

**Department of Community Planning and Economic Development - Planning Division**  
Site Plan Review and Preliminary Plat  
BZZ-4060 and PL-229

**Date:** June 16, 2008

**Applicant:** Standard Plymouth LLC

**Address of Property:** 1300, 1316 and 1328 2<sup>nd</sup> Street North and 109 14<sup>th</sup> Avenue North

**Project Name:** 2<sup>nd</sup> and Plymouth

**Contact Person and Phone:** Jeff Ellerd, Lupe Development Partners (612) 436-3202

**Planning Staff and Phone:** Kimberly Holien (612) 673-2402

**Date Application Deemed Complete:** May 20, 2008

**End of 60 Day Decision Period:** July 19, 2008

**Ward: 5     Neighborhood Organization:** Northside Residence Redevelopment Council (Near-North)

**Existing Zoning:** I2 Medium Industrial District and MR Mississippi River Overlay District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 13

**Legal Description:** Not applicable for this application.

**Proposed Use:** 32,568 square foot industrial building

**Concurrent Review:**

**Site Plan Review:** For 32,568 square foot industrial building.

**Preliminary Plat:** To plat four existing parcels as Lot 1, Block 1 of the Standard Plymouth Plat.

**Applicable zoning code provisions:** Chapter 530, Site Plan Review; and Chapter 598 Land Subdivisions.

**Background:** The site consists of four parcels located in the North Washington Industrial Park, three of which are currently owned by the City of Minneapolis through CPED. The City has a purchase agreement with the applicant, and is tentatively scheduled to close on the sale by July 31, 2008. As part of the application, the four existing parcels are proposed to be platted as one lot.

The applicant is proposing a 32,568 square foot industrial building that will be two floors, three stories in height on a 1.89 acre site. The building is proposed to house a contractor's office with warehousing for Standard Heating and Air Conditioning, a permitted use in the I2 District. While the proposed use is

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permitted, site plan review is required for any new principal, non-residential building.

The applicant has submitted correspondence from the Northside Residents Redevelopment Council, Inc. (NRRC) in support of the project. As of the writing of this report, staff has not received any correspondence from the neighborhood groups, but will forward comments, if any, at the Planning Commission meeting.

**SITE PLAN REVIEW**

**Findings as required by the Minneapolis Zoning Code for the site plan review:**

- 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 and windows:
  - 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

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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.
- **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.

Minimum window area shall be measured as indicated in section 530.20 of the zoning code.

- 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. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

### *Conformance with above requirements:*

The building is located in the southwest corner of the site, fronting along 2<sup>nd</sup> Street North and Plymouth Avenue North. Along 2<sup>nd</sup> Street N, the building is setback eight feet from the property line, with landscaping between the building and the public sidewalk. Along Plymouth Avenue N, the building is setback eight feet from the property line, with portions of the building stepped back to ten feet from the property line with landscaping between the building and public sidewalk. The principal entrance for the building faces Plymouth Avenue N with secondary entrances on the east and west sides of the building. The parking and loading areas are located to the north and east of the building.

The building is proposed to be constructed of durable materials, including precast aggregate and concrete panels, metal and glass. Visual interest is added through the use of a brick veneer on the first floor, metal canopies, recesses and projections, and a contrasting but complimentary color pattern. The rear and side walls will be compatible with the front of the building.

The applicant is requesting alternative compliance for the requirement prohibiting blank, uninterrupted walls that do not include windows, entries, recesses, or projections, or other architectural elements in excess of 25 feet. Specifically, alternative compliance is requested for the west (2<sup>nd</sup> Street North) and north (14<sup>th</sup> Avenue N) elevations. For the north elevation, staff recommends that the accent color bands and window pattern on the 2<sup>nd</sup> Street elevation be continued onto this facade to mitigate the impact of

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the blank wall, as this elevation will be visible from both 14<sup>th</sup> Avenue and 2<sup>nd</sup> Street. Additionally, staff recommends that trees be continued to the north side of the building, providing a buffer between the blank wall and the parking area.

