



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
 BOA Agenda Item #4
 June 11, 2015
 BZZ-7169

LAND USE APPLICATION SUMMARY

Property Location: 1300 Quincy Street Northeast (also known as 1230 Quincy Street Northeast)
Project Name: Duende Dance Studio
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Byron Johnson
Project Contact: Byron Johnson
Request: To establish a dance studio.
Required Applications:

Variance	To reduce the minimum parking requirement from 46 spaces to 0 spaces.
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SITE DATA

Existing Zoning	II Light Industrial District IL Industrial Living Overlay District
Lot Area	5,519 square feet
Ward(s)	I
Neighborhood(s)	Logan Park
Designated Future Land Use	Transitional Industrial
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	May 20, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 19, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing one-story building was permitted for construction in 1945. The building was previously used as a brewery, a manufacturing facility and, most recently, a contractor's office.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the immediate area. Uses along Quincy Street include industrial, a sports and health facility, retail, a brewery, artist studios, residential, and the former Minneapolis Public Schools headquarters. Low-density residential uses are located to the west.

PROJECT DESCRIPTION. The applicant is proposing to establish Duende Dance Studio at the property of 1300 Quincy Street Northeast. The use would occupy the entire one-story building. A dance studio is classified as a performing, visual, or martial arts school. The minimum parking requirement for this use is equal to 20 percent of the capacity of persons (15 square feet per person). The dance studio space would occupy 3,426 square feet. Therefore the minimum parking requirement is equal to 46 spaces. The applicant is requesting a variance to reduce the minimum parking requirement to 0 spaces.

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group was received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum parking requirement from 46 spaces to 0 spaces based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The minimum parking requirement for the proposed use is 46 spaces. Because the building was established prior to zoning parking requirements taking effect, the building has grandfather rights for 4 parking spaces. Therefore at least 42 spaces must be provided. The zoning code authorizes a 10 percent reduction in the minimum parking requirement if bicycle parking, equal to 25 percent of the minimum vehicle parking requirement, are provided. To qualify for the bicycle incentive, at least 11 bicycle spaces must be provided. This would reduce the requirement by 5 spaces. The applicant is proposing to provide 4 bicycle spaces. Staff is recommending that at least 11 bicycle spaces are provided to help reduce parking demand. Practical difficulties exist in complying with the ordinance and providing the remaining 37 spaces. No off-street parking exists for the subject property. The existing building occupies almost the entire site. On the west side of Quincy Street, vehicles are parked perpendicular to traffic flow and many are signed for restricted parking for private businesses. However, these spaces, in whole or in part, extend into the public right-of-way and cannot be counted toward meeting any minimum parking requirement unless allowed by an easement. Such an easement exists for the building to the north. However, staff is not aware of any other easements as of the writing of this report. These circumstances were not created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The purpose of parking regulations is to provide for the parking needs of uses and structures and to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. The hours of peak operation of the dance studio are not expected to overlap with most uses in the immediate area. The dance studio would primarily operate in the evening during the week and Saturday afternoon when other businesses are closed. The anticipated capacity (up to 90 people at most) is also much less than what is assumed by the zoning code requirement. Twenty percent of 90 is equal to 18. Although not allowed to be counted toward meeting the minimum parking requirement, there are 5 spaces in front of the building. The applicant has noted that 21 parking spaces in front of Architectural Antiques (1330 Quincy Street Northeast) would also be available for use after 5:00 p.m. With the adoption of the staff recommendation to provide additional bicycle parking, the request is reasonable.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The hours of peak operation of the dance studio are not expected to overlap with most uses in the immediate area. The dance studio would primarily operate in the evening during the week and Saturday afternoon when other businesses are closed. The anticipated capacity (up to 90 people at most) is also much less than what would be allowed by the building code. Twenty percent of 90 is equal to 18. Parking in the immediate area would be available for the dance studio during their peak hours of operation. Staff is recommending that additional bicycle parking be provided to further reduce parking demand. For these reasons, granting of the variance should not increase congestion in the area or effect surrounding properties. It would also not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Byron Johnson for the properties located at 1300 Quincy Street Northeast:

A. Variance to reduce the minimum parking requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum parking requirement from 46 spaces to 0 spaces, subject to the following conditions:

1. At least 11 bicycle parking spaces shall be provided that comply with the standards of section 541.280 of the zoning code.

