

3200 Bryant South Project Narrative:

Substantial investments have been made to improve 3200 Bryant South in order to attract two tenants which would offer neighborhood amenities allowed under the C-1 Zoning classification (currently zoned R2B). The building is 2157 square feet and the intent is to divide the building into two commercial spaces at 1000 sq/ft and 1157 sq/ft, respectively. Examples of the improvements made are new exterior stucco, new HVAC, new store front glass and entrances and an architectural façade. One of the spaces has a signed LOI for a body healing business specializing in acupuncture and rehabilitation body work.

This project is a neighborhood improvement project of the owner, as he and his wife live in the CARAG neighborhood and the building's previous owner did not maintain the property adequately and the previous tenant (Bryant Avenue Market), while convenient, was primarily selling tobacco and many times expired perishable food products.



Minneapolis
City of Lakes

Office of the City Attorney

Susan L. Segal
City Attorney

350 South 5th Street – Room 210
Minneapolis MN 55415

December 16, 2015

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Criminal Division Fax 612 673-2189
CPED FAX 612 673-5112
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The Minneapolis City Council
Room 307, City Hall
350 South Fifth Street
Minneapolis, MN 55415

Minneapolis Planning Commission
Room 300, Public Service Center
250 South Fourth Street
Minneapolis, MN 55415

Re: Petition for Amendment of the Zoning Ordinance – 3200 Bryant Avenue South

Dear Members of the City Council and Planning Commission:

Pursuant to the requirements of the Zoning Code, I certify that the above petition submitted by David Merryfield for rezoning of the property located at 3200 Bryant Avenue South from the R2B zoning district to the C1 zoning district complies with the signature consent requirements of Minnesota Statutes § 462.357, subd. 5.

This opinion is for the sole benefit of the Minneapolis City Council and Minneapolis City Planning Commission. Other persons are advised that they must seek their own legal counsel relative to the matters herein discussed.

Very truly yours,

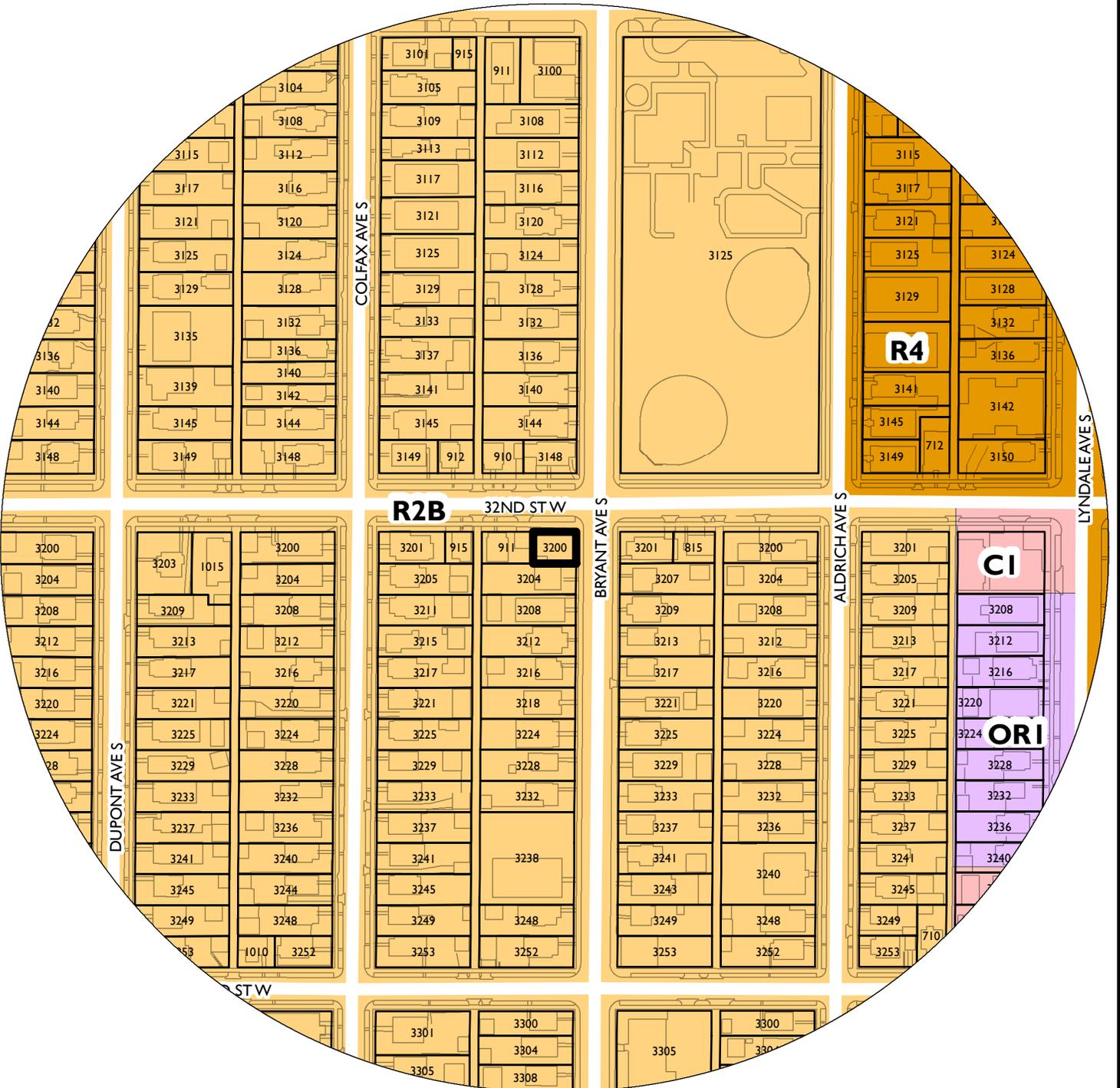
ERIK E. NILSSON
Assistant City Attorney
(612) 673-2192

