



Request for City Council Committee Action from the Department of Community Planning and Economic Development – Planning Division

Date: October 27, 2011

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Appeal of the decision of the City Planning Commission associated with the denial of all land use applications related to The Salvation Army Adult Rehabilitation Center development located at 63 St. Anthony Parkway.

Recommendation: The following actions were taken by the Planning Commission on October 3, 2011 (BZZ-5256):

11. Salvation Army Adult Rehabilitation Center (BZZ-5256, Ward: 2), 63 St. Anthony Pkwy ([Hilary Dvorak](#)).

A. Rezoning: Application by David Anderson with Frauenshuh, Inc., on behalf of The Salvation Army, for a rezoning to add the Industrial Living Overlay District (ILOD) to the site located at 63 St. Anthony Parkway.

Action: Notwithstanding staff recommendation, the City Planning Commission recommended that the Minneapolis City Council **deny** the rezoning to add the Industrial Living Overlay District (ILOD) to the property located at 63 St. Anthony Parkway based on the following findings:

1. Because the site is located within a designated Industrial Employment District, where residential uses are discouraged, the rezoning to add an ILOD is inappropriate.
2. Industrial uses, rather than residential uses, are the priority land use and uses that impede industrial businesses should not be permitted.
3. The Industrial Land Use and Employment Policy Plan promotes living wage jobs in Industrial Employment Districts. The proposed rezoning would not further that goal.

B. Conditional Use Permit: Application by David Anderson with Frauenshuh, Inc., on behalf of The Salvation Army, for a conditional use permit for a supportive housing facility located at 63 St. Anthony Parkway.

Action: Notwithstanding staff recommendation, the City Planning Commission **denied** the conditional use permit for a supportive housing facility located at 63 St. Anthony Parkway based on the following finding:

1. With denial of the rezoning, the development cannot be accomplished as proposed.

C. Variance: Application by David Anderson with Frauenshuh, Inc., on behalf of The Salvation Army, for a variance to increase the number of residents served within the facility from the maximum of 32 to 130 for property located at 63 St. Anthony Parkway.

Action: Notwithstanding staff recommendation, the City Planning Commission **denied** the variance to increase the number of residents served within the facility from the maximum of 32 to 130 located at 63 St. Anthony Parkway based on the following finding:

1. With denial of the rezoning, the development cannot be accomplished as proposed.

D. Site Plan Review: Application by David Anderson with Frauenshuh, Inc., on behalf of The Salvation Army, for a site plan review for an approximate 19,000 square foot addition to the existing building located at 63 St. Anthony Parkway.

Action: Notwithstanding staff recommendation, the City Planning Commission **denied** the site plan review application for an approximate 19,000 square foot addition to the existing building located at 63 St. Anthony Parkway based on the following finding:

1. With denial of the rezoning, the development cannot be accomplished as proposed.

Ward: 1

Prepared by: Hilary Dvorak, Senior City Planner, 612-673-2639 Approved by: Jason Wittenberg, Planning Manager Presenters in Committee: Hilary Dvorak, Senior City Planner

Community Impact:

Neighborhood Notification: Notice of the Planning Commission hearing was mailed on September 9, 2011, and notice of the appeal was mailed on October 17, 2011.

- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 120-day decision period: January 11, 2012
- Other: Not applicable

Background/Supporting Information:

Bramwell Higgins, on behalf of The Salvation Army, has filed an appeal of the decision of the City Planning Commission. The appeal is regarding the decision of the City Planning Commission on October 3, 2011, to deny all land use applications associated with the project known as The Salvation Army Adult Rehabilitation Center a new warehouse and 130-bed supportive housing facility located at 63 St. Anthony Parkway. The minutes from the October 3, 2011, City Planning Commission meeting are attached. The Planning Commission voted 3-2 for item A, 3-2 for item B, 3-2 for item C and 3-2 for item D to deny all land use applications.

The appellant's complete statement of the action being appealed and reasons for the appeal are attached.

The denial of the rezoning cannot be appealed as it must be acted upon by the Minneapolis City Council. Please note that the rezoning is on the agenda for concurrent review.