ATTACHMENTS

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



Byron Johnson
<dancewithduende@gmail.com>

Introduction Letter/ Project description for Duende Dance School

1 message

Byron Johnson <dancewithduende@gmail.com>

Thu, Apr 30, 2015
at 2:45 PM

To: loganparkna@aol.com

Dear Sir or Madam,

I'd like to begin by introducing myself, My name is Byron Johnson. I am the director of a dance school called "Duende". Duende is a Spanish word which means "Spirit of expression" or, by some definitions, describes the "power of art to deeply move a person". We are a group of instructors that specialize in teaching social dance to groups of all ages and ability levels. In addition to Salsa dance classes we teach a wide range of dances and we are also happy to be opening with a Swing dance group as a part of our team . Our studio hopes to attract artists of many different genres of dance to round out our programs. Our clients come from every part of city and in some case other parts of the state to take part in weekly classes. After more than ten years in different studios in the twin cities we are planning a new 4500 square ft space right here in North East Minneapolis. The space would be a three studio facility designed to hold two or three classes simultaneously depending on size. This renovation does not include any changes to the structure or the exterior

of the building except some minor landscaping (less than 40 sq ft) and some minor cosmetic repairs. We are looking forward to being a part of a new community and sharing our love of dance with you.

We have secured a space at 1300 Quincy Street NE, (aka 1230 Quincy Street NE). This building was originally the James Paige brewery and in the years following was home to various tradesmen, artists and even became an office space for a while. In the last few years the majority of the space sat empty as a warehouse for construction materials. Our plan is to rehab the space into a ballroom capable of housing our weekly dance classes and special workshops and the twin cities only professional Salsa dance company. In order to go forward with our plans we must obtain a parking variance from the city of Minneapolis. We will be applying for this permit in order to be allowed to use the space named above as a dance school for our group classes as well as a dance hall to host dance events for those students to practice the things they are learning. Please feel free to contact me with any questions you have about the project or to schedule a visit to our location,

Thank you,

Byron L Johnson
Director of Duende Dance Studio
6633 Nicollet Avenue

Minneapolis, MN 55423

Email: dancewithduende@gmail.com

Phone: 651-3992313

Statement of use findings for Duende Dance Studio Project:

1300 (aka 1230) Quincy Street NE, Minneapolis, MN 55413

- (1) The practical difficulties with meeting the parking requirement are mainly related to the layout of the area, the buildings are connected wall to wall for the length of the street and there no open areas to provide new parking off street.

- (2) The addition of Duende Dance Studio to the North East neighborhood is a perfect fit for the spirit of artistic development and the overall blueprint of the area. The space was being used just as workshop and a storage area for construction materials, we think our dance studio is a much better use for the space in such a vibrant area of the city. We teach a wide range of dances and our clients come from every part of city and in some case other parts of the state to take part in weekly classes. We hope to introduce them to the area as well as introduce the residents of North East to our culture of movement, learning and fun.

- (3) We have no plans to alter the external structure with the exception of placing a small sign above the door with minimal external lighting to illuminate it. We believe that this variance of parking requirement is needed but it will not be injurious to nor deny the enjoyment of the property of any current tenant or owner in the area.
 - Due to the nature of our business the prime hours of operation for us are after work (after 6pm). After polling the area we found that most of the businesses close their business day before this time. We would be complementary to this schedule. During the day hours our use would be very limited to one-on-one instruction or a small afternoon class such as “day dancing for seniors”. This might be from 3-20 people in the building before 6pm on any given day.

