

Community Planning and Economic Development Planning Division Report

Rezoning Application
BZZ-1543

Date: January 12, 2004

Applicant: Broadway Business, LLC

Address Of Property: 2811 Broadway Street Northeast

Date Application Deemed Complete: November 20, 2003

End of 60 Day Decision Period: January 19, 2004

End of 120 Day Decision Period: March 20, 2004

Contact Person and Phone: Bridget A. Hust, 766-8909

Planning Staff and Phone: Fred Neet, 673-3242

Ward: 1 **Neighborhood Organization:** Mid City Industrial area
reviewed by Northeast Park Neighborhood Association

Existing Zoning: I1

Proposed Zoning: I2

Zoning Plate Number: 11

Legal Description: Tract J, except the west 150 feet thereof, RLS No. 1176

Proposed Use: contractor's yard

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI, Zoning Amendments

Background: according to the applicant's statement, edited slightly:

“Broadway Business LLC owns the 6¼ acre property at 2811 Broadway Street Northeast which is currently zoned I1. For about thirty years, until June 2003, Boyer Trucks operated a truck and related equipment sales and service facility. Boyer Trucks still operated a similar facility on the property to the west.

“Broadway Business LLC may be sold to a principal of Building Restoration Corporation (BRC). If Broadway Business is sold, then it would lease the property to BRC. BRC would use the property as a contractor's yard, as defined under the Minneapolis zoning code. In order to use the property as a contractor" yard, the property would need to be re-zoned to I2.

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“BRC specializes in the repair, replication, and restoration of intricate façades of older buildings, including tuckpointing, ornament recreation, masonry cleaning and stone replication. BRC is currently headquartered in Roseville and has another location in Minneapolis where it stores its equipment. BRC is contemplating moving its equipment from its other property in Northeast Minneapolis to the 2811 Broadway Street NE location. BRC needs more room because the business is currently experiencing an annual growth of 10% to 15% a year. BRC employs 12 people full time and over 120 people in the summer.

“The building at 2811 Broadway Street NE is large enough that BRC could store drums, tools and smaller equipment within the building. The building on the site has 22 truck service bays. It is anticipated that the number of service bays will be reduced to 16, allowing more storage space within the building. BRC would also store its trucks and larger equipment outside on the property. Eventually, if the property were re-zoned, BRC would move from its Roseville headquarters into a building that may be constructed on the property sometime in the year 2005.”

Meanwhile, the applicant will comply fully with requirements of the zoning code. These requirements include screening of open storage which is planned to be a two-story façade as shown on the enclosed site plan and depicted conceptually in the enclosed photograph titled “example,” and installed by October 2004.

In addition, the employee/visitor parking lot along Broadway Street, which does not have a sidewalk, will be configured for 67 vehicles, with a 3-foot high, 60% opaque vegetative screen and 13 canopy trees. The applicant is applying for an encroachment permit to landscape the city’s right-of-way along Broadway Street as partial or full compliance of the landscaped yard requirement. The applicant will also install continuous curbing as required.

Findings As Required By The Minneapolis Zoning Code:

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

The general area is designated by The Minneapolis Plan as an Industrial/Business Opportunity Area, and further identified as a Tier 2 Potential Growth Area. Policies in The Minneapolis Plan which support the rezoning amendment include:

2. *The Market in the City*

2.1 Minneapolis will increase its share of economic prosperity in the region.

Implementation Steps

Create a growth center concept approach to economic development, housing investment, transit service planning and investment in amenities to focus major investments in the city.

2.2 Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to businesses willing to invest in high job density and low impact, light industrial activity.

Implementation Steps

Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.

Promote light industrial uses as the preferred use of industrial land but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.

Continue to protect a healthy physical environment that is attractive for private investment and compatible with neighborhoods.

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2.8 Minneapolis will develop the existing economic base by emphasizing business retention and expansion.

Implementation Steps

Promote business start-ups, retention and attractions. Foster a healthy business environment by encouraging access to the resources and information necessary for successful operation.

9. City Form

9.6 Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.

9.7 Minneapolis will work with institutional partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

9.25 Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings.

Implementation Steps

Allow for a limited amount of heavy industrial uses where appropriate, but minimize negative impacts on their surroundings.

9.26 Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.

Implementation Steps

Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.

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

As a designated industrial and business potential growth center, the zoning change from I1 to I2 would allow a broader range of uses on a very large site. The property is bounded by I-35W on the north, I2 on the south across Broadway Street, I1 and I2 on the west, and I1 on the east. Contiguous expansion of the existing I2 district could be considered to be in the public interest.

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.

I-35W is to the north. An I2 district is to the south. To the east is both I1 and I2, but Boyer Trucks with commercial truck parking and display is the I1 use, which is a conditional use in the I1 district but a permitted use in I2. To the east is a new six story office building with multiple uses. However, its grade is nearly twenty feet higher than the subject property.

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.

A wide range of uses are permitted in the existing I1 zoning classification. However, the very large 6.23 acre site can accommodate the even broader range permitted in I2.

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.

Except for the 6 story office building constructed immediately to the east in 2000, the area continues to be relatively stable.

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Recommendation of the Community Planning and Economic Development Planning Division:

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to rezone 2811 Broadway Street Northeast from I1 to I2.

Attachments: Statement of Proposed Use...
Adjoining neighborhood letter
Planimetric map
Site plan
Example—2story façade
Photographs (4)