

**Department of Community Planning and Economic Development – Planning  
Division**

Conditional Use Permit and Site Plan Review  
BZZ-3518

**Date:** May 7, 2007

**Applicant:** Target Corporation, Attn: Molly McKee, 1000 Nicollet Mall, Minneapolis,  
MN 55403, (612)761-2528

**Addresses of Property:** 1600 New Brighton Boulevard

**Project Name:** Target Building Expansion – The Quarry

**Contact Person and Phone:** Westwood Professional Services, Attn: Chris Carda, 7699  
Anagram Drive, Eden Prairie, MN 55344-7310,  
(952)906-7459

**Planning Staff and Phone:** Becca Farrar, (612)673-3594

**Date Application Deemed Complete:** April 5, 2007

**End of 60-Day Decision Period:** June 4, 2007

**End of 120-Day Decision Period:** Not applicable for this application

**Ward: 1 Neighborhood Organization:** Northeast Park Neighborhood Association  
and Window Park Citizens in Action

**Existing Zoning:** C3S (Community Shopping Center) District

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

**Zoning Plate Number:** 10

**Lot area:** 437,098 square feet or approximately 10 acres

**Legal Description:** See attachment.

**Proposed Use:** Amend a planned commercial development for an expansion of the  
existing Target store as well as parking lot improvements.

**Concurrent Review:**

- Amend the Conditional Use Permit for a Planned Unit Development.

- Site Plan review for a 4,525 square foot building addition to the front elevation (south) of the existing Target Store in the Quarry Shopping Center as well as parking lot improvements on site.

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits & Chapter 530 Site Plan Review.

**Background:** The applicant proposes to construct an approximate 4,525 square foot building expansion to the existing 128,500 square foot Target store located in the Quarry Shopping Center at the southwest corner of New Brighton Boulevard and Stinson Boulevard NE, as well as construct associated site improvements. The Quarry was approved as a Planned Unit Development in 1996 and the proposed alterations require that the Conditional Use Permit for a Planned Unit Development be amended. Site plan is also required for the proposed addition.

The entire planned commercial development consists of a total of 41.1 acres. The subject portion proposed for the expansion is an approximate 10 acre site on the east side of the site. Recent modifications to the larger planned commercial development transpired in 2005. The Home Depot located on the west side of development received approval to expand the Garden Center area to accommodate new staging and storage areas (BZZ-2223) and an expansion of the shopping center was approved to allow for the construction of the Famous Footwear store located due east of Rainbow Foods (BZZ-2374). The Target store was initially expanded in 2000, as a 6,500 square foot addition was made to the store.

The expansion to the existing Target store would be limited to the south elevation or the front of the building. The expanded building areas as proposed would receive surface treatments to maintain the color, texture and features of the exterior of the existing building. No improvements are proposed along the north, east or west building elevations. Additional site improvements would include the reconstruction of the front access drive and sidewalk area as well as incorporation of a bay of accessible parking located adjacent to the front entrance. Stop signs and concrete surfacing are proposed adjacent to the entry to emphasize the pedestrian crossing. The proposed site improvements would result in an increase in the amount of landscaping on-site and a reduction in the overall number of surface parking spaces.

Staff has not received official correspondence from the Northeast Park Neighborhood Association, Window Park Citizens in Action or any neighborhood letters prior to the printing of this report.

**CONDITIONAL USE PERMIT** – Amend the Conditional Use Permit for a planned commercial development

**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 the establishment, maintenance, or operation of the proposed conditional use:

**1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The planned commercial development known as the Quarry Shopping Center is existing. The Planning Division does not believe that an approximate 4,525 square foot expansion to the existing Target store located within the planned commercial development would be detrimental to or endanger the public health, safety or general welfare. The expansion will improve the subject site by updating the exterior of the existing building as well as providing additional landscaping and other site improvements within the parking area on site.

**2. 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 allowing a building expansion within an existing planned commercial development would be injurious to the use and enjoyment of surrounding property nor would it impede the normal development of the surrounding area. The proposal will improve the exterior appearance of the existing Target store as well as improve the appearance of the overall site by incorporating additional landscaping and parking lot improvements that are close to meeting the Chapter 530 standards.