- Please see the attached drawing titled “DUENDE-VARIANCE-A0.pdf’ The layer marked “C-PARK-SPAC-STAN’ outlines where all of the public parking spaces are located in the area.
- We have made contact with neighbors and in addition to the space along the front of the property (in the public right of way) we would also have access to 21 spots located in front the Architectural Antiques building after 5pm (located in the same block)
- Although, the square footage of the building gives us a large capacity the scope of what we would normally use on a daily basis is much smaller. Our normal use would be two or three class rooms operating at a capacity of 20-30 people each or a total of 60-90 people inside. The vast majority being after the hours of operation for the other businesses:

Our current schedule is as follows:

Tuesday 6:30-10pm

Wednesday 6:30-10pm

Thursday 6:30-10pm

Saturday 12-3pm

On the first and third Fridays of the month 7-11pm

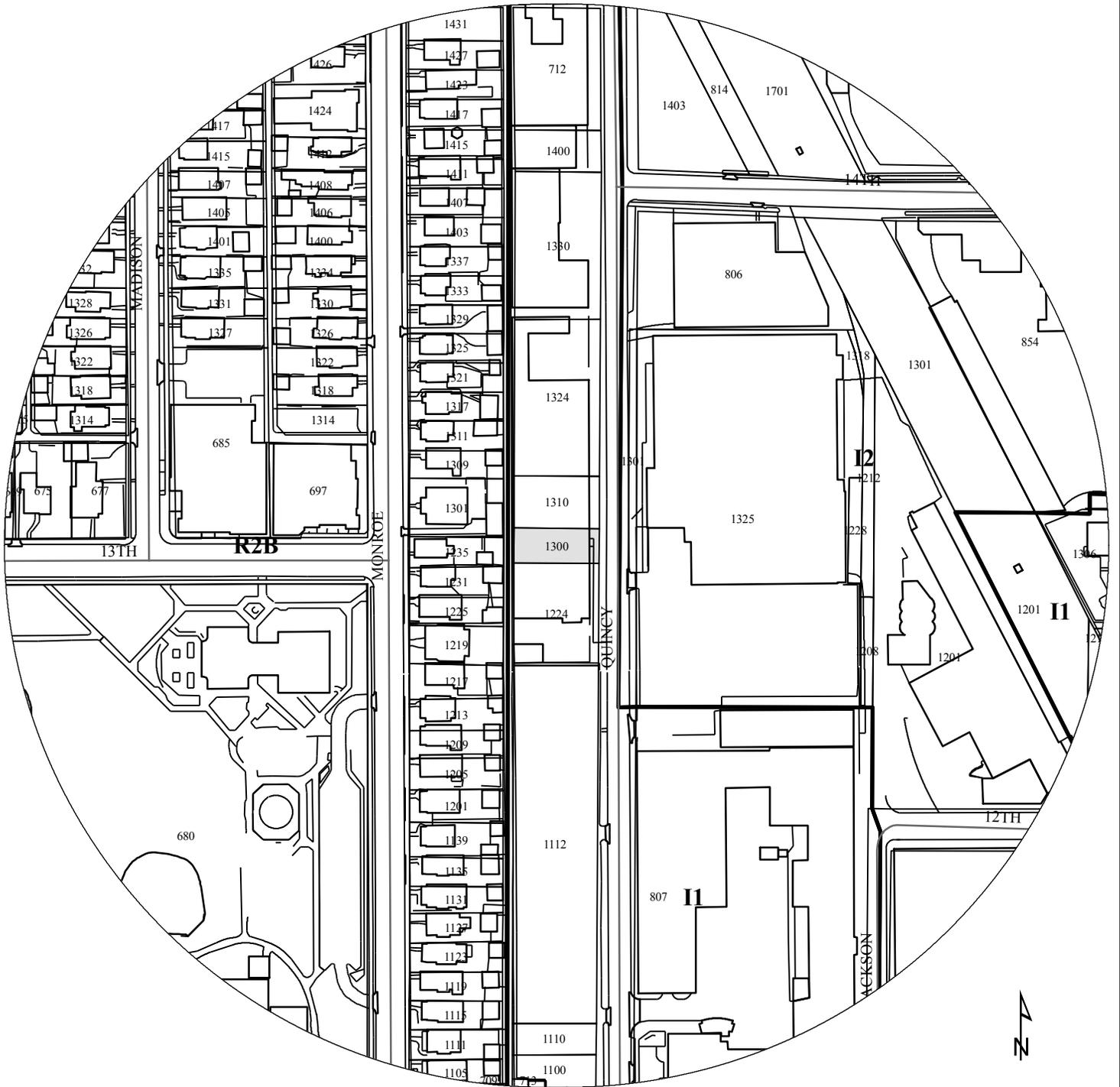
To summarize, we feel that a dance studio like Duende is a perfect fit for the area. We are excited to open our doors to the neighborhood and let them see our beautiful art, the art of dance.