Department of Community Planning and Economic Development – Planning Division
Rezoning, Conditional Use Permit, Variance and Site Plan Review
BZZ-5256

Date: October 3, 2011

Applicant: Salvation Army

Address of Property: 63 St. Anthony Parkway

Project Name: Salvation Army Adult Rehabilitation Center

Contact Person and Phone: David Anderson with Frauenshuh, Inc., (952) 829-3480

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: September 13, 2011

End of 60-Day Decision Period: November 12, 2011

End of 120-Day Decision Period: A 60-day extension letter was mailed on September 22, 2011, extending the 120-day decision period to January 11, 2012

Ward: 2 Neighborhood Organization: Columbia Park and Marshall Terrace

Existing Zoning: I2, Medium Industrial District and the SH Shoreland Overlay District

Proposed Zoning: Adding the IL Industrial Living Overlay District

Zoning Plate Number: 4

Legal Description: Parcel 1: The part of Lot 9, lying South of the right-of-way of the Minneapolis, St. Paul & Sault Ste. Marie Railroad Company, Auditor's Subdivision No. 35, Hennepin County, Minnesota. Together with that part of vacated Columbia Avenue accruing to premises by Resolution Document No. 483750.

Parcel 2: The part of Lots 6 and 7, Auditors Subdivision No. 35, Hennepin County, Minnesota described as follows: Beginning at the point at which the North line of St. Anthony Boulevard (formerly Thirty-third Avenue Northeast) intersects the West line of Lot 7, Auditor's Subdivision No. 35; thence North along the West line of Lots 7 and 6 Auditor's Subdivision No. 35 a distance of four hundred ninety-three and eight tenths (493.8) feet; thence East along a line which is parallel to the North line of St. Anthony Boulevard a distance of two hundred fifty (250) feet; thence South along a line which is parallel to the West line of said Lots 6 and 7 a distance of 493.8 feet to the North line of St. Anthony Boulevard; thence West along the North line of St. Anthony Boulevard a distance of two hundred fifty (250) feet to the point of beginning.

Proposed Use: Warehouse and 130-bed supportive housing facility

Concurrent Review:

Rezoning: to add the Industrial Living Overlay District (ILOD) to the site.

Conditional use permit: for a supportive housing facility.

Variance: to increase the number of residents served within the facility from the maximum of 32 to 130.

Site plan review: for an approximate 19,000 square foot addition to the existing building.

Applicable zoning code provisions: Chapter 525, Article VI, Zoning Amendments, Chapter 525, Article VII, Conditional Use Permits, Chapter 525, Article IX, Variances, specifically Section 525.520(22) “to vary the development standards of Chapter 536, Specific Development Standards...”, and Chapter 530, Site Plan Review.

Background: The Salvation Army Adult Rehabilitation Center (ARC) is a live work facility that incorporates warehousing, processing of goods, administrative functions, a chapel and housing all within one facility. The existing The Salvation Army ARC in Minnesota is located at 900 4th Street North and has been since 1964. The existing building is deteriorating structurally and becoming obsolete for The Salvation Army’s operations. For the past two plus years The Salvation Army has been looking at redeveloping the existing site and also looking for a new site. After evaluating everything The Salvation Army has decided to move its facility to a new location.

The Salvation Army is proposing to utilize the existing building located at 63 St. Anthony Parkway for the warehouse component of the use as well as the chapel, the administration offices, educational classrooms, the kitchen and dining room and the recreational areas. The addition, which will be built between the existing building and St. Anthony Parkway, will be occupied by the housing component of the use. There will be a total of 16 sleeping rooms in the building. Eight of the sleeping rooms will accommodate up to eight individuals, seven of the sleeping rooms will accommodate up to two individuals and four of the sleeping rooms will be for single individuals. In total there will be 130 people living in the facility.

The applicant is proposing to remove approximately 9,000 square feet of impervious surface on the site and replace it with green space. Specifically the driveway and parking area located between the existing building and St. Anthony Parkway, a portion of the parking lot on the west side of the building and excess asphalt on the north side of the building will be removed. Additional plant materials will be added to the site.

The proposed use is unique in that it has a large industrial component and a residential component all in one. Since the warehousing/processing component incorporates approximately 118,000 square feet, the required zoning for the site is industrial. Specifically, I2 zoning is desired since warehousing operations are capped at 30,000 square feet in the I1 zoning district, except as allowed by conditional use permit. The property is zoned I2. In order to allow the residential component, the site would also need to be located in the Industrial Living Overlay District (ILOD). The applicant has applied for a rezoning to add the ILOD to the site.