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

The applicant will continue to work closely with the Public Works Department and with 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.

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

Staff believes that adequate measures have been provided to minimize traffic congestion in the public streets. The expansion will not result in a substantive impact on existing traffic and congestion. When The Quarry Shopping Center was constructed in 1997, the development included 718 more parking stalls than the Zoning Code required as a total of 2,056 parking stalls were constructed. The proposed modifications to the subject site

would result in a reduction of the off-street parking specifically designated for the Target Store from 627 parking spaces to 546 parking spaces, or a total of 81 spaces would be removed from the site. There is currently 1 bicycle rack located on site and the applicant proposes to install 1 additional bicycle rack.

**5. Is consistent with the applicable policies of the comprehensive plan.**

According to the *Minneapolis Plan*, the subject parcel is designated as retail and commercial and is an Auto-oriented Shopping Center. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

4.4 Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

Implementation Steps:

- Plan, implement and monitor projects and programs that encourage and support the city's neighborhood commercial areas.
- Encourage the economic vitality of the city's commercial districts while maintaining compatibility with the surrounding areas.

4.6 Minneapolis will support a limited number of Auto-Oriented Shopping Centers, while promoting their compatibility with the surrounding area and their accessibility to bus, bicycle and foot traffic.

Implementation Steps:

- Encourage high quality design that includes ample public green or open space.
- Require adequate buffers between auto-oriented districts and other uses which would otherwise be negatively impacted.

The proposal is in conformance with the above noted principles, policies and implementation steps of the comprehensive plan.

**6. And, does in all other respects conform to the applicable regulations of the district in which it is located.**

With the approval of the conditional use permit and site plan review this development would meet the requirements of the C3S zoning district.

**Additional Findings Required for a Planned Unit Development**

- (1) That the planned unit development complies with all of the requirements and the intent and purpose of this chapter. In making such determination, the following shall be given primary consideration:**

*a. The character of the uses in the proposed planned unit development, including in the case of a planned residential development the variety of housing types and their relationship to other site elements and to surrounding development.*

The character of the uses in the existing planned commercial development are retail/commercial in nature and compatible with the surrounding area. The proposed expansion of the Target store located within the planned commercial development would continue to be consistent with the character of the uses and compatible with the surrounding area.

*b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provision of vehicle access, parking and loading areas, pedestrian access and availability of transit alternatives.*

Staff would not expect that a 4,525 square foot addition to an existing development would significantly impact traffic on site. The existing planned commercial development has an approved TDM which analyzed the traffic generation characteristics of the proposed development in relation to street capacity, vehicular access, parking and loading areas, pedestrian access as well as the availability of transit alternatives. Further, the proposed project has been through the Preliminary Development Review (PDR) process and no concerns regarding traffic were brought up or discussed.

*c. The site amenities of the proposed planned unit development, including the location and functions of open space and the preservation or restoration of the natural environment and historic features.*

Staff would argue that the modifications to the subject site, including parking lot improvements and landscaping would be an added amenity to the existing planned commercial development. Further, Public Works is requiring stormwater management on site which could also be considered an amenity.

*d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development and protection of views and corridors.*

The appearance and compatibility of individual buildings and parking areas located within the existing planned commercial development are compatible with other site elements and to surrounding development, including building scale and massing, microclimate effects of the development and protection of views and corridors. The proposed 4,525 square foot building addition to the front façade of the existing Target Store and all other site improvements would be expected to be compatible as well.

*e. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.*

The development would need to continue to comply with all applicable city regulations. As previously mentioned, Public Works is requiring stormwater management on site.