cc: Mei-Ling Smith, City Planner (CPED)
Diana Armstrong, City Clerk's Office



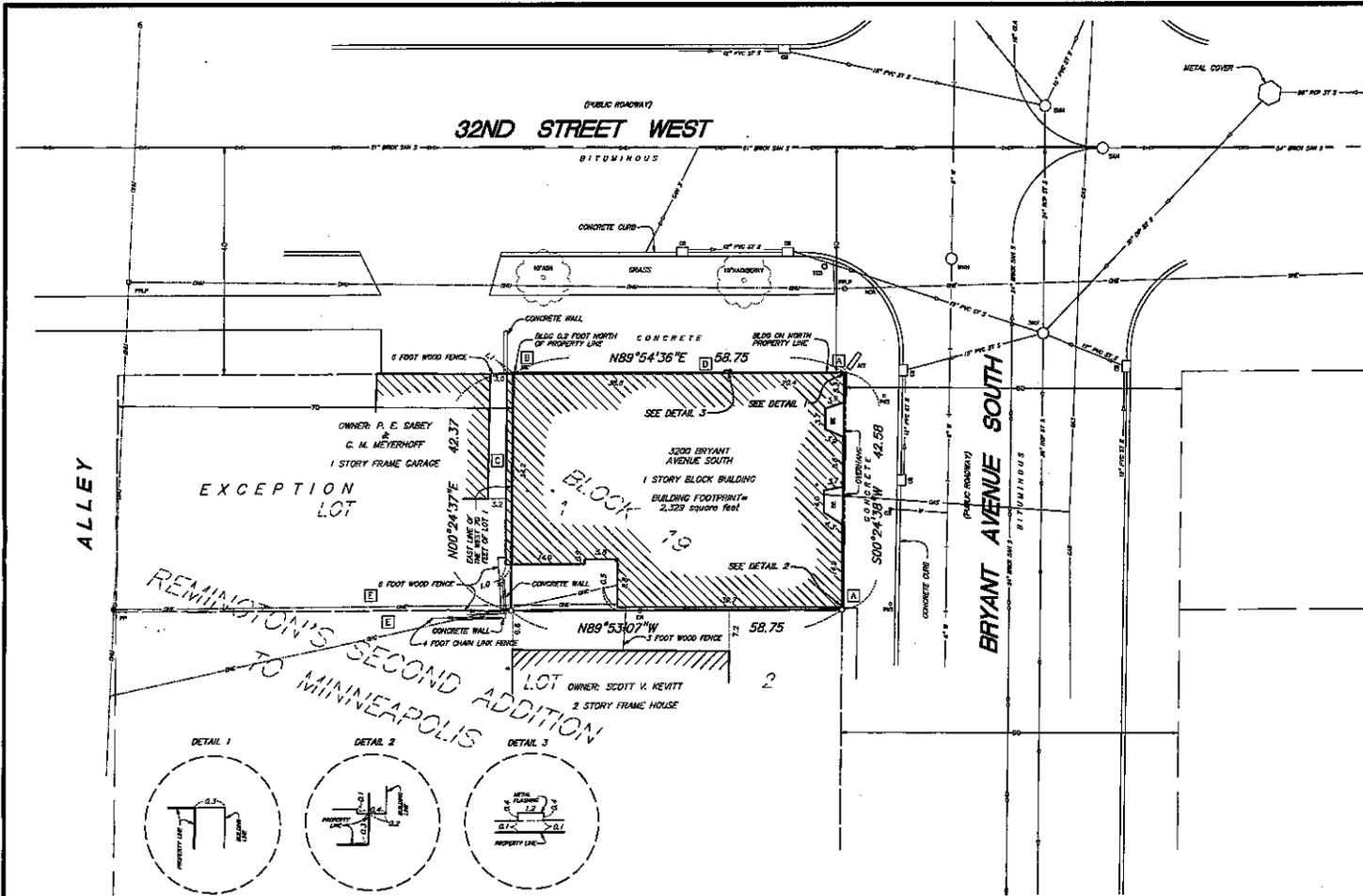
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
3200 Bryant Ave S

FILE NUMBER
BZZ-7523



DESCRIPTION OF PROPERTY SURVEYED
 (Per Stewart Title Guaranty Company Commitment for Title Insurance File No. 59971, effective date January 7, 2014)

Lot 1, Block 19, Remington's Second Addition to Minneapolis, except the west 70 feet thereof, according to the recorded plat thereof, Hennepin County, Minnesota.
 (Abstract Property)

PLAT RECORDING INFORMATION
 The plat of Remington's Second Addition to Minneapolis was filed of record on May 12, 1982.

TITLE COMMITMENT
 Stewart Title Guaranty Company Commitment for Title Insurance File No. 59971, effective date January 7, 2014, was relied upon as to matters of record.

Schedule B Exceptions:
 There are no encumbrances listed in Schedule B - Section 2 of the title commitment to be shown.

FLOOD ZONE NOTE
 1.) The subject property is located in an area of Minneapolis with no special flood hazard areas (SFHA) per FEMA Flood Insurance Rate Map Community Panel No. 2701720358E, effective date September 2, 2004. No panel for this area has been printed due to its SFHA designation.