The warehousing/processing component of The Salvation Army ARC is a principal element of the program. The Salvation Army receives donated goods from donors throughout the Twin Cities area. Goods are donated directly at the ARC, one of their Family Stores or through their neighborhood pick-up program. All of the donated goods are transported to the ARC in one of The Salvation Army's fleet of trucks, processed, sorted, repackaged, shipped and re-stocked at one of the Family Store locations. Goods that are not able to be resold are either recycled or sold in bulk.

The residential component of the use is supportive housing. The proposed Salvation Army ARC will provide spiritual, social and emotional assistance to 130 men who have lost the ability to cope with their problems and provide for themselves. All residents who participate in the program do so voluntarily. All residents must commit to the program for a minimum of six months. Residents within the ARC reside there 24 hours per day and are provided room and board, clothing, meals and most other basic needs. While residing at the ARC residents are required to participate in 40 hours of work therapy and at least 20 hours of classroom, small group and individual instruction and counseling.

The ARC is staffed 24 hours a day, seven days a week. There are a total of three resident managers who reside at the facility 24 hours a day, seven days a week. The three resident managers take turns residing at the ARC. The two that are not residing at the ARC are on-call. In addition, there are work therapy supervisors on site during the day and counselors on site during the evening. The front desk is also staffed 24 hours a day, seven days a week.

All residents are on building restriction for the first 30 days of the program. After the first 30 days residents may leave the facility during free-time. Residents are not allowed to have vehicles on the premises and therefore rely on public transportation.

Supportive housing facilities are subject to specific development standards. One of these standards requires that supportive housing facilities be located at least a quarter mile from all other existing supportive housing facilities as well as community correctional facilities, community residential facilities, inebriate housing facilities, motels and overnight shelters. According to a map generated by the CPED – Planning Division there are no supportive housing facilities, community correctional facilities, community residential facilities, inebriate housing facilities, motels and overnight shelters located within a quarter mile of the development site. Another specific development standard for a supportive housing facility is that there be no more than 32 residents in the building. The applicant has applied for a variance to increase the number of residents within the building from 32 to 130.

REZONING: to add the Industrial Living Overlay District (ILOD) to the site

Findings as Required by the Minneapolis Zoning Code:

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

The property is located on the northeast corner of St. Anthony Parkway and Marshall Street Northeast. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Industrial. The site is located in one of the City's seven Industrial Employment Districts (IEDs) which

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were formed as part of the adoption of the *Industrial Land Use and Employment Plan* in 2006. The objective of IEDs is to protect prime employment space, provide an opportunity for the City to support targeted industrial and business clusters and to redevelop underutilized sites for economic development purposes. IEDs preserve properties for the retention, expansion and attraction of existing and new industrial firms in areas of the city with good transportation access, minimal conflict with nearby land uses and proximity to recent market investment. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan (Land Use Policy 1.1).
- Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development (Land Use Policy Implementation Step 1.1.5).
- Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses (Land Use Policy 1.14).
- Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land (Land Use Policy Implementation Step 1.14.1).
- Allow industrial uses outside of Industrial Employment Districts to transition over time to other uses (Land Use Policy Implementation Step 1.14.2).
- Restrict the development and expansion of non-industrial uses within designated Industrial Employment Districts, limiting non-industrial uses to the types of uses and locations designated in the Industrial Land Use and Employment Plan (Land Use Policy Implementation Step 1.14.3).
- Strongly discourage new residential uses in Industrial Employment District. (Land Use Policy Implementation Step 1.14.4).
- Grow by increasing the supply of housing (Housing Policy 3.1).
- Increase housing that is affordable to low and moderate income households (Housing Policy 3.3).
- Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges (Housing Policy Implementation Step 3.3.5).
- Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families (Housing Policy 3.4).
- Support the creation of additional supportive housing units for homeless youth, singles and families (Housing Policy Implementation Step 3.4.2).
- Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin (Implementation Step 3.4.5).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. Although The Salvation Army ARC would be establishing a new residential use in the IED it is just one component of the overall use. In total, 180 people would be employed at The Salvation Army ARC; 50 full-time employees and the 130 residents. The Planning Division recognizes that the Land Use Implementation Step 1.14.4 strongly discourages new residential uses in an IED. The Planning Division believes that the City Council did not prohibit residential uses in an IED for unique situations such as this one.