The applicant is also requesting alternative compliance for the window requirements of the site plan chapter; 30 percent on the first floors facing the street and 10 percent on the second floors facing the street. The 2<sup>nd</sup> Street North façade (west elevation) provides 17 percent windows on the first floor and 41 percent on the second floor. Windows on the first floor are not evenly distributed. As such, alternative compliance is requested. No windows are provided on the façade facing 14<sup>th</sup> Avenue North. As stated above, staff recommends that the applicant continue the window pattern from the west elevation onto this façade. This arrangement would still require alternative compliance for the first floor. Staff recommends alternative compliance, with recommended modifications stated above. The North Side Jobs Park has reviewed the elevations and found them to be in compliance with the Jobs Park Design Guidelines. The façade facing Plymouth Avenue North (south elevation) has 48 percent windows on the first floor and 59 percent windows on the second floor, in compliance with this section of the Zoning Ordinance. First floor or ground floor windows shall be required to have clear or lightly tinted glass and 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.

Industrial buildings may provide less than 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. The east elevation, which contains 5 percent windows overall, falls under this exception.

The structure has a flat roof similar to other structures in the area.

No parking garages are proposed for the site.

### **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.**

### ***Conformance with above requirements:***

The entrances to the buildings open onto the parking area at the rear of the building and to the the public sidewalks on 2<sup>nd</sup> Street North and Plymouth Avenue North. The entrances are connected to the public sidewalk by walkways that are a minimum of five feet in width. Staff recommends that the applicant also provide a pedestrian connection from the north parking lot to the sidewalk along 2<sup>nd</sup> Street N.

There are no transit shelters or alleys on the site and there are no adjacent residential properties.

Public Works and the Fire Department have reviewed the site plan for access and circulation and find

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them acceptable with the changes to grade as outlined in the PDR report (please see attached report).

The site has been designed to minimize impervious surfaces and all areas that are not covered by buildings, pedestrian access, and paved areas necessary for parking, loading, and the associated maneuvering are pervious surfaces used for landscaping and stormwater management.

As referenced in the PDR report, Public Works has recommended that 14<sup>th</sup> Avenue North be constructed by others at a future date, and not by the City as shown. The proposed access off the center of 14<sup>th</sup> Avenue North would be allowed from the existing unimproved street. The applicant is proposing to construct a second access off the proposed cul-de-sac at the end of 14<sup>th</sup> Avenue. Therefore, this would be a future access.

The applicant has since requested that 14<sup>th</sup> Avenue North be constructed at this time as shown. Public Works has stated that, if the cul-de-sac is to be constructed, the applicant shall be required to submit a revised alignment that shows the cul-de-sac on the applicant's property only. In order to construct the cul-de-sac as shown, the construction must be done as a City project. Reconfiguring the cul-de-sac to be located on the applicant's property only is not expected to have a significant impact on the proposed site plan. The applicant has also inquired about vacating 14<sup>th</sup> Avenue N and constructing a private drive to access the site. This arrangement may have a more significant impact on the site plan. The street alignment must be finalized as part of any final plat.

**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**

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530.220.

***Conformance with above requirements:***

The lot area is 81,407 square feet (post plat) and the footprint of the building is approximately 22,928 square feet. Therefore, the net lot area is 58,479 square feet, of which 20 percent (11,676 square feet) is required to be landscaped. The site requires 24 overstory trees and 117 shrubs to satisfy the minimum planting requirement.

The applicant is proposing a total landscaped area of 9,990 square feet (17 percent of the unoccupied area) with 13 deciduous overstory trees, 237 shrubs and nine ornamental trees. Alternative compliance is requested to allow a deviation from the minimum landscape area requirement and the minimum overstory tree requirement. The majority of the overstory tree plantings are proposed along the perimeter of the site. Staff recommends alternative compliance related to the number of required overstory trees only. Existing power lines are located on the west side of the site, along 2<sup>nd</sup> Street North. The applicant has proposed Common Serviceberry ornamental trees in this location in lieu of overstory trees, to avoid interfering with the power lines at maturity.