Duende Dance Studio

1

NAME OF APPLICANT

WARD



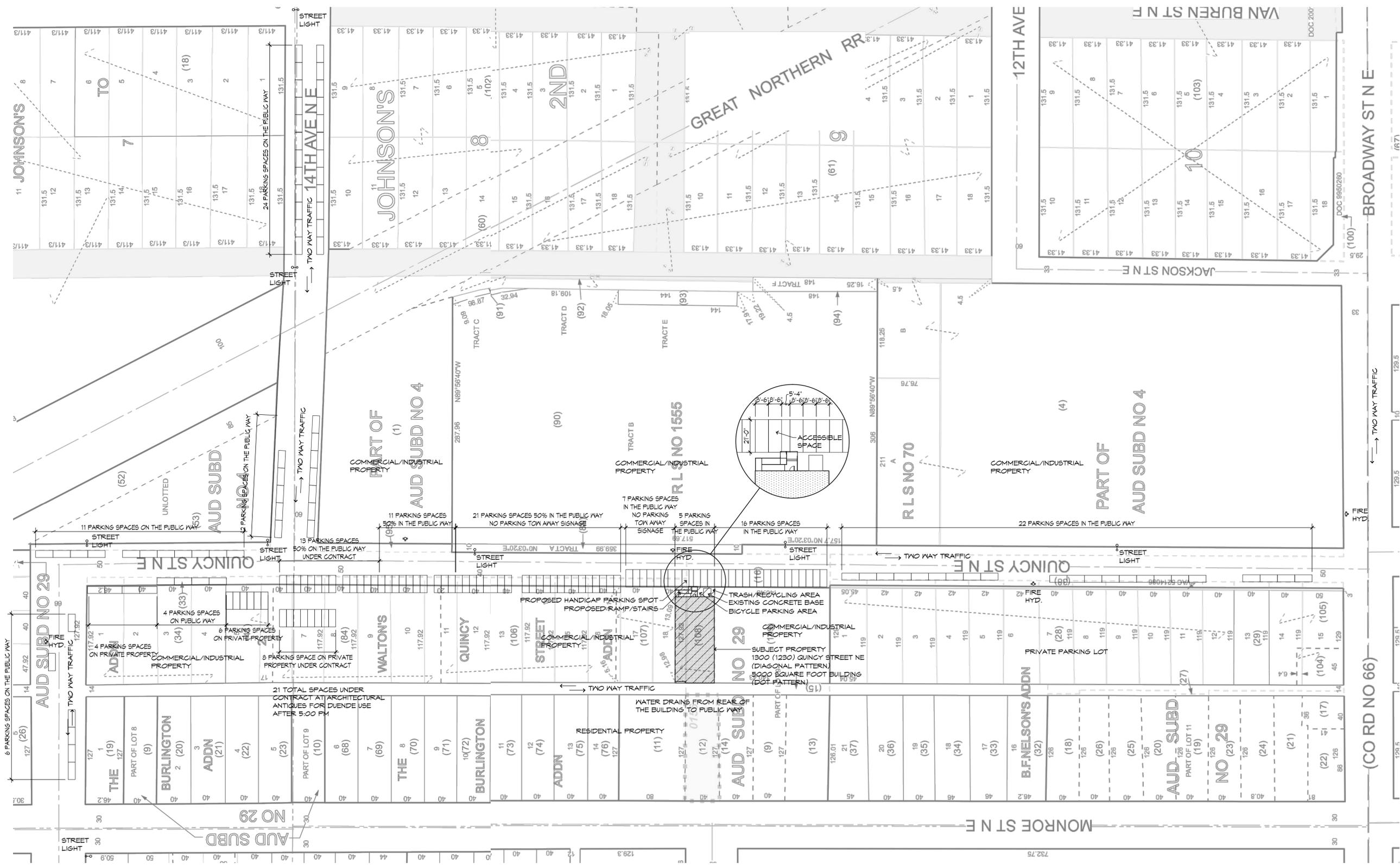
200 100 0 200 400

PROPERTY ADDRESS

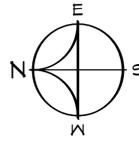
1300 Quincy Street Northeast

FILE NUMBER

BZZ-7169



1 PARKING AREA PLAN
 AO 1"=60'



AO

PARKING AREA
 PLAN

