

CPED Planning Division Report

Rezoning (T294)

Date: November 17, 2003

Date Application Deemed Complete: October 16, 2003

End of 60 Day Decision Period: December 15, 2003

Date Extension Letter Sent: October 28, 2003

End of 120 Day Decision Period: February 13, 2004

Applicant: Minneapolis Park and Recreation Board

Address of Property: 2117 West River Road

Contact Person and Phone: Judd Rietkerk – Park Board – 612-230-6409

Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 3 **Neighborhood Organization:** Hawthorne

Existing Zoning: I1 Light Industrial District and MR Mississippi River Overlay

Proposed Zoning: I1 with Industrial Living Overlay District (ILOD)

Zoning Plate Number: 8

Legal Description: Lots 1 and 2, Block 2, North Washington Industrial Center.

Proposed Use: Reception or meeting hall at the Park Board headquarters.

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI Zoning Amendments and Chapter 551, Article IV Industrial Living Overlay District.

Background: The Park Board's new headquarters is located at 2117 West River Road. They plan to lease tenant space to a catering business with a reception and meeting hall. The site is zoned I1 Light Industrial. Until recently the I1 District did not allow catering as a permitted use. The code has been amended to allow catering as a permitted use in the I1 Districts. The I1 District does not allow reception and meeting halls. However, the zoning code is being amended to allow reception or meeting halls in the Industrial Living Overlay District (ILOD). Therefore, the Park Board proposes to add the ILOD. This will preserve the underlying industrial zoning and will allow limited retail uses, reception and meeting halls, and residential uses with a conditional use permit. Catering is a food and beverage use that is subject to site plan review. The Park Board has already implemented a site plan that is in conformance with the site plan review chapter, so an application is not required for the catering use.

Park Board staff are scheduled to meet with the Hawthorne Area Community Council on November 13, 2003. Staff will forward the comments, if any, at the November 17th meeting of the City Planning Commission.

Findings As Required By The Minneapolis Zoning Code for the Rezoning Application:

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

The Minneapolis Plan shows this site located in an Industrial Park/Business Park opportunity area and as a major study area. The study for this area is *The Above the Falls* plan that was adopted by the City Council on June 9, 2000. *Above the Falls* shows this area as appropriate for industrial uses and zoning. The site will remain zoned I1 Light Industrial. The proposed ILOD is designed to encourage the rehabilitation and reuse of existing industrial structures, so it should not hinder industrial activity in the surrounding area. Policy 2.2 of *The Minneapolis Plan* states that “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.” The ILOD is in conformance with these policies of the comprehensive plan.

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 Park Board. It will allow a more flexible use of their headquarters site. This is in the interest of the public.

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.

The ILOD will retain the underlying industrial zoning and will allow additional limited retail and residential uses. There is ILOD zoning to the north. The area is a mix of industrial uses to the west and south and newly redeveloping residential uses to the north.

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 site could be used for a variety of light industrial or commercial uses. These uses would still be allowed under the proposed zoning.

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.

The character of this area to the north is changing as it is being redeveloped for residential uses. Many of these parcels are, or may be, rezoned to have the ILOD.

Recommendation of the CPED Planning Division:

The CPED Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to add an Industrial Living Overlay District to the lot zoned I1 at 2117 West River Road.

Attachments:

1. Zoning map.
2. Site plan.
3. Photos of the site.