.

I.13.3 Discourage uses that diminish the transit and pedestrian character of areas around transit stations, such as automobile services, surface parking lots, and drive-through facilities.

I.13.4 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces near the station.

I.13.5 Concentrate highest densities and mixed use development adjacent to the transit station and along connecting corridors served by bus.

I.13.6 Encourage investment and place making around transit stations through infrastructure changes and the planning and installation of streetscape, public art, and other public amenities.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

A zoning change to the C2 district in this location would allow for a wider range and possibly higher intensity of uses on the site moving forward. As outlined in the first finding this is consistent with the comprehensive plan, but it also supports the economic viability and strength of the commercial corridor by allowing for more flexibility in how the property is used in the future. This change could lead to increased stability in the commercial character of the location.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Franklin Avenue East is a commercial corridor and the block is predominately commercial and is zoned I1 Light Industrial District and IL Industrial Living Overlay District, including a large shopping center to the west. Across Franklin Avenue East to the north is the Minneapolis American Indian Center and Many Rivers East residential development; these properties are zoned OR2 High Density Office Residence District and C1 Neighborhood Commercial District, respectively. The block across Bloomington Avenue South is the University of Minnesota Community-University Health Care Center and is zoned C2 Neighborhood Corridor Commercial District. All of the properties within a ¼ mile of the Franklin Avenue LRT station have the PO Pedestrian Oriented Overlay District, which prohibits automobile service uses. Staff finds that the proposed rezoning from C1 to C2 is compatible with the general area.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

While there are reasonable uses of the property permitted under the existing zoning classification, the uses allowed in the proposed zoning classification are also reasonable.

Automobile service uses are first allowed with a conditional use permit in the C2 district, and while these uses are sometimes seen as undesirable by adjacent properties, the presence of the PO Pedestrian Oriented Overlay at this location negates this particular concern.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

All of the properties within ¼ mile of the Franklin Avenue LRT Station were rezoned to add the PO Pedestrian Oriented Overlay District in 2005. In 2007, existing industrial properties had the IL Industrial Living Overlay District added in response to the Franklin-Cedar/Riverside Transit-Oriented Development Master Plan. The primary zoning has remained unchanged for the surrounding area since the adoption of the 1999 zoning code.

## FOR REZONINGS ONLY

### ZONING PLATE NUMBER. 21

### LEGAL DESCRIPTION.

Tract I: 35-029-24-12-0005 (1513 East Franklin Avenue)

That part of Lot 2, Block 1, Eliot's addition to Minneapolis, described as follows: Beginning at the point on North line of said Lot 2 distant 42.5 feet West of the West line of Bloomington Avenue as now located, said point being in the center line of the brick wall between 1515 and 1517 East Franklin Avenue; thence South along said center line and same extended 71.6 feet to a point 42.2 feet west of the West line of Bloomington Avenue as now laid out, thence West parallel with the North line of said Lot 2 a distance of 19.7 feet to the center line of the brick wall, extended South between 1519 and 1515 East Franklin Avenue, thence North along the center line of said wall and same extended 71.6 feet to a point on North Line of said Lot 2 distant 19.65 feet West of point of beginning, thence East 19.65 feet to beginning.

Tract II: 350-029-24-12-0004 (1515 East Franklin Avenue)

Also, that part of Lot 2, Block 1, Eliot's addition to Minneapolis, described as follows: Beginning at a point on North line of said Lot 2, distant 62.15 feet West of West line of Bloomington Avenue as now laid out, said point being in the center line of the brick wall between 1513 and 1515 East Franklin Avenue; thence South along the center line of said wall and same extended 71.6 feet to a point 61.9 feet West of the West line of Bloomington Avenue as now laid out; thence West 21.2 feet to the West line of said Lot 2; thence North on said West line 71.6 feet to Northwest corner of said Lot 2; thence East along the North line of said Lot 2, a distance of 21.05 feet to point of beginning.

Subject to an easement for private alley over the South 6 ½ feet of said Tracts

Together with an easement for private alley purposes over the South 6.5 feet of the North 78.1 feet of said Lots 1 and 2 and over the South 6.5 feet of the North 71.6 feet of Lots 1 and 2 lying East of a line drawing South from a point on the North line of Lot 2 distant 42.5 feet West of Bloomington Avenue as now opened, said point of being the center line of the brick wall between 1515 and 1517 East Franklin Avenue; thence South along said center line and the same extended 71.6 feet to a point 42.2 feet West of the West line of Bloomington Avenue as now laid out.