**(2) That the planned unit development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.**

The development has already received approval for a preliminary and final plat. The planned commercial development complies with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

**SITE PLAN REVIEW**

**Required Findings for 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 FAÇADE:**

- 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 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 531.20 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.**

The proposal is to add an approximate 4,525 square foot addition to the existing front (south) elevation of the Target store located within the Quarry Shopping Center. The new principal entrance would lead to a new pedestrian walkway/sidewalk in order to maintain pedestrian access and circulation and is located adjacent to the parking areas on site. The building additions improve the appearance of the front elevation of the structure and attempt to maximize natural surveillance. The existing building is not located within eight feet of the front property line and the proposed addition will not result in the building being located within eight feet of the front property line as a large surface parking lot is located between the building and the front lot line. Alternative compliance would not be necessary as the development is located in the C3S district and is not subject to the 8-foot requirement.

The proposed design of the addition to the front (south) elevation would incorporate windows at the first floor. At least 30% of the first floor façade that faces a public street or sidewalk shall be windows. The proposed additions do not result in the elevation meeting this requirement; however, as proposed the structure is becoming more conforming along the south elevation as approximately 12% are provided along that frontage. Alternative compliance would be necessary. Staff believes that due to the nature of the proposed additions, it wouldn't be practical to require that the elevation meet the full 30% requirement. However, Staff does believe that the elevation should minimally meet a window requirement of 20% by either adding additional windows or expanding the proposed window areas in a more vertical fashion and will recommend that the Planning Commission require it as well. Further, all ground level windows must be transparent (non-reflective). Some of the windows are vertical in proportion and there are others that are not and the windows are also not distributed in a more or less even manner. Alternative compliance would be necessary. Staff believes that it would be reasonable to grant alternative compliance as it relates to distribution and orientation of windows. There are blank, uninterrupted walls greater than 25 feet in width along the south elevation that do not include windows, entries, recesses or projections, or other architectural elements. The other elevations of the building are existing and will not be evaluated utilizing that criteria. Staff believes that it would be practical to require alterations to the elevation and would recommend that the Planning Commission require that the project be in compliance with this standard.

The exterior materials would be compatible on all sides of the building. The applicant is proposing that the exterior of the new front facade be composed of varying split-faced block with metal elements to match into the other 3 sides of the existing structure. The expanded building areas as proposed would receive surface treatments to maintain the color, texture and features of the exterior of the existing building.

The proposed building form and the pitch of the roof line is compatible with the area. The proposed roof line would be flat, and a single-story building would be compatible with other structures in the area.

All parking for the development is being provided in an existing 546 surface parking lot. The proposal includes significantly more parking than what is required in Chapter 541.

**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.**

The principal entrance to the structure would be modified as a result of the proposed building additions and would be located directly adjacent to the sidewalk/pedestrian walkway. The parking facilities for the Target store and all other retailers located within the planned commercial development are located in expansive surface parking lots across the entire site. The site is accessed either via New Brighton Boulevard on the east side of the site or via Johnson Street NE on the west side of the site.

The site is not immediately adjacent to a transit stop however it is in relative close proximity to several bus lines.

The existing development has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses. The proposed addition should not have any substantive impacts.

There would unlikely be significant traffic impacts on the adjacent residential properties as a result of the proposed 4,525 square foot addition. The surrounding property is a mix of commercial and residential uses, and the proposed addition to the front elevation of the existing Target store would not be expected to have significant impacts on the adjacent uses.

There is no public alley adjacent to the site.

Overall the site has not been designed to minimize the use of impervious surfaces through landscaping as there is an excessive number of surface parking spaces. The proposed parking lot improvements would result in a decrease in the impervious surfaces located on the Target site. The landscaped area just on the Target site would increase from the existing 34,963 square feet to 39,386 square feet and would result in a reduction of 81 surface parking stalls.

## **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.**

The proposal does not meet the 20% landscape requirement. The total site area is 437,098 square feet or 10 acres and the proposed building footprint in combination with the existing footprint on the site would be 133,025 square feet. A total of 60,815 square feet of landscaping would be necessary to meet the 20% requirement. In its current configuration there is approximately 34,963 square feet of landscaping on the site and the applicant is proposing to provide an additional 4,423 square feet or a total of 39,386 square feet of landscaping or approximately 13% of the site not occupied by buildings. Alternative compliance is necessary. The zoning code requires that there be at least 122 trees and 608 shrubs. Currently on the site there are 75 trees and 650 shrubs. The applicant is proposing to provide an additional 25 trees and 300 shrubs for a total (both proposed and existing) of 100 trees and 950 shrubs. The proposal is not meeting the minimum landscape quantity requirements for on-site trees. Alternative compliance would be necessary for both the overall landscaping requirement and for the quantity requirement for trees.