In addition to the minimum planting requirements, the site plan is required to show all parking stalls within 50 feet of a deciduous tree. Several parking stalls in the northwest corner of the site are further than 50 feet from a tree. The site plan shall be amended to have all parking spaces within 50 feet of a deciduous tree. Staff recommends that the applicant install a landscaped island containing at least one overstory tree in lieu of the striping on the east side of the parking area in the northwest corner of the site. Staff also recommends that the size of the island on the west side of these parking stalls be increased to allow for the installation of an overstory tree. Said islands shall be a minimum of seven feet in width.

A landscaped yard at least seven feet wide with plantings at least three feet in height and 60 percent opaque is required between the parking lot and 14<sup>th</sup> Avenue N. No such landscaped yard is illustrated on the site plan, and the applicant has requested alternative compliance.

A six-foot landscaped boulevard and six-foot sidewalk shall be provided along 2nd Street North, per the PDR recommendation. With the relocation of the nine ornamental trees, additional shrub plantings shall be required adjacent to the building wall to deter graffiti.

**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

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- 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.

### *Conformance with above requirements:*

Curbing is shown around the surface parking area except for around the retention area in the middle of the parking lot to facilitate drainage.

The buildings do not block of important views of the city, shadow public spaces or adjacent properties, and will not significantly generate wind currents at ground level.

The plan meets the CPTED guidelines. The site is well lit and designed with opportunities for people to observe adjacent spaces and public sidewalks. Landscaping, sidewalks and building features are designed to clearly direct pedestrian movements.

There are no historic structures on the site. However, there is an old retaining wall along the railroad bridge crossing Plymouth Avenue that is of unique character. Staff recommends that the applicant make an effort to preserve this wall. The applicant is removing the Midwest Steel building on the north side of the property as part of the project. Staff performed an analysis of said building and determined it was not historically significant.

### **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:** The proposed use is a permitted use in the I2 Medium Industrial District.

**Off-Street Parking and Loading:** The zoning code requires one parking space for each 300 square feet of gross floor area in excess of 4,000 square feet for the office use and one space for each 1,000 square feet up to 20,000 square feet and one space per 2,000 square feet in excess of 20,000 for the light industrial space. At 9,761 square feet of office/showroom space and 21,994 square feet of light industrial space, this use is required to provide 40 parking spaces. A total of 58 parking stalls are provided. Three handicapped accessible spaces are required and three are provided. One large and one small loading space are required and two are provided.

The applicant has indicated that parking stalls in excess of the minimum requirement are necessary to accommodate approximately 40 service vans that leave the site during the day and return in the evening.

**Maximum Floor Area:** The maximum FAR in the I2 District is 2.7. The subject site is 81,407 square feet in area (post-plat). The applicant is proposing 32,568 square feet of gross floor area on the lot. However, the first floor is 15 feet in height, and is therefore counted twice. Therefore, the total square footage is 55,496, equal to an FAR of 0.68.

**Building Height:** Building height in the I2 District is limited to 4 stories or 56 feet, whichever is less. The proposed buildings are two floors, three stories, within the parameters allowed.

**Minimum Lot Area:** There is no minimum lot size for this use in the I2 District.

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**Dwelling Units per Acre:** There are no residential units proposed.

**Yard Requirements:** No setbacks are required for this use in the I2 District.

**Specific Development Standards:** No specific development standards are applicable for this use.

**Hours of Open to the Public:** In the I2 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m. and Friday and Saturday from 6:00 a.m. to 11:00 p.m. The proposed use will comply with the required hours open to the public.

**Signs:** Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. A freestanding monument sign 24.5 square feet in area and five feet in height is proposed at the corner of 2<sup>nd</sup> Street North and Plymouth Avenue. The sign will be situated at a 45-degree angle, six feet from the building corner. In addition, wall signage is proposed on the Plymouth Avenue (south) and 2<sup>nd</sup> Street (west) elevations. The site is eligible for one square foot of signage for each one foot of primary building wall. The 2<sup>nd</sup> Street elevation has 198 feet of primary building wall. However, the maximum sign area for industrial uses is 180 square feet. Therefore, a sign up to 180 square feet is permitted on this wall. A wall sign approximately 140 square feet in area is proposed.