ZONING NOTES
 1.) Zoning information obtained from the City of Minneapolis web site on February 10, 2014.
 The subject property is zoned R2B (Low Density Residence District)

2.) Parking: No parking stalls designated on site.

AREA
 Area = 2,498 square feet

GENERAL NOTES
 1.) Adjoining ownership information shown herein was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
 2.) Survey coordinate basis: Hennepin County Coordinate System
 3.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown herein.
 4.) We have shown the current zoning classification of the property in the zoning notes section of the survey based on our own research; however, we have not included item 6(n) in the survey certification because zoning information has not been provided to us by the insurer as called for in the 2011 ALTA requirements.

UTILITY NOTES
 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown herein. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 3.) Some underground utility locations are shown as marked on site by those utility companies whose locators responded to our Dwyer State One Call, ticket number 140350248.
 4.) Contact Dwyer State One Call at 851-484-0002 (800-252-1166) for precise on-site location of utilities prior to any excavation.

SURVEYOR'S CERTIFICATION
 To: Zaynab Badreddin Alhazmi, 21st Century Bank, Guaranty Commercial Title, Inc., Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(c), 7(d)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on February 17, 2014.

Dated this 19th day of February, 2014.
 SUNDE LAND SURVEYING, LLC.
 By: Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

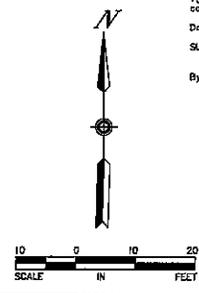
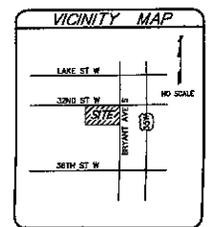
Working Title: **ALTA/ACSM LAND TITLE SURVEY FOR: ZAYNAB BADREDDIN ALHIZAMI 3200 BRYANT AVENUE SOUTH**

SUNDE LAND SURVEYING
 www.sunde.com
 600 East Broadway Avenue (209) Suite 118
 Minneapolis, Minnesota 55429-3433
 612-381-2492 (Fax: 612-381-1528)
 Main Office: Mendota, North Dakota 58551-5000

Project: 2014-011 Date: 02/19/2014
 Drawing: 30 Range 24 Section 4
 File: 201401001.dwg Sheet: 1 of 1

- LEGEND**
- o Denotes iron monument set marked with P.L.S. No. 15480
 - AIS Denotes advertising/information sign
 - BE Denotes building entrance
 - CB Denotes catch basin
 - CS Denotes curb stop
 - DIP Denotes ductile iron pipe
 - EM Denotes electric meter
 - HCR Denotes handicap ramp
 - OHC Denotes overhead communication line
 - OHE Denotes overhead electric line
 - OHD Denotes overhead utility line
 - PKS Denotes parking sign
 - PP Denotes power pole
 - PLP Denotes power and light pole
 - PVC Denotes polyvinylchloride pipe
 - RCP Denotes reinforced concrete pipe
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SMH Denotes storm manhole
 - ST S Denotes storm sewer
 - TCS Denotes traffic control sign
 - W Denotes water line
 - WMH Denotes water manhole

- LIST OF POSSIBLE ENCROACHMENTS**
 The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.
- A.) Possible encroachments are indicated on survey with boxed letters as listed below.
- A.) East building line east of east property line. (see detail 1 & 2)
 - B.) North building line north of north property line. (see detail 3)
 - C.) West building line west of west property line.
 - D.) Vertical flashing north of north property line.
 - E.) OHE and OHC lines cross adjoining properties.



SITE PLAN GENERAL NOTES

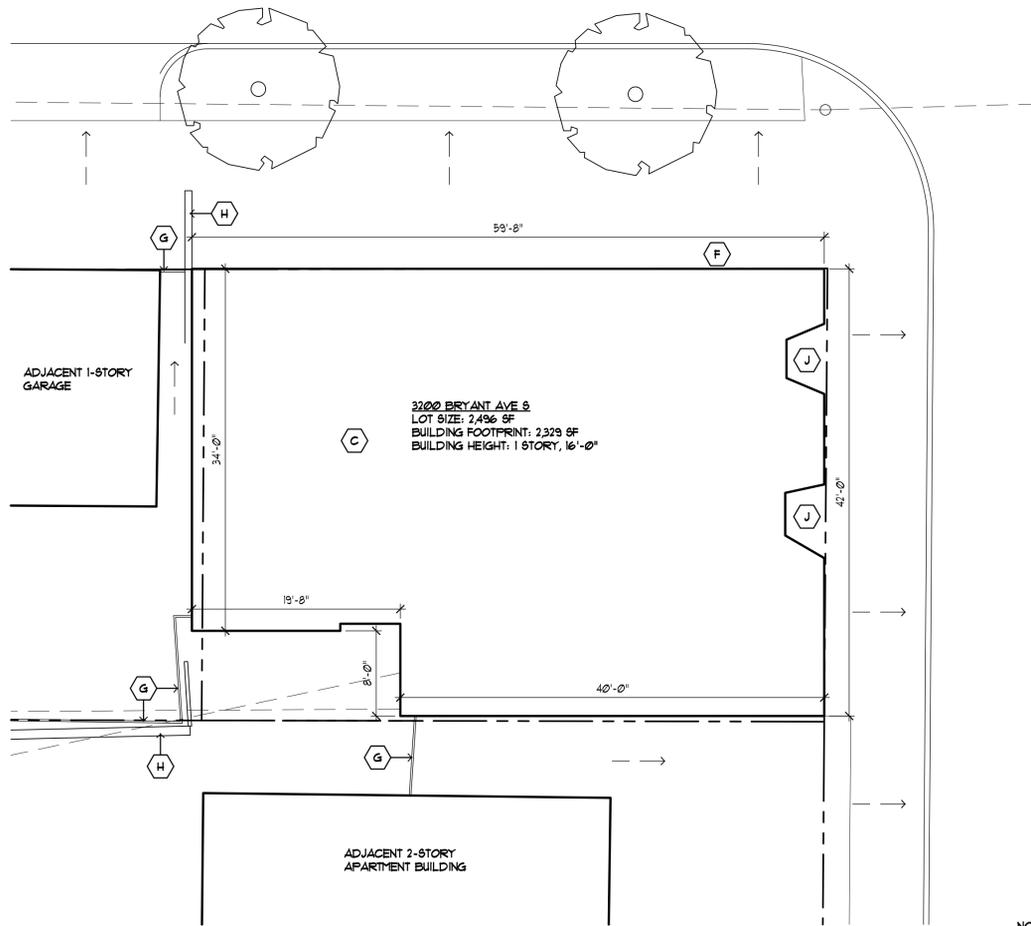
1. ALL CONDITIONS SHOWN ON THIS PLAN ARE EXISTING AS OF THE DATE ON THE PLAN, UNLESS NOTED OTHERWISE.
2. THE ENTIRETY OF THE BUILDING ROOF IS DIRECTED TO AN INTERNAL ROOF DRAIN WHICH IS CONNECTED TO CITY DRAINAGE.