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

The amendment will allow the applicant to construct a live-work facility that incorporates warehousing, processing of goods, administrative functions, a chapel and housing all within one facility. The proposed use is unique in that it has a large industrial component and a residential component all in one. In order for this use to relocate within the City of Minneapolis the primary zoning of the site needs to be industrial and the ILOD needs to be applied to the site. Approving this rezoning supports the City's policies to both retain industrial uses in Industrial Employment Districts and to provide additional supportive housing units within the City of Minneapolis.

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.

Uses in the surrounding area are primarily industrial although there is a public park located across the street. The properties located to the north and east of the site are zoned I2 and the properties located to the south and west of the site are zoned I1. There is also I3 zoning in close proximity, including the Xcel Energy Riverside Generating Station located to the south/southwest of the site. The plant was recently converted from a coal burning facility to a natural gas facility. The Planning Division believes that adding the ILOD to the site 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.

There are many uses permitted in the I2, Medium Industrial District. A sampling of the permitted uses includes:

- Medium industrial
- Film, video and audio production
- Greenhouse, wholesale
- Research, development and testing laboratory
- Self service storage
- Wholesaling, warehousing and distribution
- Building materials sales
- Offices
- Catering
- Hotel
- School, vocational or business
- Club or ledge, with general entertainment
- Place of assembly

It should be pointed out that when rezoning a site to add an overlay district it does not preclude the property owner from using the site for one of the uses allowed in the primary zoning district.

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 has not 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.

CONDITIONAL USE PERMIT - for a supportive housing facility

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that a supportive housing facility will be detrimental to or endanger the public health, safety, comfort or general welfare. The development will provide spiritual, social and emotional assistance to 130 men who have lost the ability to cope with their problems and provide for themselves.

All residents who participate in the program do so voluntarily. All residents must commit to the program for a minimum of six months. Residents within the ARC reside there 24 hours per day and are provided room and board, clothing, meals and most other basic needs. While residing at the ARC residents are required to participate in 40 hours of work therapy and at least 20 hours of classroom, small group and individual instruction and counseling.

The ARC is staffed 24 hours a day, seven days a week. There are a total of three resident managers who reside at the facility 24 hours a day, seven days a week. The three resident managers take turns residing at the ARC. The two that are not residing at the ARC are on-call. In addition, there are work therapy supervisors on site during the day and counselors on site during the evening. The front desk is also staffed 24 hours a day, seven days a week.

All residents are on building restriction for the first 30 days of the program. After the first 30 days residents may leave the facility during free-time. Residents are not allowed to have vehicles on the premises and therefore rely on public transportation.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Planning Division does not believe that a supportive housing facility would be injurious to the use and enjoyment of other property in the area. There are industrial uses located to the north, east and west sides of the site and there is a public park located to the south side of the site. The housing component will occupy the southern portion of the building once the addition is complete. The south side of the property is adjacent to St. Anthony Parkway, which is part of the Grand Rounds parkway system, and across the street from a public park. The Planning Division recognizes that this proposal is to locate a live-work facility that incorporates warehousing, processing of goods, administrative functions, a chapel and housing all within one facility in an area of the City of Minneapolis that is slated to remain industrial well in to the future. The Planning Division points this out because industrial areas have a tendency to be noisy, generate odors and produce heavy amounts of truck traffic.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

Access to the site will remain similar to what it is today. There are two curb cuts located along St. Anthony Parkway. The westernmost curb cut will remain in its current location but the easternmost curb cut will be moved further west on the site in order to make the turning radiuses along the driveway leading to the loading docks more manageable for trucks. There is a large on-site parking area located on the west side of the site. The existing parking area will be made smaller as part of the redevelopment of the site. On the east side of the site is the loading dock facility and a small parking area. The parking area on the east side of the site will also be made smaller as part of the redevelopment of the site.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The minimum parking requirement for a supportive housing facility is one parking space per every four beds. For 130 beds the parking requirement is 33 parking spaces. There are a total of 124 parking spaces on the site. It should be noted that residents are not allowed to have vehicles on the premises.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

The property is located on the northeast corner of St. Anthony Parkway and Marshall Street Northeast. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Industrial. The site is located in one of the City's seven Industrial Employment Districts (IEDs) which were formed as part of the adoption of the *Industrial Land Use and Employment Plan* in 2006. The objective of IEDs is to protect prime employment space, provide an opportunity for the City to support targeted industrial and business clusters and to redevelop underutilized sites for economic development purposes. IEDs preserve properties for the retention, expansion and attraction of existing and new industrial firms in areas of the city with good transportation access, minimal conflict with nearby land uses and proximity to recent market investment. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Increase housing that is affordable to low and moderate income households (Housing Policy 3.3).
- Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges (Housing Policy Implementation Step 3.3.5).
- Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families (Housing Policy 3.4).
- Support the creation of additional supportive housing units for homeless youth, singles and families (Housing Policy Implementation Step 3.4.2).
- Implement and promote additional strategies to reduce homelessness, such as those identified in Heading Home Hennepin (Implementation Step 3.4.5).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the rezoning, conditional use permit, variance and site plan review this development will meet the applicable regulations of the I2 zoning district. The use is subject to specific development standards referenced near the end of this report.