On the Plymouth Avenue elevation, an identical 40 square foot sign is proposed. A sign up to 139 square feet is permitted on this elevation. Therefore, the proposed signage is within the parameter allowed.

**Refuse storage:** Section 535.80. Refuse storage containers are required to be enclosed on all four (4) sides by screening compatible with the principal structure, not less than two (2) feet higher than the refuse container, or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse containers are screened from the street as required by code. No residential uses are adjacent to the site.

**Lighting:** A photometric plan has been submitted, illustrating a maximum reading of 2.0 footcandles at the property lines. The lighting will comply with Chapters 535 and 541 including the following standards:

535.590. Lighting. (a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance. (b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) No exterior light source located on a nonresidential property shall be visible from any

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permitted or conditional residential use.

(3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.

(4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.

(5) Lighting shall not create a hazard for vehicular or pedestrian traffic.

(6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

**MINNEAPOLIS PLAN:**

Map 1.2.1, of the *Minneapolis Plan* identifies the North Washington Jobs Park as an Industrial Park area. The plan states that “Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to business willing to invest in high job density, low impact light industrial activity.” The proposed use is in conformance with the *Minneapolis Plan*.

**SMALL AREA PLANS ADOPTED BY COUNCIL:**

This site is part of the North Washington Jobs Park. The City Council approved the *Northside Jobs Park Design Guidelines and Development Framework* on March 28, 1997, as a plan for development in the Jobs Park. This project has been reviewed by the Jobs Park Committee for compliance with the design guidelines, and the Jobs Park recommended approval of the design. It should be noted that the North Side Jobs Park Design guidelines call for an 8-foot sidewalk with interior landscaping along 2<sup>nd</sup> Street North. This guideline is in direct conflict with the PDR recommendation for a 6-foot boulevard and 6-foot sidewalk. However, staff recommends that the applicant proceed with the PDR recommendation and provide a 6-foot landscaped boulevard followed by a 6-foot sidewalk.

This site is in the MR Mississippi River Critical Area Overlay District. *The Mississippi River Critical Area Plan* was approved by the City Council on June 16, 2006. The plan states that “the City will follow the land use guidelines of *The Minneapolis Plan* except where modified by small area plans...” *The Minneapolis Plan* shows this area as an industrial park.

The *Industrial Land Use* study was adopted by the City Council on November 3, 2006, and shows this site as part of an Employment District which are areas designated for continued industrial use.

**Alternative Compliance. The Planning Commission 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,**

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**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.**

Staff recommends granting alternative compliance for the west and north walls of the building to have façades with blank walls greater than 25 feet in length, on the condition that the accent color bands and the window pattern on the west façade be continued onto the north façade. Staff also recommends that the applicant provide shrub plantings along west facade for graffiti prevention, and ornamental or overstory trees between the north building wall and the parking area.

Staff recommends granting alternative compliance to allow less than 30 percent windows on the first floor of the north (14<sup>th</sup> Avenue N) and west (2<sup>nd</sup> Street N) facades. This area of the building will be used as warehousing, and the absence of windows may be offset by providing additional landscaping as indicated above.

Staff does not recommend granting alternative compliance for the items listed in the landscaping section of the report as not meeting site plan review requirements, with the exception of the overstory tree requirement. Parking stalls and drive aisles all exceed the minimum dimensional requirements, and may be slightly modified to achieve the 20 percent minimum landscaped area and required landscaped yard between the parking lot and 14<sup>th</sup> Avenue N. Said modification may also allow room for additional islands, ensuring that all parking stalls are within 50 feet of an overstory tree.

Staff does recommend granting alternative compliance to allow ornamental trees to substitute for a portion of the required overstory trees for those proposed under the power lines along 2<sup>nd</sup> Street North. However, a minimum of 24 trees shall be required.

