

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

Conditional Use Permit and Site Plan Review  
BZZ-5014

**Date:** February 7, 2011

**Applicant:** Walker Methodist, Attn: Greg Opegard, 3737 Bryant Avenue South, Minneapolis, MN 55409, (612) 827-8355

**Addresses of Property:** 3745 & 3747 Bryant Avenue South

**Project Name:** Brownstone Project

**Contact Person and Phone:** Walker Methodist, Attn: Greg Opegard, 3737 Bryant Avenue South, Minneapolis, MN 55409, (612) 827-8355

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

**Date Application Deemed Complete:** January 11, 2011

**End of 60-Day Decision Period:** March 11, 2011

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

**Ward:** 10 **Neighborhood Organization:** East Harriet / Farmstead Neighborhood Association

**Existing Zoning:** R6 (Multiple-family) District

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

**Zoning Plate Number:** 24

**Lot area:** 16,446 square feet or approximately .38 acres

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

**Proposed Use:** A surface parking lot.

**Concurrent Review:**

- Conditional Use Permit for a principal parking facility.
- Site Plan Review to allow a new surface parking lot on the premises.

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

**Background:** The applicant proposes to construct a new 40 space surface parking lot on the properties located at 3745 & 3747 Bryant Avenue South. Until last fall, the 3745 Bryant Avenue South parcel contained a multi-family residential building, and the 3747 Bryant Avenue South

parcel consisted of a 22 space surface parking lot. The applicant attained a demolition permit and the building has since been demolished in order to make way for an expanded surface parking lot in this location. As previously mentioned the parking lot as proposed would accommodate a total of 40 surface parking stalls. The parcels are separated from the larger Walker Methodist campus that is located on the remainder of the block by a public alley. A conditional use permit is required in order to establish the larger principal parking facility on the premises to serve the Walker Methodist campus. Site plan review is also required.

Staff has not received any official correspondence from the East Harriet / Farmstead Neighborhood Association or any other neighborhood correspondence prior to the printing of this report. All correspondence received prior to the Planning Commission meeting will be forwarded on for consideration.

**CONDITIONAL USE PERMIT** –to allow a principal parking facility.

**Findings as required by the Minneapolis Zoning Code for a Conditional Use Permit:**

The Minneapolis Department of Community Planning and Development, 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.**

As previously mentioned, a portion of the site, specifically the parcel located at the corner of Bryant and West 38<sup>th</sup> was previously developed with a surface parking lot. The adjacent parcel to the north was occupied by a multi-family residential structure which has since been demolished. The applicant proposes to modify the existing surface parking lot by expanding it on to the now vacant parcel to the north. The addition of an expanded surface parking lot in this location would not be expected to have negative impacts on the area. The applicant believes that the additional off-street parking in this location will help reduce the on-street parking congestion that exists in the area. Staff does not believe that the project would prove detrimental to public safety, comfort or general welfare.

**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 site is partially vacant and partially occupied by a surface parking lot. The proposal would prove compatible with the surrounding uses and should not impede normal and orderly development of the area. Further, utilizing the site for additional off-street parking for visitors of the Walker Methodist facility should provide some on-street parking relief for residents and other visitors in the general area.

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

The site would be accessed off of 38<sup>th</sup> Street West. The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with

standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to continue to work 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 should the applications be approved. This would be required to ensure that all procedures are followed and that the development complies with all city and other applicable requirements.

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

The applicant is proposing to provide a total of 40 (32 standard and 8 compact) off-street parking spaces within the proposed surface parking lot. The parking lot would be accessed off of 38<sup>th</sup> Street West and into a one-way surface parking lot. In its current configuration, the applicant is showing handicapped parking spaces within the compact parking aisle. These spaces will need to be relocated to a standard parking aisle; therefore, a total of one or more spaces will be eliminated in the final plan. Staff believes that adequate measures have been provided to minimize traffic congestion in the public streets.

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

According to *The Minneapolis Plan for Sustainable Growth*, the subject parcel is located within an urban neighborhood, along two designated Community Corridors; Bryant Avenue South and 38<sup>th</sup> Street West. The properties surrounding the subject site are zoned R5, R6, R2B and R1A. The proposal to construct a principal parking facility on the properties is consistent with the relevant provisions of *The Minneapolis Plan for Sustainable Growth*, as follows:

Transportation Policy 2.8 of *The Minneapolis Plan for Sustainable Growth* states, “Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city’s business community.”