The required 9 foot wide minimum yard is being provided as required along New Brighton Boulevard. The corners of the parking lot where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard.

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 and tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction. The parking spaces on the north side of the site located closest to the principal entry within the area identified as the area of restrictions and covenants are not all within 50 feet from the center of an on-site deciduous tree. This area is a designated environmentally sensitive area and the restrictions are in place as a result of the Minnesota Pollution Control Agency (MPCA). In order to plant trees, soil would need to be disturbed within these areas which would result in a violation of the MPCA restrictions. The landscape islands located within this area will be landscaped with shrubs to minimize the disturbance. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance based on these unique circumstances. All tree islands located within the parking lot meet the minimum width requirement of 7 feet in each direction.

#### **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.**

All parking is being provided in a large surface parking lot which is accessed off of either New Brighton Boulevard on the east side of the site or via Johnson Street NE on the west side of the site. The water drainage on site has been designed so as not to drain onto any adjacent lots and the proposed site improvements including landscape islands have been designed for on-site retention/filtration.

There were no recommendations based on the proposed project modifications from the City's CPTED officer at the required Preliminary Development Review (PDR) process. Planning Staff's recommended increase in window area would increase natural surveillance on site.

Staff would not expect the proposed addition to the front elevation of the existing Target to result in the blocking of views, shadowing of public space or adjacent properties. Additionally, Staff would not expect the proposed building to have significant impacts on light, wind and air in relation to the surrounding area.

**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 conditional in the C3S District.

With the approval of the conditional use permit and site plan review this development would meet the requirements of the C3S zoning district.

**Parking and Loading:** When The Quarry Shopping Center was constructed in 1997, the development included 718 more parking stalls than the Zoning Code required as a total of 2,056 parking stalls were constructed. The proposed modifications to the subject site would result in a reduction of the off-street parking specifically designated for the Target Store from 627 parking spaces to 546 parking spaces, or a total of 81 spaces would be removed from the site. There is currently 1 bicycle rack located on site and the applicant proposes to install 1 additional bicycle rack.

**Dumpster screening:** Section 535.80. Refuse storage containers shall 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. All dumpsters on site will be required to meet the screening requirements.

**Signs:** Any signage is required to meet the requirements of the code. The proposed sign located on the front elevation of the building extends above the roofline and is therefore prohibited. The location and size of the proposed sign will need to meet the requirements of the code. A separate permit will need to be attained through the Zoning Office.

**Lighting:** All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541.

**Maximum Floor Area:** The maximum F.A.R. for all structures in the C3S District is the gross floor area of the building which is 133,025 square feet divided by the area of the lot

which is 437,098 square feet. The outcome is .30 which is less than the maximum of 1.7 that is permitted in the C3S District.

**Minimum Lot Area:** Two acres or 21,780 square feet. The subject parcel has a total of 437,098 square feet of lot area or approximately 10 acres.

**Dwelling Units per Acre:** Not applicable for the existing/proposed development.

**Height:** Maximum building height for principal structures located in the C3S District is 4 stories or 56 feet, whichever is less. The maximum allowable floor height is 14 feet. The existing height of the Target store is approximately 30 feet. The proposed additional on the front elevation shall match into the existing structure and is proposed to be approximately 30 feet as well.

**Yard Requirements:** Not applicable for the existing/proposed development.

**Building coverage:** Not applicable for the existing/proposed development.

**Impervious surface area:** Not applicable for the existing/proposed development.

### **MINNEAPOLIS PLAN**

See the above listed response to finding #5 in the conditional use permit application to amend the planned commercial development.