VARIANCE - to increase the number of residents served within the facility from the maximum of 32 to 130

Findings as Required by the Minneapolis Zoning Code for the Variance:

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

Number of residents: Supportive housing facilities are subject to specific development standards. One of these standards limits the number of persons served to 32. The applicant is seeking a variance to increase the number of residents served within the facility from the maximum of 32 to 130.

Up until 1995 supportive housing was not a use that was recognized in the Minneapolis Zoning Code. In 1995 the use “supportive housing” was added to the list of definitions in the code in order to allow a housing program for adults who were considered chronically chemically dependent. The supportive housing amendments were adopted in 1995 as a means of achieving the goal of deinstitutionalization of mentally handicapped persons. In addition to a spacing requirement supportive housing facilities were limited to serving 32 persons in the facility. The limit on the number of persons who could reside in such a facility reflected the city's concern about the undue concentration of disabled populations and the belief that smaller populations of people provided the most benefit for the residents as the scale was less institutional. Thirty-two was the maximum number of people that were allowed to reside in a Community Residential Facility (CRFs) so when the use “supportive housing” was added to the code the maximum capacity of persons was adopted too. However, unlike CRFs, an authorized variance to

increase the maximum number of persons served in a supportive housing facility was provided because of the belief that some supportive housing populations may consist of higher functioning persons for whom the limit would be less beneficial or practical. In 1996, the term “supportive housing” was redefined to include a variety of program types such as board and lodging facilities, emergency housing, shelters for battered persons and some types of transitional housing programs.

The Planning Divisions believes that increasing the number of persons served within the facility to 130 is a reasonable use of the property. The applicant has indicated that the requested number of residents is necessary to support the warehousing/processing component of The Salvation Army ARC which is a principal element of the program.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

Number of residents: The Planning Division believes that increasing the number of persons served within the facility to 130 is a reasonable use of the property. Although the zoning code sets a limitation on the number of persons who can be served in a supportive housing facility at 130 the population of persons living at The Salvation Army ARC are independent adults.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Number of residents: The Planning Division believes that the granting of the variance would be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The Salvation Army ARC provides spiritual, social and emotional assistance to men who have lost the ability to cope with their problems and provide for themselves. Residents within the ARC reside there 24 hours per day and are provided room and board, clothing, meals and most other basic needs. While residing at the ARC residents are required to participate in 40 hours of work therapy and at least 20 hours of classroom, small group and individual instruction and counseling.

There are industrial uses located to the north, east and west sides of the site and there is a public park located to the south side of the site. The housing component will occupy the southern portion of the building once the addition is complete. The south side of the property is adjacent to St. Anthony Parkway, which is part of the Grand Rounds parkway system, and across the street from a public park. The Planning Division recognizes that this proposal is to locate a live-work facility that incorporates warehousing, processing of goods, administrative functions, a chapel and housing all within one facility in an area of the City of Minneapolis that is slated to remain industrial well in to the future.

4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Number of residents: The Planning Division believes that the granting of the variance would likely have little impact on congestion of area streets or fire safety, nor would the proposed variance be detrimental to welfare or public safety.

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 and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- 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. In the case of a corner lot, the principal entrance shall face the front lot line.**
- 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 walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.**
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.**
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.**
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.**
- 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 fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.**

- **Entrances, windows, and active functions:**
 - **Residential uses:**
 - **Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:**
 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**

Minimum window area at the first or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

- **Nonresidential uses:**
 - **Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:**
 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**
 - c. **The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.**
 - d. **First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.**
 - e. **First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.**
 - f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.**
 - g. **In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.**

Minimum window area at the first or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.