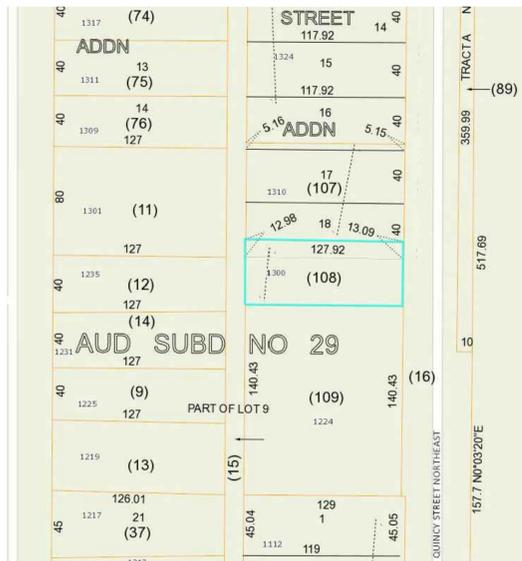
DUENDE DANCE STUDIO
 1230 QUINCY STREET NE
 MINNEAPOLIS, MN 55415

DATE
 5/11/2015
 RELEASE
 SUBMISSION

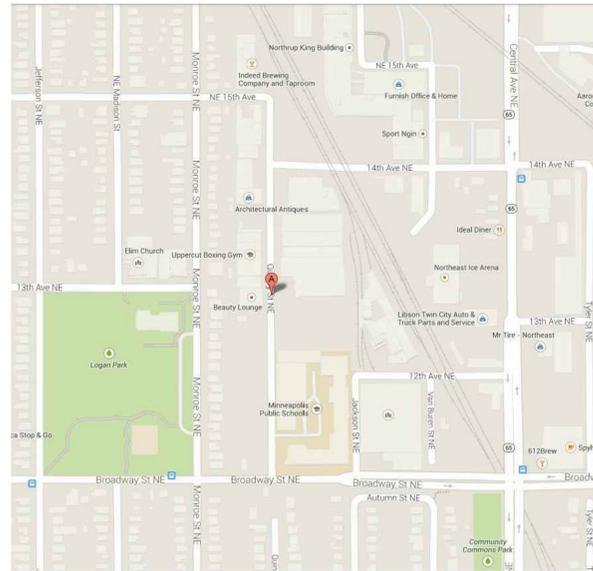
UREVIG
 DESIGN
 GROUP, LLP
 DEAN A. UREVIG
 5725 BLAKE RD S #105
 EDINA, MN 55456
 612-424-0211
 DRAFTING SERVICE