SITE PLAN SYMBOL KEY

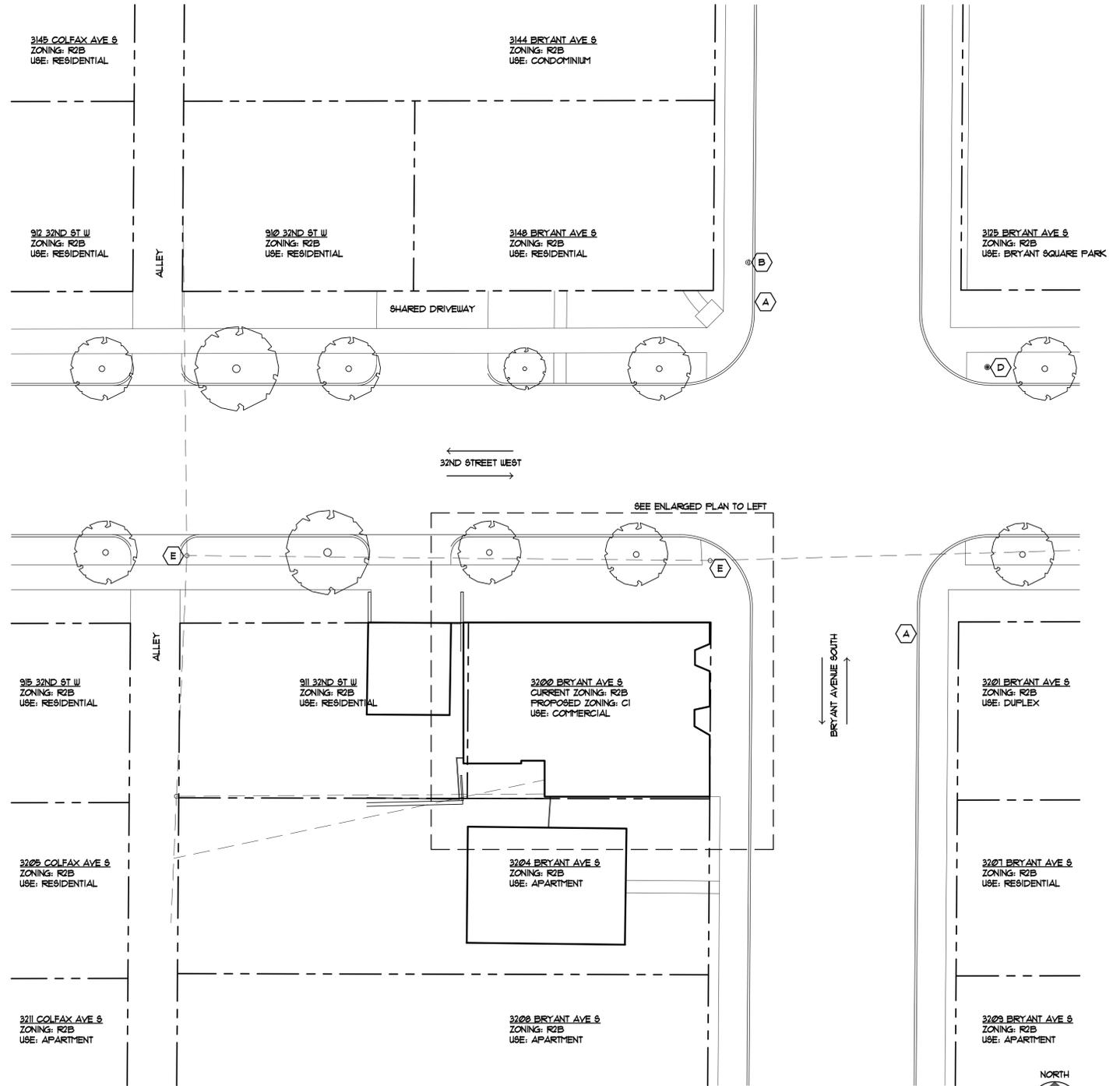
-  SYMBOL INDICATES EXISTING CANOPY TREE IN THE RIGHT OF WAY.
-  ARROW INDICATES DIRECTION OF SURFACE WATER RUNOFF.