- **Ground floor active functions: Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.**
- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.**

PLANNING DEPARTMENT RESPONSE:

- The existing building is setback 113 feet from the front property line along St. Anthony Parkway. The proposed building addition will be constructed between the existing building and the front property line. Once the building addition is complete the building will be setback approximately 50 feet from the front property line. Once the addition is complete the building will be located closer to the front property line, the principal entrance will be connected to the public sidewalk via a walkway and there will be windows located along the front wall of the building that will allow residents and staff to observe the public right-of-way.
- The building walls fronting along both St. Anthony Parkway and Marshall Street Northeast are required to be located within eight feet of the property lines. The existing building is setback 113 feet from the front property line along St. Anthony Parkway and between 325 and 375 feet from the corner side property line along Marshall Street Northeast. The proposed building addition will be constructed between the existing building and the front property line. Once the building addition is complete the building will be setback approximately 50 feet from the front property line. The Planning Division believes that strict adherence to this requirement is impractical given the placement of the existing building on the site. Once the building addition is complete the setback of the building will be more in compliance with this provision.
- The area in between the building and the front property line will be landscaped with plant materials and a rain garden.
- The principal entrance to the building will be oriented towards St. Anthony Parkway.
- The on-site parking associated with this development will be located in a surface parking area either to the west or east side of the building.
- The exterior materials of the existing building include brick, metal and glass. The exterior materials of the building addition include brick, metal and glass similar to the existing building. The sides and rear of the building are similar to and compatible with the front of the building.
- There are no areas of the addition that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- For the residential component of the building at least 20 percent of the first or ground floor of the building that faces a public street, public sidewalk, public pathway, or on-site parking lot are required to be windows. The window requirement pertains to the St. Anthony Parkway, Marshall Street Northeast and east sides of the building. Please note that the minimum window calculation for the first floor of the building is measured between two and ten feet above the adjacent grade. The analysis of the project's compliance with these requirements follows:

- St. Anthony Parkway: the percentage of windows on the first floor of the building addition is 34 percent.
- Marshall Street Northeast: the percentage of windows on the first floor of the building addition is 44 percent.
- East building wall: the percentage of windows on the first floor of the building addition is 44 percent.

The non-residential components of the building are not subject to the window requirements as they are located in the existing portion of the building.

- The new windows in the building and the building addition are vertical in nature and are evenly distributed along the building walls to which they will be added.
- The entire building frontage along St. Anthony Parkway and Marshall Street Northeast contain active functions.
- The principal roof line of the building is flat as will be the roof line of the addition. The industrial buildings in the area have flat roofs.

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 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

PLANNING DEPARTMENT RESPONSE:

- The principal entrance to the building is connected to the public sidewalk along St. Anthony Parkway via a walkway. The walkway that leads to the principal entrance will continue around to the west side of the building. A crosswalk will be painted across the driveway between the walkway and the first row of parking spaces in the main parking area to delineate a clear path from the parking area to the principal entrance of the building.
- No transit shelters are proposed as part of this development.
- The on-site parking associated with this development will be located in a surface parking area either to the west or east side of the building.
- There are no public alleys adjacent to the site.
- There is no maximum impervious surface requirement in the I2 zoning district. According to the materials submitted by the applicant 54 percent of the site will be impervious; a three percent reduction overall.

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, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**

- **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.**
- **Except as otherwise provided, 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 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 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.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **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 530.80, as provided in section 530.220.**

PLANNING DEPARTMENT RESPONSE:

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the entire site is 538,401 square feet. The footprint of the buildings is 170,387 square feet. When you subtract the footprint from the lot size the resulting number is 368,014 square feet. Twenty percent of this number is 73,603 square feet. According to the information that was submitted there is approximately 246,667 square feet of landscaping on the site or approximately 67percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 147 and 736 respectively. The applicant is providing a total of 138 canopy trees and 416 shrubs on the site. In addition, the applicant is proposing to provide a total of 33 evergreen trees, 308 perennials and 1,000 plugs on the site. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow less than the required number of canopy trees and shrubs on the site. The combination of canopy trees and evergreen trees exceeds the minimum amount of canopy trees required and will provide color and seasonal interest year round.