35-029-24-12-0001 (1519 East Franklin Avenue), 35-029-24-12-0002 (1517 East Franklin Avenue), and 35-029-24-12-0003 (2008 Bloomington Avenue South)

That part of Lots 1 and 2, Block 1, Eliot's Addition to Minneapolis, described as follows: commencing at the intersection of the South line of East Franklin Avenue and the West line of Bloomington Avenue as the same is now located; thence South along the West line of Bloomington Avenue South, as now laid out to the South Line of said Lot 1; thence West along the South line of said Lots 1 and 2 to the Southwest corner of said Lot 2; thence North along the West line of said Lot 2 to a point distant 71.6 feet South of the Northwest corner of said Lot 2; thence East parallel with the North line of said Lot 2 to a point 42.2 feet West of the West line of Bloomington Avenue as now laid out which point is the center line of a brick wall; thence North along the center line of said brick wall to a the North line of said Lot 2; thence East along the North line of said Lots 1 and 2, 42.5 feet to the point of beginning, Hennepin county Minnesota.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Applicant Name for the properties located at 1513, 1515, 1517 and 1519 Franklin Avenue East and 2008 Bloomington Avenue:

**A. Rezoning from the C1 Neighborhood Commercial zoning district to the C2 Neighborhood Corridor Commercial zoning district.**

**Recommended motion: Approve** the application for the rezoning from the C1 Neighborhood Commercial zoning district to the C2 Neighborhood Corridor Commercial zoning district.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Future land use map
4. Site plan
5. Photos
6. Oblique aerials

## STATEMENT OF USE

I am seeking an upgrade in zoning status from C-1 to C-2. for 1513 through 1519 East Franklin Avenue and 2008 Bloomington Avenue South. The property is classified C-1 and I would like to upgrade to C-2.

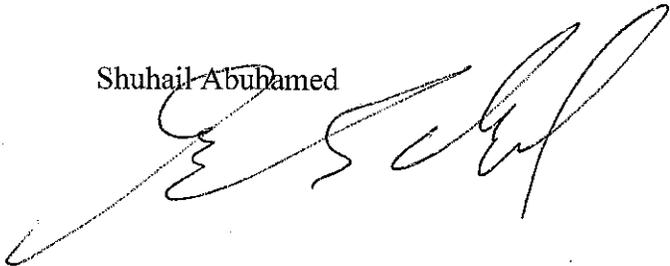
This property is surrounded by a clinic, two Native American centers and community business centers. Some of the proposed uses are Tobacco for persons who traditionally use Shisha for socializing and for traditional customs. This new classification could potentially offer Money Transfer and communication services to surrounding residents conveniently located.

Although this rezoning benefits the owner the uses will also benefit the community and other residents nearby. Many will not have to take the bus or drive to obtain services they need that we could offer at this location. This upgrade may well be a business opportunity for others. Having a variety of commercial activities is contemplated by the Minneapolis Comprehensive plan.

I hope the rezoning will be approved.