RDS
 ARCHITECTS

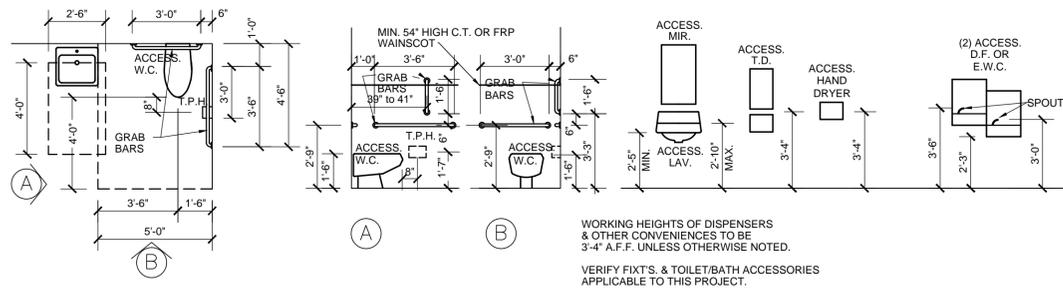
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 Name: Richard D. Storlien
 Reg. No. 21259
 Date:



PARCEL MAP



LOCATION MAP



WORKING HEIGHTS OF DISPENSERS & OTHER CONVENIENCES TO BE 3'-4" A.F.F. UNLESS OTHERWISE NOTED.
VERIFY FIXTS. & TOILET/BATH ACCESSORIES APPLICABLE TO THIS PROJECT.

