

## **Minneapolis City Planning Department Report**

Rezoning and Site Plan Review  
BZZ-792

**Date:** November 4, 2002

**Applicant:** Walter Sentryz

**Address of Property:** 1612 2<sup>nd</sup> Street Northeast

**Project Name:** Sentryz Supermarket

**Date Application Deemed Complete:** October 25, 2002

**End of 60 Day Decision Period:** December 24, 2002

**End of 120 Day Decision Period:** Not applicable

**Applicant has Waived 60 Day Requirement:** No

**Contact Person and Phone:** Walter Sentryz, (612) 781-3484

**Planning Staff and Phone:** Hilary Watson (612) 673-2639

**Ward:** 3      **Neighborhood Organization:** Sheridan Neighborhood Association

**Existing Zoning:** C2 and R2B

**Proposed Zoning:** C2

**Proposed Use:** An expansion of an existing grocery store and its parking lot

**Concurrent Review:**

**Rezoning:** R2B to C2

**Major Site Plan Review**

**Previous Actions:** None

**Background:** The proposed development is located in the Sheridan Neighborhood. The site is located on 2<sup>nd</sup> Street Northeast between 16<sup>th</sup> Avenue Northeast and 17<sup>th</sup> Avenue Northeast (see location map for specific site details). The site is currently occupied by the existing supermarket and its parking lot and a duplex. The applicant is proposing to either relocate or demolish the duplex and construct an addition to the existing supermarket and also expand the parking lot.

**REZONING**

**Zoning Plate Number:** 9

**Legal Description:** That part of Lot 1 lying East of the West 79 62/100 feet thereof and all of Lot 2, Block 20, Bottineaus 2nd Addition, Town of St. Anthony.

**Findings as Required by the Minneapolis Zoning Code:**

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

The site is located in a general commercial and low-density residential area. This site is located two blocks west of University Avenue Northeast which is a community corridor and near a major housing site.

In the Marketplaces: Neighborhoods chapter found in *The Minneapolis Plan*, Policy 4.4 states that “Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.”

In the City Form chapter found in *The Minneapolis Plan*, Policy 9.8 states that “Minneapolis will maintain and strengthen the character of the city’s residential areas.”

Policy 9.12 states that “Minneapolis will promote design solutions for automobile parking facilities that reflect principles of traditional urban form.”

Policy 9.21 states that “Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space.”

Policy 9.28 states that “Minneapolis will support development in commercial corridors where it enhances the street’s character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services.”

The reconfiguration of the site will improve the compatibility of the site with the surrounding area. The applicant is proposing to construct an addition to the existing supermarket that includes two coolers and a new front entrance to the building. The front entrance addition to the building includes windows that employees and customers can see in and out of. The applicant is also proposing to landscape the parking lot. The current parking lot is paved right to the sidewalk. In addition to landscaping, the reconfiguration of the parking lot includes the closing of three existing curb cuts which will make the pedestrian environment along the street more pleasing.

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

The rezoning is in the interest of the property owner. Converting the zoning from R2B to C2 would allow the property owner to expand the existing supermarket and the parking lot. However, the supermarket is existing and overall the expansion will improve the appearance of the site. Policies of the comprehensive plan support the reconfiguration of sites that improve the compatibility of the site with the surrounding area.

**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.**

This site is surrounded by a number of single-family homes, multiple-family developments, an elementary school and day care facility, a public park and the new East Side Neighborhood services building. There are also several restaurants and other commercial uses located along University Avenue to the east. Based on the surrounding zoning and the mixture of uses in the area, the Planning Department believes that C2 zoning would be compatible with the surrounding 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.**

The R2B zoning district limits the type of permitted uses that can be established to residential uses, educational uses and social, cultural, charitable and recreational facilities. The R2B zoning district would not permit the expansion of the existing supermarket or its parking lot. The C2 zoning district allows for a wide range of uses that can be established including commercial uses, offices and dwellings. On this particular site, the C2 zoning district would allow the expansion of the existing supermarket and the reconfiguration of the surface parking lot. Because this use is existing and that the site is located in the middle of a residential area that can support the expansion of the supermarket, the Planning Department believes that the C2 zoning district is well suited in this particular location.

**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.**

There have been several higher-density residential uses approved in the immediate area in the last several years. Most of these developments are currently under construction. East Side Neighborhood Services also just constructed a new community center just to the north of the site. In addition, there have been a handful of new commercial uses approved along University Avenue.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning from R2B to C2 for the properties located at 1604, 1606 and 1608 2<sup>nd</sup> Avenue Northeast.