Transportation Policy 10.18 of *The Minneapolis Plan for Sustainable Growth* states, “Reduce the visual impact of automobile parking facilities.” This policy includes the following applicable implementation steps: (10.18.1) “Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses”; (10.18.2) “Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines”; (10.18.17) “Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways”.

A portion of the subject site is currently vacant. While Planning Staff typically would not encourage the removal of a residential structure in order to allow for a new surface parking lot, the building has been demolished and the site is currently fallow. Staff acknowledges that surface parking lots are not typically the highest and best use for properties within the City; however, utilizing the site for a surface parking lot in the short-term should help lessen congestion in the public streets. Further, the parking lot will be landscaped to the standards in Chapter 530 of the zoning code.

- 6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit, the rezoning request, relevant variances, and site plan review.**

If all land use/zoning applications are approved, including the conditional use permit and site plan review, the proposal would comply with all provisions of the R6 District.

**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 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.

- **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 shall be measured as indicated in section 531.20 of the zoning code.

- **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.

There is no building or structure proposed as part of the development; therefore, the project is exempt from the provisions outlined in this section. The applicant is proposing to develop the site for a stand alone, principal surface parking lot. The parking lot is subject to required

yards along all sides of the property; the proposal is meeting the required setbacks. The applicant proposes a total of 40 parking stalls within the surface parking lot which would be accessed off of 38<sup>th</sup> Street West.

### **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.**

There are two striped areas within the surface parking lot that serve as pedestrian accesses that lead to the public sidewalk located along Bryant Avenue South.

There are no transit shelters within the development, however, the site is located in close proximity to several bus lines.

The surface parking lot has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses. Curb cuts to the site have been minimized.

There would not be expected to be significant impacts on the adjacent residential properties in the vicinity.

There is a public alley adjacent to the site which is utilized for access to and from the surface parking lot.

The site has been somewhat designed to minimize the use of impervious surfaces through the use of landscaping as 73% of the total site is composed of impervious surfaces.

### **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 meets the 20% landscape requirement. The total site area is 16,446 square feet or .38 acres; there is no building proposed on the site. A total of 3,289 square feet of landscaping would be necessary to meet the 20% requirement. The applicant is providing 4,517 square feet or approximately 27% of the site. The zoning code requires that there be at least 7 trees and 33 shrubs. There are a total of 13 canopy trees, 1 coniferous tree, 125 deciduous shrubs, 111 coniferous shrubs as well as perennial plantings. The proposal is meeting the landscape quantity requirements.

A 7-foot landscaped yard and screening is required along all sides of the property (a 16 foot yard is being provided along Bryant Avenue South and an 8 foot wide yard along 38<sup>th</sup> Street West so that parking is not located in required yards). The proposal meets the 7-foot landscaped yard requirement along the periphery of the surface parking lot. The screening requirement is being met on three sides of the property; the exception being along the north property line adjacent to the public alley. Alternative compliance would be necessary. Planning Staff will recommend that the Planning Commission require compliance with the screening provision in this location as well.

The surface parking lot meets the 25 foot linear tree requirement along both street frontages. No parking space is located more than 50 feet from the center of on-site deciduous tree. The parking lot islands proposed within the parking lot meet the minimum width of 7 feet in any direction.

It is important to note that in its current configuration, the applicant is showing handicapped parking spaces within the compact parking aisle. These spaces will need to be relocated to a standard parking aisle; therefore a total of one or more spaces will be eliminated in the final plan.

#### **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.**

The applicant proposes to construct a new 40 space surface parking lot on the properties located at 3745 & 3747 Bryant Avenue South. Until last fall, the 3745 Bryant Avenue South parcel contained a multi-family residential building, and the 3747 Bryant Avenue South parcel consisted of a 22 space surface parking lot. The applicant attained a demolition permit and the building has since been demolished in order to make way for an expanded surface parking lot in this location. The parking lot would be accessed off of 38<sup>th</sup> Street West. The parcels are separated from the larger Walker Methodist campus that is located on the remainder of the block by a public alley. The site has been designed to accommodate on-site retention and filtration.

The proposal would not result in the blocking of any significant views nor would it have any shadowing impacts on adjacent properties, or on public spaces. Further, the proposed parking facility would not have any impacts on light, wind and air in relation to the surrounding area.