SITE PLAN KEY NOTES

- A** METRO TRANSIT BUS STOP.
- B** FIRE HYDRANT.
- C** APPROXIMATE LOCATION OF INTERNAL ROOF DRAIN.
- D** DECORATIVE STREET LIGHT.
- E** UTILITY POLE WITH STREET LIGHT.
- F** GAS METER.
- G** 6' TALL WOOD FENCE.
- H** CONCRETE RETAINING WALL.
- J** RECESSED ENTRY, DOOR SWING DOES NOT CROSS PROPERTY LINE.



2 ENLARGED SITE PLAN
A100 1/8" = 1'-0"



1 SITE PLAN
A100 1/16" = 1'-0"

project

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 _____ date _____

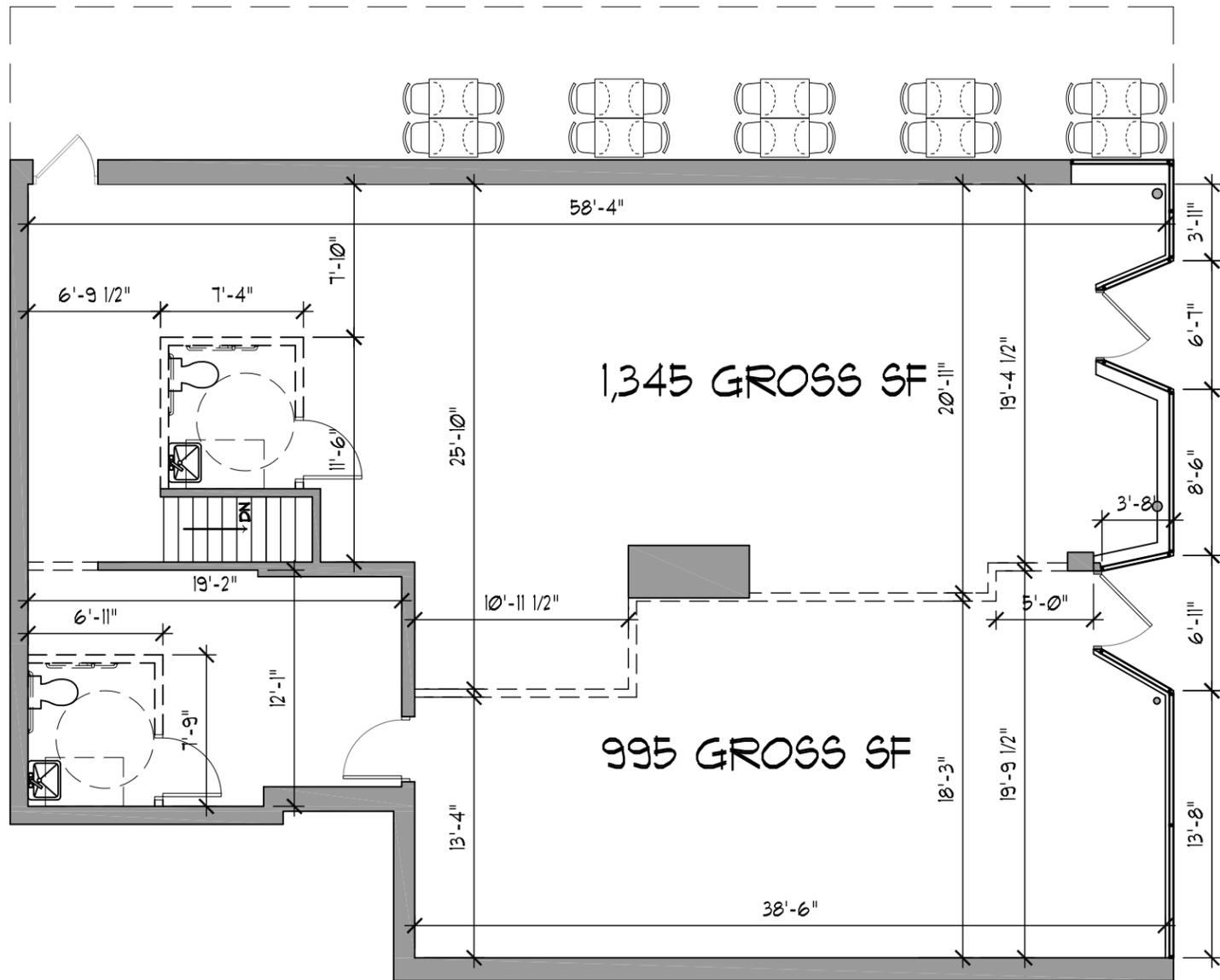
license number _____ signature _____

scale _____ as noted
name _____ tvh

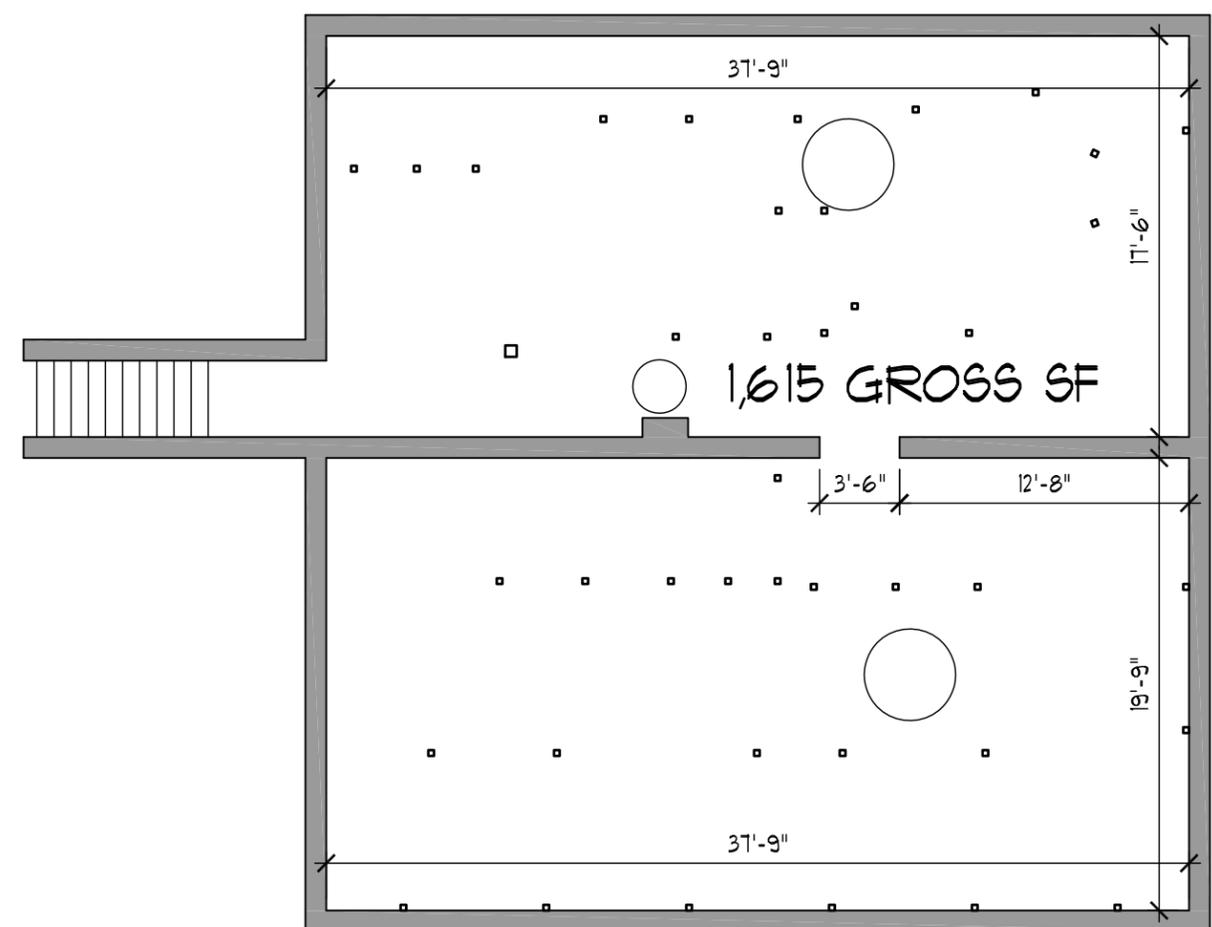
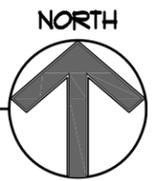
12.15.2015