**SITE PLAN REVIEW**

**Findings as Required by the Minneapolis Zoning Code:**

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan. (See Section B Below for Evaluation.)**
- C. The site plan is consistent with applicable development plans or development objectives adopted by the city council. (See Section C Below for Evaluation.)**

**Section A: Conformance with Chapter 530 of Zoning Code**

**BUILDING PLACEMENT AND FACADE:**

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.**
- **The area between the building and the lot line shall include amenities.**
- **The building shall be oriented so that at least one (1) principal entrance faces the public street.**
- **Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.**
- **For new construction, the building façade shall provide architectural detail and shall contain windows at the ground level or first floor.**
- **In larger buildings, architectural elements shall be emphasized.**
- **The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.**
- **The use of plain face concrete block as an exterior material shall be prohibited where visible from a public street or a residence or office residence district.**
- **Entrances and windows:**
  - **Residential uses shall be subject to section 530.110 (b) (1).**
  - **Nonresidential uses shall be subject to section 530.110 (b) (2).**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the façade and that vehicles are screened from view. At least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be occupied by commercial uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

**PLANNING DEPARTMENT RESPONSES**

- This development does not reinforce the street wall, maximize natural surveillance or facilitate pedestrian access, as the supermarket is located 25 feet from the front property line. The addition that the applicant is proposing brings the front wall of the supermarket closer to 2<sup>nd</sup> Street Northeast than the existing front wall which is located 40 feet from the front property line.
- The zoning code states that buildings should be located within eight feet of the front and corner side property lines. This development is located 25 feet from the front property line and 95 feet from the corner side property line. The existing building is currently setback 40 feet from the front property line and 105 feet from the corner side property line.
- There will be a landscaped area around the building and a five-foot landscaped buffer around the perimeter of the parking lot (see landscaping plan for details).
- The principal entrance for the supermarket is oriented towards 2<sup>nd</sup> Street Northeast and is setback approximately 25 feet from the property line.
- There is a surface parking lot on both the north and south sides of the supermarket. There is a drive aisle located between the supermarket and the front property line.
- The cooler additions are proposed to be made out of concrete block to match the existing building and the front entrance addition to the building is proposed to be made out of EFIS and brick.
- The front wall of the supermarket has been broken up into smaller sections through the use of varied rooflines, different exterior materials and large windows.
- The sides and back of the building will be compatible with the front of the building.
- The sides and back of the building will be constructed out of plain face block and therefore will be visible from the street. The plain face block will be painted to match the rest of the building.
- According to the submitted elevations, there will be approximately 26 percent windows along the front wall of the building and approximately one percent windows along the north and south walls of the building that face the on-site parking areas. There is a 30 percent window requirement for all three of these building walls. The Planning Department is recommending that the applicant increase the percentage of windows on the front of the building to meet the 30 percent requirement.
- There are no parking garages associated with this development.

**ACCESS AND CIRCULATION:**

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.140 (b).**
- **Areas for snow storage shall be provided unless an acceptable snow removal plan is provided.**
- **Site plans shall minimize the use of impervious surfaces.**

**PLANNING DEPARTMENT RESPONSES**

- This development is in conformance with the walkway and sidewalk requirements of the zoning

code.

- No transit shelters are proposed on this site.
- The development conforms with the zoning code and with the requirements of the Public Works Department in regard to vehicular access and circulation. The applicant will be required to shift the curb line of the drive aisle two feet to the east in order to create a 22-foot wide drive aisle. The applicant will also be required to remove the three unutilized curb cuts that are located around the perimeter of the site.
- There is a surface parking lot on both the north and south sides of the supermarket. A drive aisle is located between the supermarket and the front property line.
- According to the applicant, snow will be stored on the southern portion of the site.
- The submitted landscaping plan shows that approximately 15 percent of the site will be green space.

**LANDSCAPING AND SCREENING:**

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
- **Not less than twenty (20) percent of the site not occupied by buildings shall be landscaped as specified in section 530.150 (a).**
- **Where a landscaped yard is required, such requirement shall be landscaped as specified in section 530.150 (b).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
  - **A decorative fence.**
  - **A masonry wall.**
  - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.160 (b).**
- **Parking and loading facilities abutting a residence or office residence district or abutting a permitted or conditional residential use shall comply with section 530.160 (c).**
- **The corners of parking lots shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.**
- **Parking lots containing more than two hundred (200) parking spaces: an additional landscaped area not less than one hundred-fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.**
- **All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb positioned two (2) feet from the boundary of the parking lot, except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible. The two (2) feet between the face of the curb and any parking lot boundary shall not be landscaped with plant material, but instead shall be covered with mulch or rock, or be paved.**
- **All other areas not governed by sections 530.150, 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**

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- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.220.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.60, as provided in section 530.230.**