**PRELIMINARY PLAT**

**Required Findings:**

- 1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The plat meets the design requirements of the zoning code and the land subdivision regulations with the exception of the requirement that sidewalks be provided within the dedicated non-pavement right-of-way of streets. No sidewalk is proposed for the portion of the lot that fronts on 14<sup>th</sup> Avenue N, requiring a variance from the subdivision regulations. However, this is a cul-de-sac street and therefore staff believes the proposed arrangement is appropriate.

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The subdivision is in conformance with the comprehensive plan (please see finding number 5 under the site plan review section of this report).

- 2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The plat will combine four existing parcels into one lot. All of the existing parcels are zoned I2, and the proposed use is a permitted use in the I2 District. Therefore, the proposed subdivision is not expected to be injurious or detrimental to surrounding land uses.

- 3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.**

The site is flat and does not present the above hazards. A drainage and erosion control plan will be approved by Public Works prior to the issuance of any building permits.

- 4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

Public Works and the Fire Department have reviewed the site for access and circulation and they find the design acceptable for these items. However, as noted above, the applicant is requesting that 14<sup>th</sup> Avenue be constructed as shown or vacated, which conflicts with the PDR recommendation that 14<sup>th</sup> Avenue be constructed by others in the future. If this discrepancy results in any changes to the alignment of 14<sup>th</sup> Avenue, the alignment must be finalized prior to final plat approval. Also as noted in the PDR report, truck turning movements associated with the dumpster area have been requested.

- 5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.**

Utilities are existing and adequate.

**RECOMMENDATIONS:**

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for a

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32,568 square foot industrial building for property located at 1300, 1316 and 1328 2<sup>nd</sup> Street North and 109 14<sup>th</sup> Avenue North, subject to the following conditions:

- 1) CPED planning staff review and approval of the final site plan, lighting plan, landscaping plan, and signage plan before permits may be issued.
- 2) All site improvements shall be completed by June 16, 2009 (unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.
- 3) Continuation of the accent color bands and window pattern to the north elevation (facing 14<sup>th</sup> Avenue) and the installation of ornamental or overstory trees between the building and the parking lot shall be required to mitigate the impact of the blank façades greater than 25 feet in length.
- 4) Islands a minimum of seven feet in width and containing at least one overstory tree shall be required in the on either side of the center row of parking in the northwest corner of the site, as required by Section 530.170 of the zoning code.
- 5) All parking spaces shall be within 50 feet of an on-site deciduous tree as required by Section 530.170 of the zoning code.
- 6) The landscaping plan shall have a minimum of 24 trees through a combination of overstory and ornamental trees.
- 7) A six-foot landscaped boulevard and six-foot sidewalk shall be provided along 2<sup>nd</sup> Street North. With the relocation of the overstory trees, additional shrub plantings shall be required adjacent to the building to deter graffiti.
- 8) A landscaped yard at least seven feet wide with plantings at least three feet in height and 60 percent opaque shall be provided between the parking lot and 14<sup>th</sup> Avenue N.
- 9) The applicant shall provide a pedestrian connection from the north parking lot to the sidewalk along 2<sup>nd</sup> Street North.
- 10) The retaining wall along Plymouth adjacent to the railroad bridge running parallel to the public sidewalk shall be preserved if possible and protected from construction activity.

### **Recommendation of the Community Planning and Economic Development Department - Planning Division for the preliminary plat:**

The CPED Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the preliminary plat subdivision application and variance from the sidewalk requirement along 14<sup>th</sup> Avenue N for property located at 1300, 1316 and 1328 2<sup>nd</sup> Street North and 109 14<sup>th</sup> Avenue North subject to the following condition:

- 1) The alignment of 14<sup>th</sup> Avenue North shall be finalized prior to any final plat submittal.

**CPED Planning Division Report**  
BZZ-4060 and PL-229

**Attachments:**

1. PDR Report.
2. Statement from applicant.
3. Zoning map.
4. Site plans and elevations.
5. Photos.