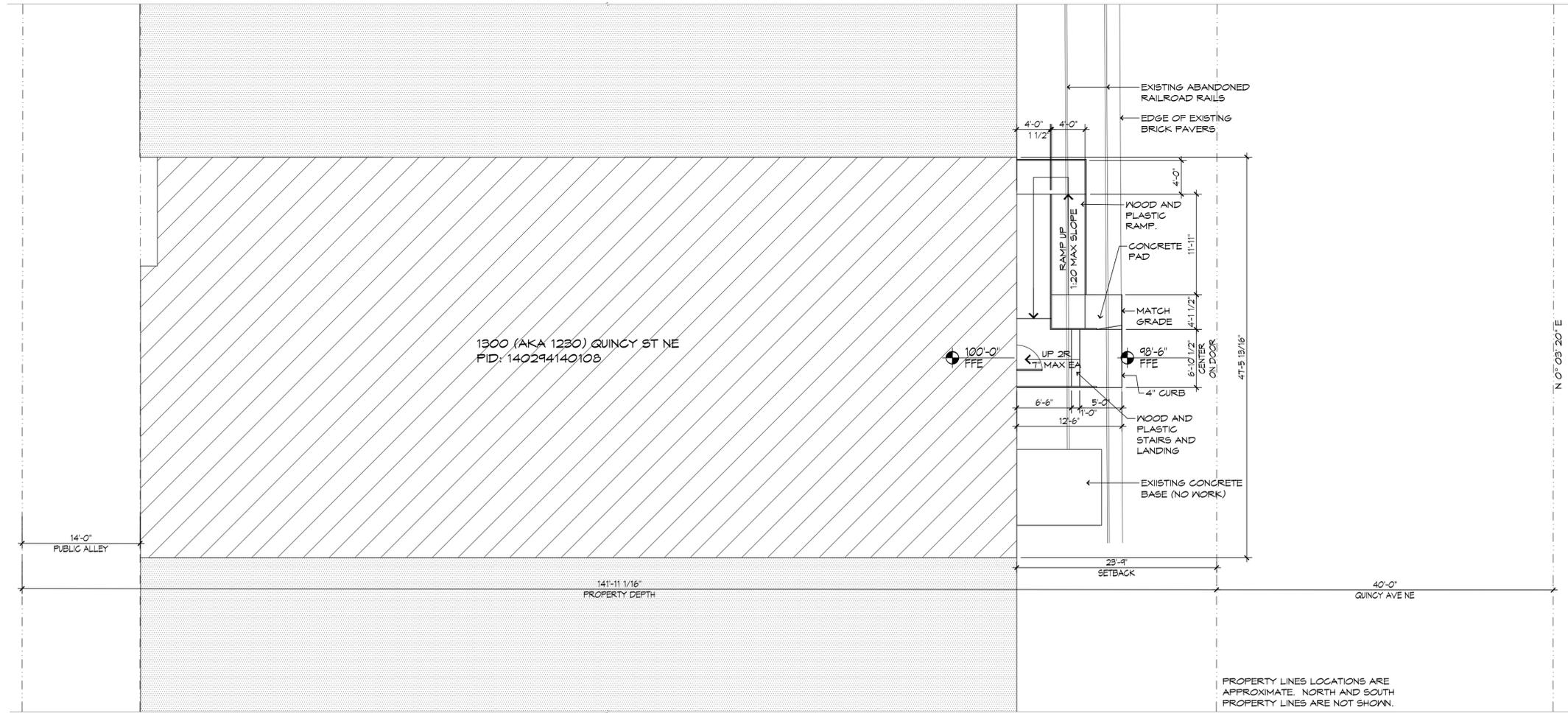
BUILDING CODE REVIEW

BASED ON 2012 IBC
FIRE SPRINKLER SYSTEM INSTALLED
EXISTING BUILDING IS 1 STORY MASONRY, STEEL & WOOD CONSTRUCTION
BUILDING TYPE VB
BUILDING IS A-3 OCCUPANCY (DANCE STUDIO)
BUILDING NON SEPARATED OCCUPANCY
ALLOWABLE BUILDING AREA = 6000 SQ. FT. & 1 STORY IN HEIGHT
EXISTING BUILDING AREA = 5020 SQ. FT. & 1 STORY IN HEIGHT

FIRST FLOOR AREA
A-3 (DANCE STUDIO'S) 4412 SQ. FT. / 50 PER OCC. = 89 OCC.
B (LOBBY/OFFICE/STORAGE) ACCESSORY TO A-3 608 SQ. FT. / 100 PER OCC. = 7 OCC
TOTAL OCCUPANCY = 96
EXITS REQUIRED (2) (2) PROVIDED

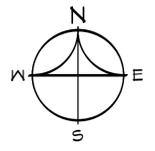
PLUMBING FIXTURE COUNT

OCCUPANT LOAD
B OCC. LOAD (OFFICE) = 7 OCC.
A OCC. LOAD (DANCE STUDIO) = 89 OCC.
FIXTURES REQ'D BY CODE
B OCC. REQUIRES 1 TOILET/25 OCC. FIRST 50 & 1 PER ADDITIONAL 50
TOILETS REQ'D (1)
SINKS REQ'D (1)
A-3 OCC. REQUIRES 1 SINK/40 OCC.
TOILETS REQ'D (2)
A-3 OCC. REQUIRES 1 SINK/200 OCC.
SINKS REQ'D (1)
COMBINED OCC. LOAD OF 96
TOTAL TOILETS PROVIDED (3) TOTAL SINKS REQ'D (2)
TOTAL TOILETS REQUIRED (4) TOTAL SINKS PROVIDED (4)



PROPERTY LINES LOCATIONS ARE APPROXIMATE. NORTH AND SOUTH PROPERTY LINES ARE NOT SHOWN.

1 SITE PLAN
A1 1/8"=1'-0" 0 5 10 15



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Name: Richard D. Storrilan
Reg. No. 21253
Date: _____