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

No small area plans for this area of Minneapolis have been adopted by the City Council.

### **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, 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.**

Alternative compliance is requested by the applicant to meet the following standards:

30% window requirement: The proposed additions do not result in the elevation meeting the 30% window requirement; however, as proposed the structure is becoming more conforming along the south elevation as approximately 12% are provided along that frontage. Alternative compliance would be necessary. Staff believes that due to the nature of the proposed additions, it wouldn't be practical to require that the elevation meet the full 30% requirement. However, Staff does believe that the elevation should minimally meet a window requirement of 20% and will recommend that the Planning Commission require it as well.

Windows vertical in proportion and distributed in a more or less even manner: Some of the windows are vertical in proportion and there are others that are not and the windows are also not distributed in a more or less even manner. Alternative compliance would be necessary. Staff believes that it would be reasonable to grant alternative compliance as it relates to distribution and orientation of windows.

Blank, uninterrupted walls greater than 25 feet in width: There are blank, uninterrupted walls greater than 25 feet in width along the south elevation that do not include windows, entries, recesses or projections, or other architectural elements. Staff believes that it would be practical to require alterations to the elevation and would recommend that the Planning Commission require that the project be in compliance with this standard.

20% landscaping requirement and quantity requirement: The proposal does not meet the 20% landscape requirement. The total site area is 437,098 square feet or 10 acres and the proposed building footprint in combination with the existing footprint on the site would be 133,025 square feet. A total of 60,815 square feet of landscaping would be necessary to meet the 20% requirement. In its current configuration there is approximately 34,963 square feet of landscaping on the site and the applicant is proposing to provide an additional 4,423 square feet or a total of 39,386 square feet of landscaping or approximately 13% of the site not occupied by buildings. Alternative compliance is necessary. The zoning code requires that there be at least 122

trees and 608 shrubs. Currently on the site there are 75 trees and 650 shrubs. The applicant is proposing to provide an additional 25 trees and 300 shrubs for a total (both proposed and existing) of 100 trees and 950 shrubs. The proposal is not meeting the minimum landscape quantity requirements for on-site trees. Alternative compliance would be necessary for both the overall landscaping requirement and for the quantity requirement for trees. Staff believes that it would be practical to grant alternative compliance and will recommend as such to the Planning Commission.

*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:* The parking spaces on the north side of the site located closest to the principal entry within the area identified as the area of restrictions and covenants are not all within 50 feet from the center of an on-site deciduous tree. This area is a designated environmentally sensitive area and the restrictions are in place as a result of the Minnesota Pollution Control Agency (MPCA). In order to plant trees, soil would need to be disturbed within these areas which would result in a violation of the MPCA restrictions. The landscape islands located within this area will be landscaped with shrubs to minimize the disturbance. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance based on these unique circumstances.

### **RECOMMENDATIONS:**

#### **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 application to amend a conditional use permit for a Planned Commercial Development for property located at 1600 New Brighton Boulevard.

#### **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 property located at 1600 New Brighton Boulevard subject to the following conditions:

1. Planning Staff review and approval of the final site, elevation and landscaping plans.

2. All site improvements shall be completed by May 7, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All ground level windows must be transparent (non-reflective).
4. All dumpsters on site shall meet the screening requirements as stated in Section 535.80 of the Zoning Code. Details shall be provided to Staff for review and approval.
5. All proposed bollards located adjacent to the south elevation shall be replaced with permanent concrete landscape planters.
6. The proposed sign located on the front (south) elevation of the building extends above the roofline and is therefore prohibited.
7. The front (south) elevation shall be modified to meet a minimum window requirement of 20%.
8. Incorporation of windows, entries, recesses, projections or other architectural elements along the south elevation to break up the blank uninterrupted walls that exceed 25 feet in width per Section 530.120.

**Attachments:**

1. Statement of use / description of the project
2. Findings –CUP
3. Correspondence
4. Zoning map
5. Plans – Site, landscape, elevations, floor plans, etc.
6. Photos
7. PDR notes