Sincerely

Shuhail Abuhamed

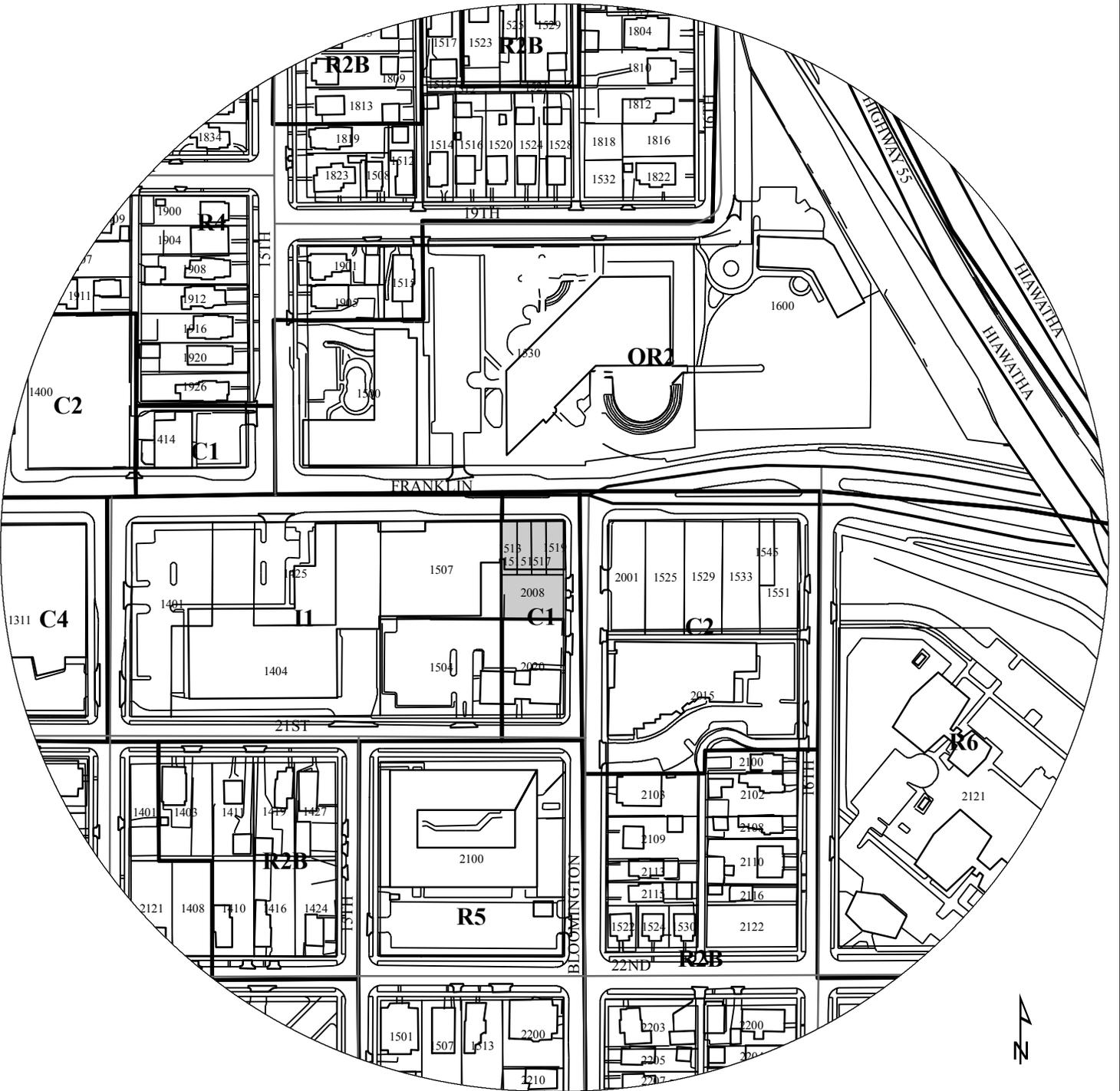
A handwritten signature in black ink, appearing to read 'Shuhail Abuhamed', written over the printed name.

Suhail Abuhamed

6th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1513, 1515, 1517, 1519 E Franklin Ave and 2008 Bloomington Ave S