- The zoning code requires that a seven-foot wide landscaped yard be provided along a public street, sidewalk or pathway when adjacent to a parking lot or a loading area. The landscaped yards along both St. Anthony Parkway and Marshall Street Northeast are well in excess of seven feet.
- Screening three feet in height and equal to 60 percent opacity is required around parking lots and loading areas in order to screen them from a public street, sidewalk or pathway. According to the landscaping plan there will be a combination of canopy trees, evergreen trees and shrubs located between the parking lots and the property lines along both St. Anthony Parkway and Marshall Street Northeast. Both of the parking lots will be adequately screened along St. Anthony Parkway but additional shrubs will need to be planted around the Marshall Street Northeast side of the westernmost parking lot in order to be in compliance with this provision. The Planning Division is recommending that the screening requirement be met.
- Not less than one tree shall be provided for each 25 linear feet, or fraction thereof, of parking or loading area lot frontage. The easternmost parking lot has 120 feet of frontage along St. Anthony Parkway which requires that five canopy trees be planted. The westernmost parking lot has 148 feet of frontage along St. Anthony Parkway and 240 feet of frontage along Marshall Street Northeast. These widths require that six canopy trees be planted along St. Anthony Parkway and ten canopy trees be planted along Marshall Street Northeast. These requirements are being met. Please note that there are Xcel Energy overhead transmission lines running along the west side of the property. Per the requirements of Xcel Energy no tree or plant that exceeds a mature growth height of 15 feet is allowed to be planted underneath the overhead lines. The easement area that Xcel Energy has is 120 feet in width and runs along the entire length of the property.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. Six of the parking spaces located in the easternmost parking lot are located more than 50 feet from an on-site deciduous tree. Specifically, the six parking spaces are located adjacent to the building. The Planning Division believes that strict adherence to this requirement is impractical. The parking spaces are existing. Although the applicant is proposing to remove a large amount of impervious surface from the site none is being removed in this area of the site. A number of the parking spaces scattered throughout the westernmost parking lot are located more than 50 feet from an on-site deciduous tree. The Planning Division is recommending that the canopy trees be arranged on the site so all of the parking spaces in the westernmost parking lot are located within 50 feet of a tree. In addition, tree islands in parking lots must have a minimum width of 7 feet in any direction. The proposed tree island in the parking lot measures 17 feet wide by 36 feet long.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, 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 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, 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 on-site parking associated with this development will be located in a surface parking area either to the west or east side of the building. Runoff from the parking lot located on the west side of the site will drain into the green space area on the east side of the site. Runoff from the parking and loading area on the east side of the site will drain to the existing catch basins.
- There are no important elements of the city that will be obstructed by the proposed building addition.
- The building addition should have no shadowing impacts on the adjacent properties.
- The building addition should have no wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as there are walkways that direct people to the building entrances, there is series of internal walkways that connect all of the entrances to one another, there are large windows, balconies and patios on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there are lights located near all of the pedestrian entrances and throughout the site.
- This site is neither historically designated nor located in a historic district.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE:

- **Use:** The supportive housing component of the development requires a conditional use permit in the I2 zoning district with the ILOD. The other uses within the development (warehousing/processing, offices and a chapel) are permitted uses in the I2 zoning district.

- **Off-Street Parking and Loading:**

Minimum automobile parking requirement: The minimum parking requirement for the development is 90 spaces; 28 for the warehousing component, 33 for the housing component, 25 for the place of assembly component and four for the office component. The applicant is proposing to provide a total of 124 parking spaces on the site.

Maximum automobile parking requirement: The maximum parking requirement for the development is 314 spaces; 55 for the warehousing component, 130 for the housing component, 99

for the place of assembly component and 30 for the office component. The applicant is proposing to provide a total of 124 parking spaces on the site.

Bicycle Parking: The bicycle parking requirement for the development is 11 spaces; eight for the housing component and three for the office component. Not less than 90 percent of the required bicycle parking requirement for the housing component shall meet the standards for long-term bicycle parking and not less than 50 percent of the required bicycle parking requirement for the office component shall meet the standards for long-term bicycle parking.

Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units.

In total, nine of the 11 bicycle parking spaces need to be enclosed. The applicant has indicated that there will be a bicycle parking area near the principal entrance of the building and a designated bicycle parking area within the building too. The Planning Division is recommending that the short-term bicycle parking area near the principal entrance accommodate a minimum of two bicycles and the long-term bicycle parking area within the building accommodate a minimum of nine bicycles.

Loading: The loading requirement for the development is four large loading spaces. There are a total of seven large loading spaces on the site.