11.02.2015

site plan



1 FIRST FLOOR PLAN
AI 1/8" = 1'-0"



2 BASEMENT PLAN
AI 1/8" = 1'-0"



3200 Bryant Ave
Fit Plan - Multi tenant option

3200 Bryant Ave
Minneapolis, MN

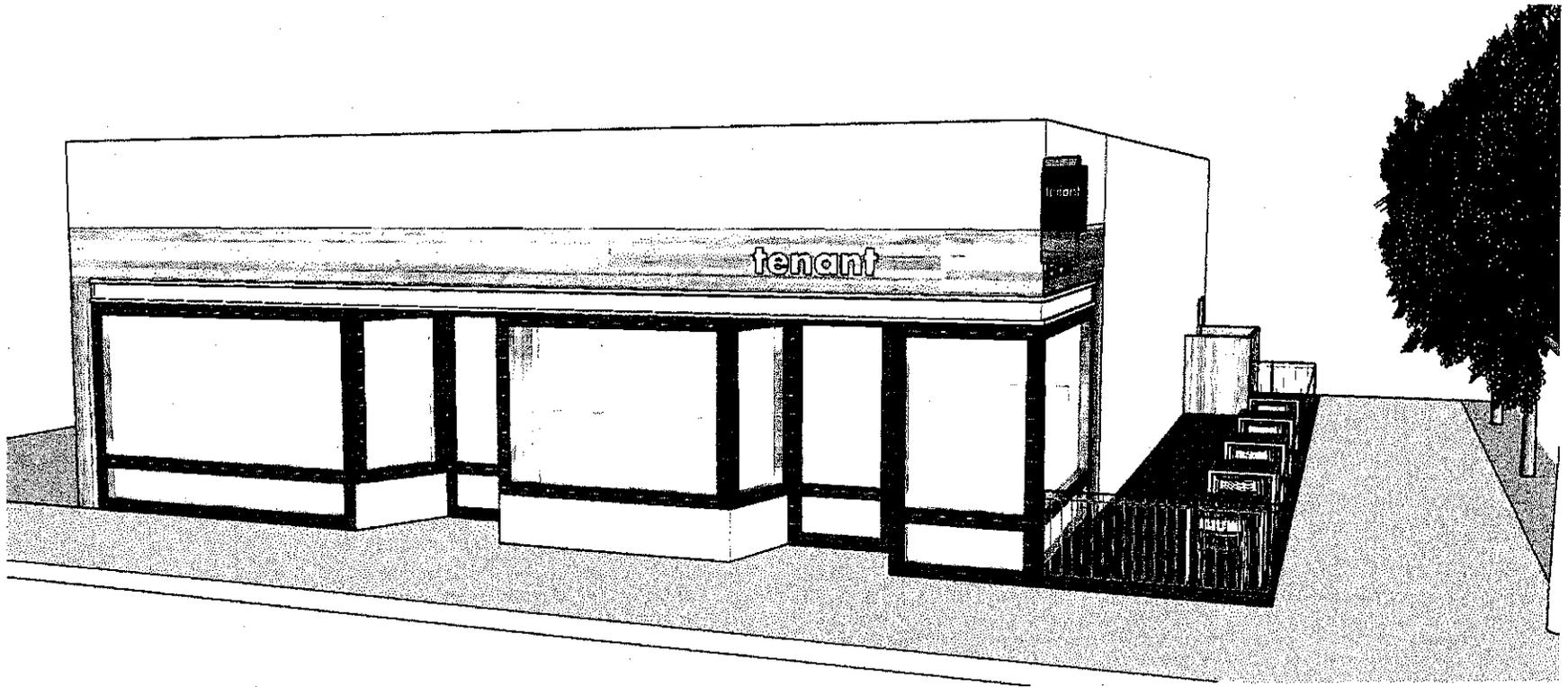


118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152

www.tanek.com

scale: 1/8"=1'-0"
date: 01.04.2016

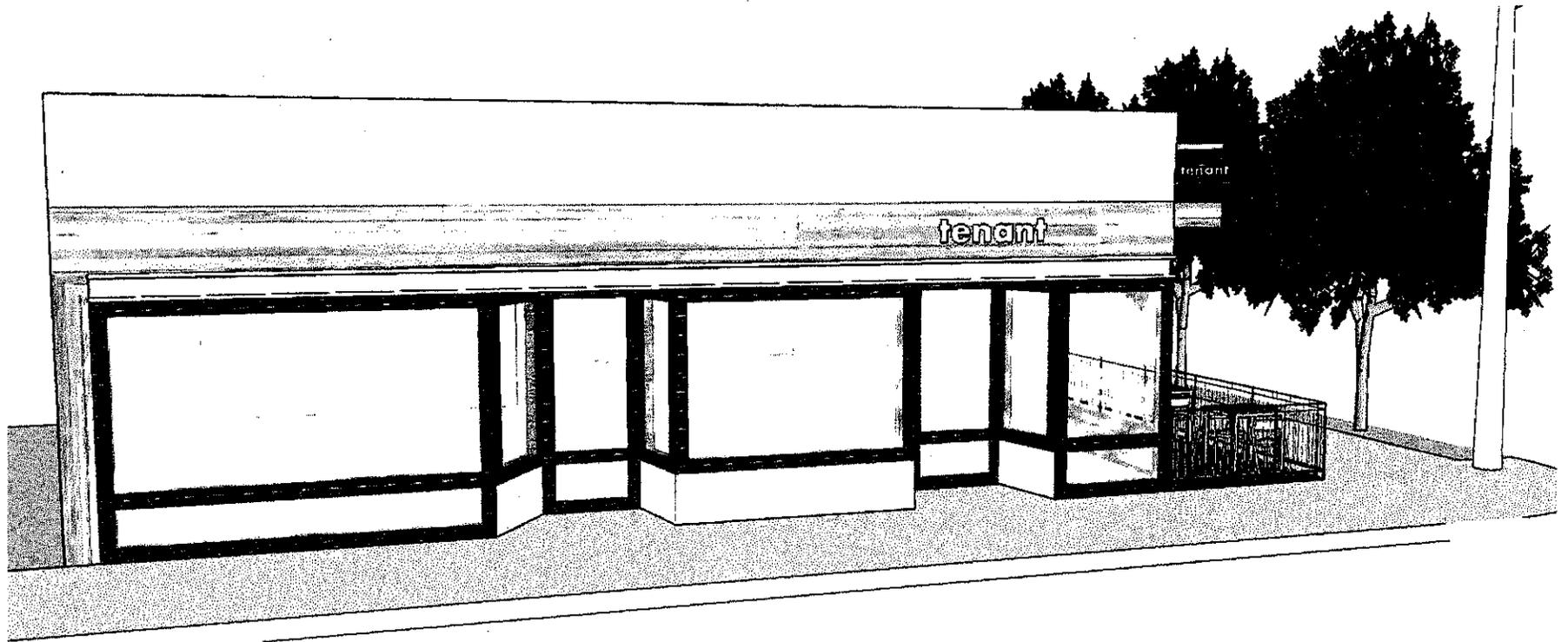
A2



3200 Bryant
Storefront Ideas
Minneapolis, MN

Design subject to change
scale: as noted
Issued 5.15.14

A-17

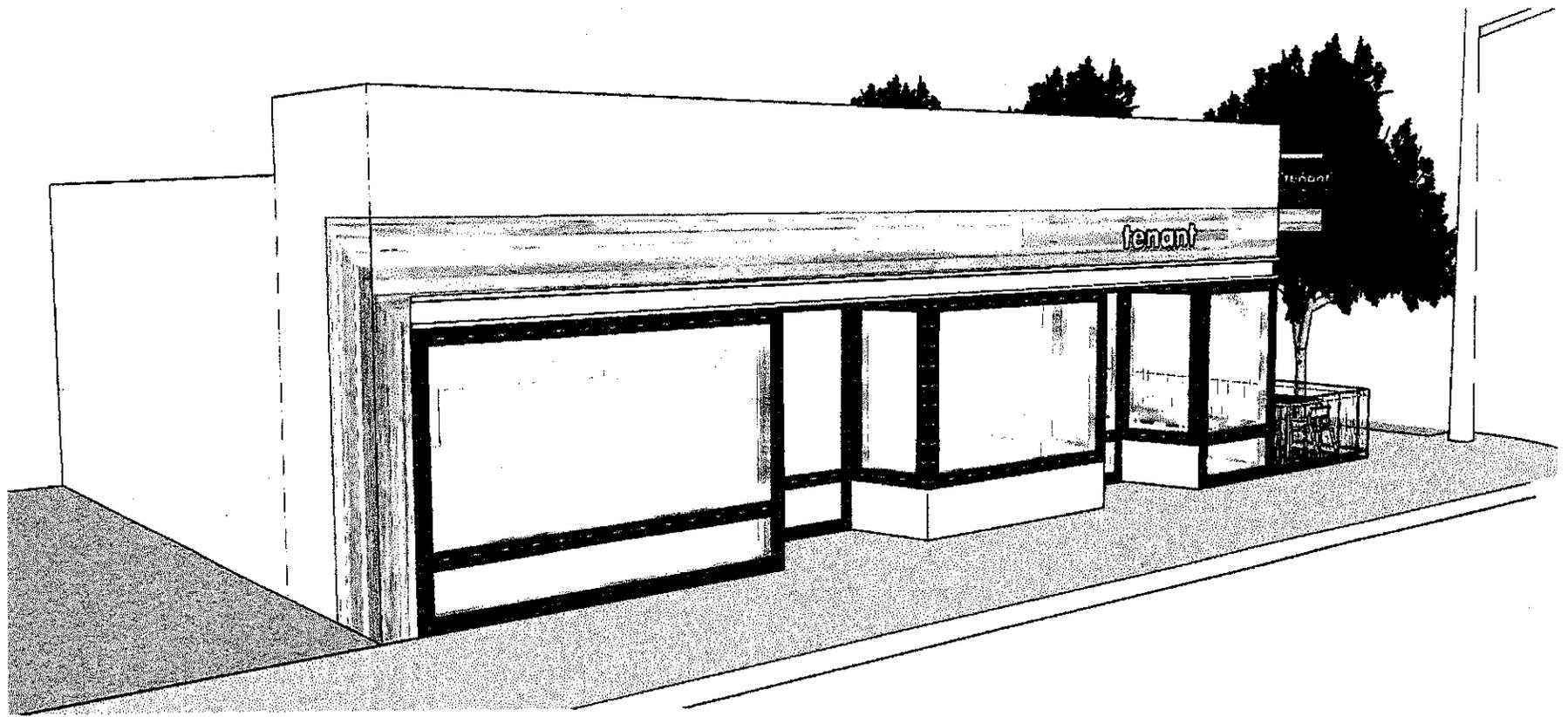


3200 Bryant
Storefront Ideas
Minneapolis, MN

Design subject to change

scale: as noted
Issued 5.15.14

A-18



3200 Bryant
Storefront Ideas
Minneapolis, MN

Design subject to change

scale: as noted

Issued 5.15.14

A-19

3200 Bryant Ave South after partial exterior improvements (as of Nov 10, 2015)



Standing on Bryant Ave S. looking North West



Standing on Bryant Ave S. looking South West



Standing on Bryant Ave S. looking West



Standing on 34th Street West looking South





W 32nd St

S Colfax Ave

S Bryant Ave

S Bryant Ave

Aldrich Ave

S Aldrich Ave

W 32nd St

Bryant Square Park

Bryant Square Park

Bryant Square Park

Bryant Square Park

	R2B	CI