FILE NUMBER

BZZ 7144

Legend

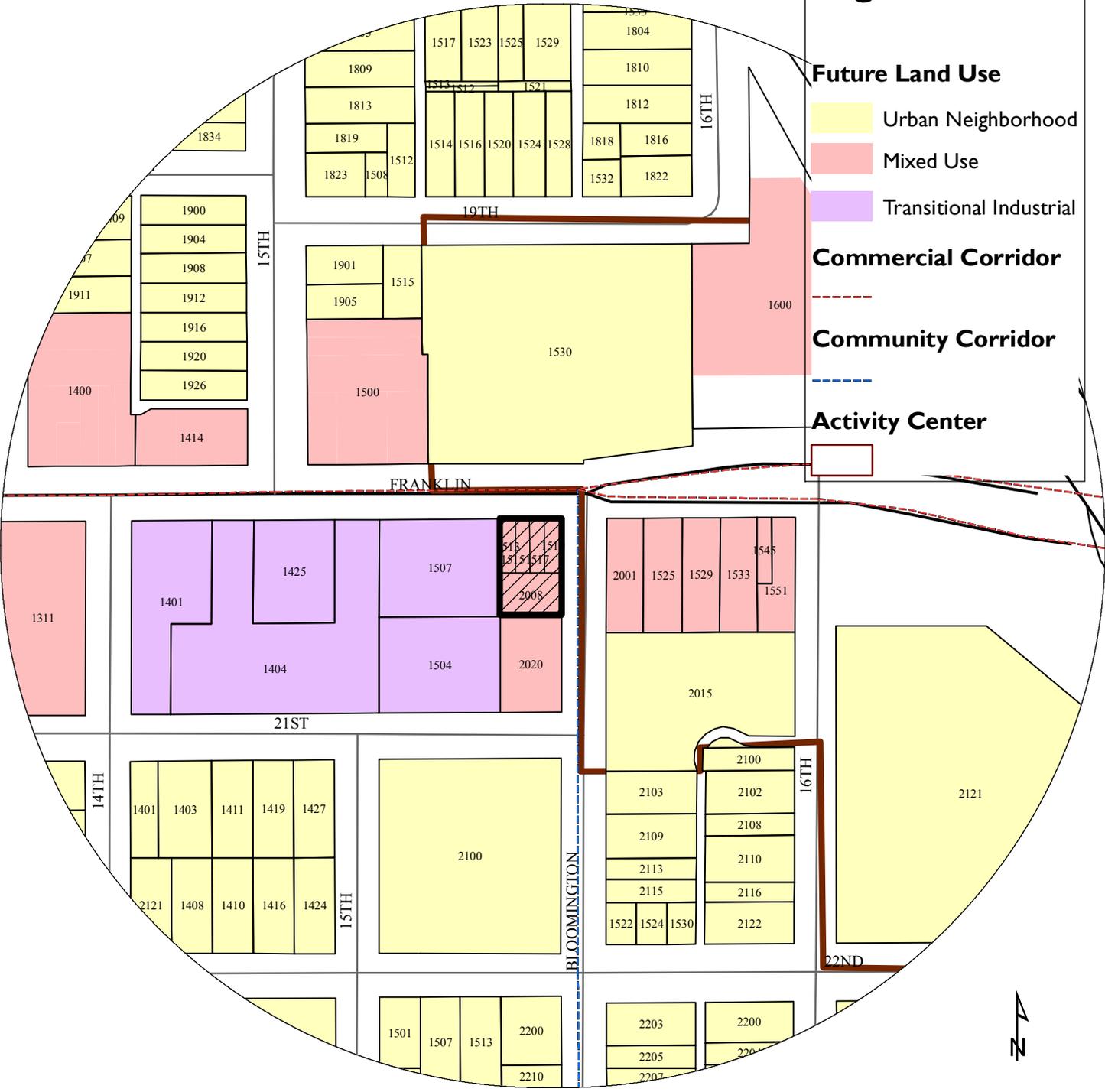
Future Land Use

- Urban Neighborhood
- Mixed Use
- Transitional Industrial

Commercial Corridor

Community Corridor

Activity Center





**Mecca**  
CLOTHING  
&  
MERCHANDISE

**MECCA**  
FOR  
**WIRELESS**

**1515**

**1513**

**OPEN**

MONDAY - FRIDAY  
9:00 AM - 6:00 PM  
SATURDAY  
10:00 AM - 1:00 PM  
SUNDAY CLOSED

**MECCA PHARMACY**  
FREE  
DELIVERY  
612-871-0574

**Mecca**  
CLOTHING &  
MERCHANDISE  
612-871-4668

**MECCA**  
FOR  
**WIRELESS**  
612-871-1214

**Sales Service**  
Repair  
Unlock  
**BILL PAY**

ian Beef

1519 #2

1517

1519

1519





**FRANKLIN  
MARKET  
HALAL**

**Beef Philly Steak Pizza Puffs Gyros Burgers Italian Beef 1519 #2 1517**

1519  
1519





PRIZED  
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REPAIR  
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6645



PRIZED  
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St

E 21st St

Bloomington

E Franklin Ave

5

5