**PLANNING DEPARTMENT RESPONSE**

- The City's landscaping consultant has reviewed the submitted landscaping plan and has made some comments. According to the submitted landscaping plan, approximately 15 percent of the site will be green space once the construction is completed. This does not meet the minimum requirement of 20 percent as required by the zoning code. The Planning Department is recommending that the applicant reduce the width of the drive aisle running along the northeast side of the site to 25 feet and utilize the remaining area for landscaping. In addition, the zoning code requires that there be 31 trees and 157 shrubs planted on this site. The applicant is providing 2 trees and 30 shrubs. The Planning Department is proposing that the applicant work with the city's landscaping consultant to develop a landscaping plan that is more in line with the specific requirements of the zoning code.
- No fences are proposed for this site. However, the adjacent property owner to the south of the site has requested that a fence be constructed along the perimeter of her property in order to maintain privacy between her house and the new parking area. The Planning Department is recommending that a six-foot high fence be constructed along the west property line (on both the north and south sides of the building) and along a portion of the south property line and that a three-foot high fence be constructed along the west property line located south of the adjacent garage (please see the site plan for a more detailed location layout).
- There will be six by six-inch curbing installed around the perimeter of the parking lot.

**ADDITIONAL STANDARDS:**

- **Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.**
- **Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.**
- **Site plans shall minimize the blocking of views of important elements of the city.**
- **Buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **Buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260.**
- **Site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

**PLANNING DEPARTMENT RESPONSE**

- The lighting plan submitted for this project was reviewed at the Preliminary Plan Review meeting. The Crime Prevention Specialist indicated that in addition to the proposed lights that there should be a light located along the west property line in the southern corner of the lot.

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- Residential uses are located on all four sides of the two parking areas. The proposed landscaping will help block the glare from the headlights in the parking lot.
- This development should have minimal shadow effects on adjacent properties.
- This development should have minimal wind effects on the surrounding area.
- The Crime Prevention Specialist has reviewed the design in regards to crime prevention design elements and approves of the proposed site plan with minor modifications.
- This site is neither historic nor located in a historic district.

**Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan**

**ZONING CODE:**

With the approval of the rezoning and the major site plan review this development will meet the requirements of the C2 zoning district.

**THE MINNEAPOLIS PLAN:**

The site is located in a general commercial and low-density residential area. This site is located two blocks west of University Avenue Northeast which is a community corridor and near a major housing site.

In the Marketplaces: Neighborhoods chapter found in *The Minneapolis Plan*, Policy 4.4 states that “Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.”

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employees and customers can see in and out of. The applicant is also proposing to landscape the parking lot. The current parking lot is paved right to the sidewalk. In addition to landscaping, the reconfiguration of the parking lot includes the closing of three existing curb cuts which will make the pedestrian environment along the street more pleasing.

**Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council**

No development plans for this area have been adopted by the City.

**II. Alternative Compliance (The Planning Commission may approve alternatives to any major site plan review requirement upon finding any of the following:**

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

**PLANNING DEPARTMENT RESPONSE**

- The Planning Department is recommending that the City Planning Commission grant alternative compliance to the applicant to reduce the percentage of windows on the north and south sides of the building. The applicant is providing 26 percent windows on the front of the building and only one percent windows on the north and south walls of the building. The uses within the building on the north and south sides of the building include walk-in coolers, the sausage room and the receiving area.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for Sentryz Supermarket located at 1604, 1606, 1608 and 1612 2<sup>nd</sup> Avenue Northeast subject to the following conditions:

1. The Planning Department shall approve the final site and elevation plans.
2. The applicant shall increase the percentage of windows on the front of the building to meet the requirement of 30 percent.
3. The applicant shall remove the three unutilized curb cuts that are located around the perimeter of

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the site.

4. The applicant shall reduce the width of the drive aisle that runs along the northeast side of the site to 25 feet and utilize the remaining area for landscaping.
5. The applicant shall work with the city's landscaping consultant to develop a landscaping plan that is more in line with the specific requirements of the zoning code.
6. The Planning Department shall approve the final landscaping plan.
7. The applicant shall construct a six-foot high fence along the west property line (on both the north and south sides of the building) and along a portion of the south property line and the applicant shall construct a three-foot high fence along the west property line located south of the adjacent garage.
8. There shall be a light located along the west property line in the southern corner of the lot.
9. The applicant shall obtain an encroachment permit from the Public Works Department for any work (landscaping) done in the right-of-way.
10. All site improvements shall be completed by November 1, 2003, or the permit may be revoked for non-compliance.
11. The applicant shall submit a performance bond in the amount of 125% of the estimated site improvement costs before building permits are issued, or the permit may be revoked for non-compliance.