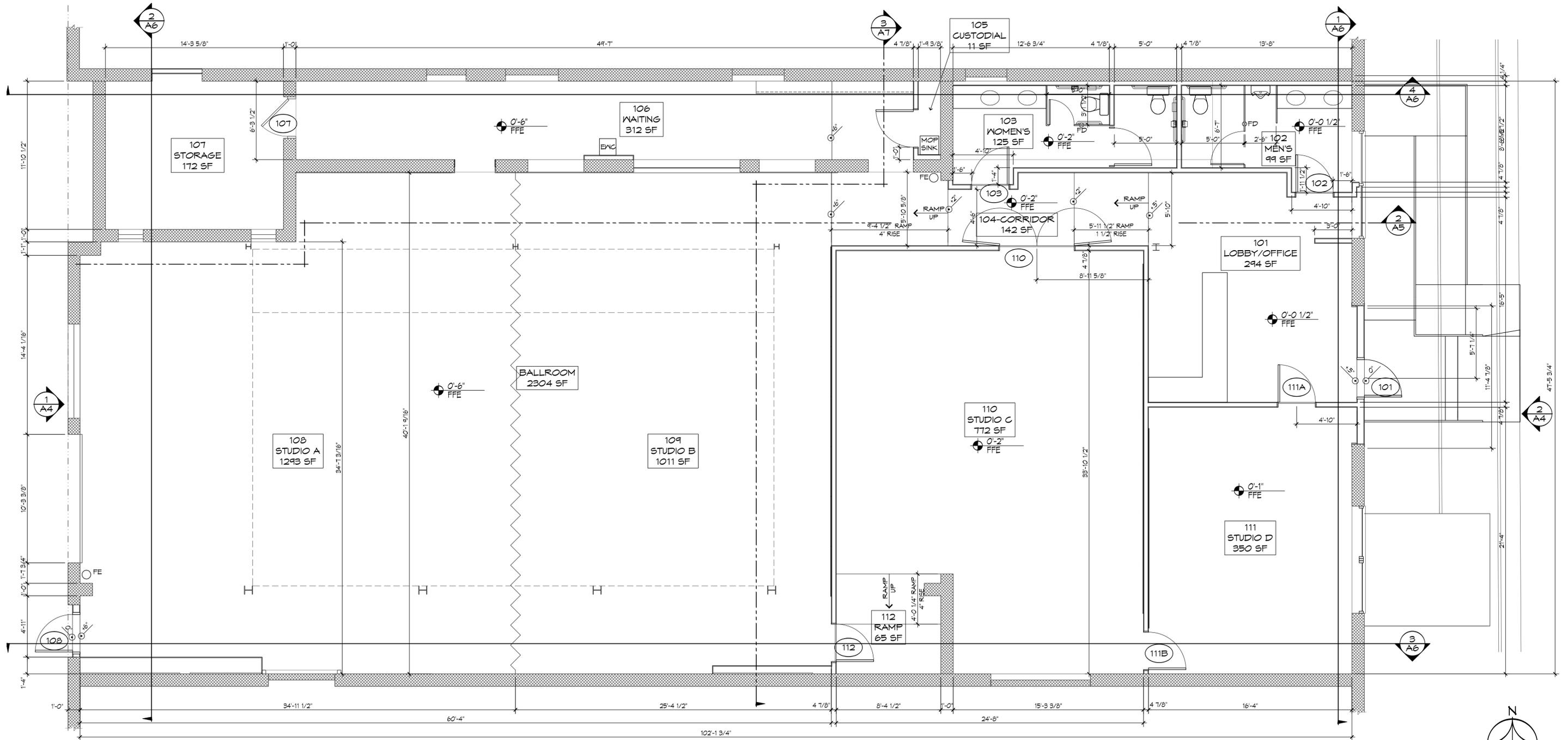
UREVIG DESIGN GROUP, LLP
DEAN A. JREVIG
5725 BLAKE RD S #105
EDINA, MN 55456
612-424-0211
DRAFTING SERVICE

DATE: 4/9/2015
RELEASE PERMIT

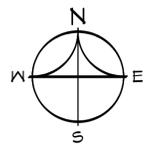
DUENDE DANCE STUDIO
1230 QUINCY STREET NE
MINNEAPOLIS, MN 55415

SITE PLAN
CODE INFO.

A1



1 FLOOR PLAN
 1/4"=1'-0" 0 5 10



FLOOR PLAN

A3

DUENDE DANCE STUDIO
 1230 QUINCY STREET NE
 MINNEAPOLIS, MN 55415

DATE
 4/9/2015

RELEASE
 PERMIT

UREVIG DESIGN GROUP, LLP
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RDS ARCHITECTS

4900 HWY 169 SUITE 303
 NEW HOPE, MN 5528
 612-810-0628
 703-530-2919 fax

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: Richard D. Storlien
 Reg. No. 21253
 Date: _____