	Two-Family District	Neighborhood Commercial District
FAR		
Base FAR Maximum	0.50	1.70
20% bonus for enclosed, underground or structured parking	n/a	0.34
20% bonus for 50% ground floor commercial	n/a	0.34
20% bonus for 20% affordable units	n/a	0.34
Total possible FAR	0.50	2.72
Required lot area per dwelling unit (sq. ft.)	5,000	700
Possible DU Bonuses:		
20% bonus for enclosed, underground or structured parking		Y
20% bonus for 50% ground floor commercial		Y
20% bonus for 20% affordable units		Y
Base building height maximum (in stories)	2.5	2.5/3
Maximum size of retail store (sq. ft.)	0	8,000
Maximum Lot Coverage	45%	n/a
Maximum Impervious Surface Coverage	60%	n/a
Yard Requirements		
Front	20	0
Interior side or rear ¹	below	5+2X ²
Corner Side	8 (+2X) ¹	0
Drive-through permitted?	N	N

Notes:

1 - (2X) is added for uses that are not SFDs, 2FDs, or CRFs serving 1-6 persons

2 - For residential uses and hotels

Lot width less than 42 ft.: 5

Lot width 42 ft.—51.99 ft.: 6

Lot width 52 ft.—61.99 ft.: 7

Lot width 62 ft.—84.99 ft.: 8

Lot width 85 ft.—99.99 ft.: 10

Lot width 100 ft. or greater: 12

Minimum interior side yards greater than eight (8) feet shall apply only to principal structures