Planning Staff would expect to review a detailed lighting plan upon submission of final plans. The site has been developed in such a manner that it appears to adhere to the crime prevention standards outlined in the Zoning Code. Further, the site appears to have adequate site lighting.

The property is vacant. No structures exist on the premises.

**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 as a principal parking facility serving board and care home / nursing home / assisted living facilities in the R6 District.

If the site plan review application is approved, the proposal would comply with all applicable provisions of the R6 District.

**Parking and Loading:**

*Minimum automobile parking requirement:* As noted, the proposed principal parking facility would serve the Walker Methodist facility which is separated from the subject parcel via a public alley. Based on information attained from the applicant, the total gross floor area of the buildings located on the campus is 448,787 square feet. Currently on the premises, a total of 232 parking spaces serve this facility. For board and care homes/nursing homes/assisted living facilities, the

Department of Community Planning and Economic Development – Planning Division  
BZZ-5014

minimum parking requirement is 1 space per 3 beds. There are a total of 490 beds on the premises, so the minimum parking requirement would be 164 off-street parking spaces. Based on the proposal to incorporate 40 spaces, a total of 272 spaces would exist on the premises after construction of the proposed surface parking lot which exceeds the minimum requirement.

*Maximum automobile parking requirement:* For board and care homes/nursing homes/assisted living facilities, the maximum parking requirement is 1 space per bed. Therefore, a total of 490 spaces would be the maximum amount of parking allowed on the premises. A total of 272 spaces would exist based on the proposal which is below the maximum parking requirement.

*Bicycle parking requirement:* Not applicable for this development.

*Loading:* Not applicable for this development.

**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. This provision is not applicable for this development.

**Signs:** No new signs for the parking facility are proposed at this time. A separate permit from the Zoning Office shall be required for any proposed signage. All signage must meet the requirements outlined in Chapter 543 of the Zoning Code.

**Lighting:** The applicant is proposing to install pole mounted light fixtures throughout the site. A photometric plan was not submitted as part of the application and will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

**Maximum Floor Area:** Not applicable for the proposed development.

**Minimum Lot Area:** Principal parking facilities in the R6 district have a minimum lot area requirement of 5,000 square feet and a minimum lot width of 40 feet. The site is approximately 16,446 square feet in size and approximately 127 feet wide. The site meets the minimum lot area and lot width requirements.

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

**Height:** Not applicable for the proposed development.

**Yard Requirements:** The required yards are as follows:

- *Front yard –Bryant Avenue South:* Subject to a front yard increase per Section 546.160(b) - 16 feet.
- *Corner side yard – 38<sup>th</sup> Street West:* 8 feet
- *Interior side yard/rear yard:* 5 feet

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

**Impervious surface area:** The maximum impervious surface coverage in the R6 district is 85 percent. Impervious surfaces would cover approximately 73 percent of the site.

## **THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH**

See the response to finding #5 under the conditional use permit application for a principal parking facility.

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

No additional small area plans cover this geographic area.

#### **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 standard:

Screening requirement: A 7-foot landscaped yard and screening is required along all sides of the property. The proposal meets the 7-foot landscaped yard requirement along the periphery of the surface parking lot. The screening requirement is being met on three sides of the property; the exception being along the north property line adjacent to the public alley. Alternative compliance would be necessary. Planning Staff will recommend that the Planning Commission require compliance with the screening provision in this location as well.

#### **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

Department of Community Planning and Economic Development – Planning Division  
BZZ-5014

application for a conditional use permit to allow a principal parking facility on the properties located at 3745 & 3747 Bryant Avenue South 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.

**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 allowing a principal parking facility on the properties located at 3745 & 3747 Bryant Avenue South subject to the following conditions:

1. Planning Staff review and approval of the final site, elevation, lighting and landscaping plans.
2. All site improvements shall be completed by February 7, 2012, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The final site plan shall accommodate the required accessible parking spaces in dimensioned spaces that meet ADA requirements.
4. The final landscape plan shall be modified along the north property line to comply with Section 530.170 (c) (2) of the Zoning Code.
5. All fencing on-site shall comply with Section 535.420 of the Zoning Code.
6. Any signage on the premises requires a separate permit and must comply with the standards outlined in Chapter 543 of the Zoning Code.

Attachments:

1. Statement of use and description
2. Correspondence
3. Zoning map
4. Plans – site survey, site plan, floor plans, elevations, landscape plans
5. Pictures of the existing conditions
6. PDR notes