- **Maximum Floor Area:** The maximum FAR in the I2 zoning district is 2.7. The lot in question is 538,401 square feet in area. The applicant proposes a total of 170,387 square feet of gross floor area, an FAR of .32.
- **Building Height:** Building height in the I2 zoning district is limited to four stories or 56 feet. The existing building is one floor but equivalent to two stories or approximately 27 feet high. The proposed building addition will be one story or approximately 18 feet high.
- **Minimum Lot Area:** The minimum lot area per rooming unit in the I2 zoning district with the ILOD is 750 square feet. With 24 rooming units on a lot of 538,401 square feet, the applicant proposes 22,433 square feet of lot area per rooming unit.
- **Dwelling Units per Acre:** The site is 12.36 acres in size. There are .51 rooming units per acre proposed on the site.
- **Yard Requirements:** There are no setback requirements for this development.
- **Specific Development Standards:** Supportive housing facilities are subject to specific development standards:

Supportive housing

- Supportive housing shall be located at least one-fourth (1/4) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
- Community correctional facility.
 - Community residential facility.
 - Inebriate housing.
 - Motel.
 - Overnight shelter.
- The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
- On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Signs: Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the I2 zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 20 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 80 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. The applicant is proposing to have a 70 square foot, seven foot high freestanding sign located near the westernmost driveway along St. Anthony Parkway.

- **Refuse storage:** There will be a trash and recycling storage area provided in the building.
- **Lighting:** A lighting plan showing footcandles was submitted as part of the application materials. The plans meet the requirements of Chapter 535, Regulations of General Applicability.

MINNEAPOLIS PLAN:

The property is located on the northeast corner of St. Anthony Parkway and Marshall Street Northeast. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Industrial. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Ensure appropriate transitions between uses with different size, scale and intensity (Land Use Policy 1.2).
- Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit (Land Use Policy 1.3).

- Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks (Urban Design Policy Implementation Step 10.6.1).
- Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces (Urban Design Policy Implementation Step 10.6.4).
- Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level (Urban Design Policy Implementation Step 10.6.5).
- Integrate transit facilities and bicycle parking amenities into the site design (Urban Design Policy Implementation Step 10.6.6).
- Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems (Urban Design Policy 10.17).

The Planning Division believes the proposed development is in conformance with the policies of *The Minneapolis Plan for Sustainable Growth*.

ALTERNATIVE COMPLIANCE:

- **The Planning Commission or zoning administrator may approve alternatives to any 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, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, 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 zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site.** The tree and shrub requirement for this site is 147 and 736 respectively. The applicant is providing a total of 138 canopy trees and 416 shrubs on the site. In addition, the applicant is proposing to provide a total of 33 evergreen trees, 308 perennials and 1,000 plugs on the site. The Planning Division is recommending that the City Planning Commission grant alternative compliance to allow less than the required number of canopy trees and shrubs on the site. The combination of canopy trees and evergreen trees exceeds the minimum amount of canopy trees required and will provide color and seasonal interest year round.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Rezoning:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and the Minneapolis City Council adopt the above findings and **approve** the rezoning to add the Industrial Living Overlay District (ILOD) to the property located at 63 St. Anthony Parkway.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit for a supportive housing facility located at 63 St. Anthony Parkway subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
2. There shall be no more than 130 residents.
3. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance to increase the number of residents served within the facility from the maximum of 32 to 130 located at 63 St. Anthony Parkway.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for an approximate 19,000 square foot addition to the existing building located at 63 St. Anthony Parkway subject to the following conditions:

Department of Community Planning and Economic Development – Planning Division
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1. Additional shrubs shall be planted around the perimeter of the westernmost parking lot so it is screened in accordance with Section 530.170 of the zoning code.
2. The canopy trees shall be arranged on the site so all of the parking spaces, located on the west side of the site, are located within 50 feet of a tree in accordance with Section 530.170 of the zoning code.
2. The short-term bicycle parking area near the principal entrance shall accommodate a minimum of two bicycles and the long-term bicycle parking area within the building shall accommodate a minimum of nine bicycles.
3. Approval of the final site, elevation, landscaping and lighting plans by the Department of Community Planning and Economic Development – Planning Division.
4. All site improvements shall be completed by November 4, 2012, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Attachments:

1. Preliminary Development Review report from August 31, 2011
2. Statement of proposed use and description of the project
3. Overview of the Salvation Army Adult Rehabilitation Center
4. Rezoning, Conditional use permit and variance findings
5. August 4, 2011, emails to Council Member Reich and the Columbia Park Neighborhood Association
6. Letter from surrounding property owners
7. Zoning Map
8. Civil drawings, site plan and landscaping plan
9. Photographs of the site and the surrounding area