

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit, Variance, and Site Plan Review
BZZ-3531

Date: June 11, 2007

Applicant: Earl Kendall

Address of Property: 1310 Quincy Street NE

Project Name: Quincy Street Studio

Contact Person and Phone: Earl Kendall, 612-321-0575

Planning Staff and Phone: Michael Wee, 612-673-5468

Date Application Deemed Complete: May 11, 2007

End of 60-Day Decision Period: July 10, 2007

End of 120-Day Decision Period: Not applicable

Ward: 1 **Neighborhood Organization:** Logan Park

Existing Zoning: I1 Light Industrial District, and Industrial Living Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 9

Legal Description: Not applicable for this application.

Proposed Use: Residential dwelling units in an existing building.

Concurrent Reviews:

1. A conditional use permit to establish live/work units in an existing building.
2. A variance to reduce the minimum required on-site drive aisle. This application is being returned to the applicant.
3. A variance to reduce the minimum distance between an open parking space and a dwelling unit from the required 6 feet to 5 feet.
4. A site plan review for 8 dwelling units in an existing building.

Appropriate Section(s) of the Zoning Code: Chapter 525 Article VII Conditional Use Permits; Chapter 525 Article IX – Variance; Chapter 541 Off-Street Parking and Loading; Chapter 530 Site Plan Review; Chapter 550 Industrial Districts; and Chapter 551, Article IV Industrial Living Overlay District

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Background: Built in 1918, this two-story building was constructed on its lot lines on its sides and rear. The front building wall is set back 23 feet from its front lot line, which is also the street ROW. Adjacent buildings on the same block face between 15th Avenue and Broadway Street were also built in the same pattern. A 10-foot wide street easement (for future road expansion) from the front lot line and the remainder of the 23 feet space is currently used for parking. The applicant has used this building for his photography business since 2005 when he purchased it and renovated the building to meet building code requirements. There are no records on the type of use before 2005, but staff believes it was used for warehousing. The property is not in an established historic district and is also not considered for potential designation. The surrounding land uses are predominantly light industrial on the east side of the alley and R2B on the other side west of the alley. Broadway Street, which is located one block south of the property, is a designated community corridor.

The applicant/owner is proposing to establish 8 dwelling units in an existing building (3 units on first floor and 5 on second floor). These units will be leased to artists who live and work in these units, and will be subject to the regulations of Article VII Home Occupations of Chapter 535 of the zoning code. Residential uses are not permitted in an industrial district unless it is also an Industrial Living Overlay District. The subject property is in an ILOD and residential uses are subject to a conditional use permit. Staff believes that the building was used for warehousing prior to 2005, and 14 parking spaces are deemed grandfathered for a building with a gross floor area of 14,000 square feet (1 space per 1,000 square feet of GFA up to 20,000 square feet of light industrial use). These parking spaces do not have a drive aisle and maneuver onto the public street. The zoning code requires a minimum of 20 foot drive aisle for 90 degree parking. A variance to reduce the required drive aisle from 20 feet to zero was requested. However, staff has determined that the drive aisle is legally nonconforming. A site plan review is required for a use containing 5 or more dwelling units as required by Chapter 530 of the zoning code.

As of writing this staff report, no comments were received from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE: to establish 8 dwelling units in an existing building at 1310 Quincy Street NE

Findings as required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use to establish 8 dwelling units in an existing building located at 1310 Quincy Street NE:

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

The property is located in an I1 Light Industrial District that is adjacent to an R2B Two-Family District to its rear. It is also within an Industrial Living Overlay District, which permits residential uses subject to conditional use permit. The proposed 8 dwelling units in an existing industrial building will not be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding areas.

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- 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.**

A public alley separates the R2B district to the west and the I1 district to the east. The proposed 8 dwelling units will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development of surrounding property for uses permitted in the ILOD where code restricts certain types of home occupations ensuring they do not adversely affect the character and livability of the surrounding neighborhood and that they remain accessory and subordinate to the principal residential use of the dwelling. Provided residents of the building understand that they are living in an industrial area that involves large truck traffic and other reasonable industrial activity (including potential odors from milling activity), surrounding uses should continue to operate (and may continue to operate in a legal fashion) without incident.

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

The site is serviced by adequate infrastructure and deemed adequate. No additional requirements are anticipated. The proposed development went to the PDR and comments are attached.

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

Quincy Street runs two blocks north from Broadway Street and turns into 15th Avenue NE. The volume of traffic along Quincy Street is believed to be very low. An additional 8 dwelling units in the building should not significantly increase the volume of traffic in the vicinity. Parking is provided along the front of the building and maneuvers onto the public street. Based on the gross floor area of the building (14,000), the property has 14 parking spaces deemed grandfathered. The proposed development will need 8 parking spaces as required by Chapter 541 of the zoning code. Staff has determined that the space in front of the building had been used as parking since the building was constructed in 1918; therefore, drive aisle and maneuver are deemed grandfathered. The variance application to this effect is returned.

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

According to the principles and polices outlined in *The Minneapolis Plan*, the following policy is relevant to the conditional use permit:

9.5 Minneapolis will support the development of residential dwellings of appropriate form and density.

9.6 Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.

9.8 Minneapolis will maintain and strengthen the character of the city's various residential areas.

9.21 Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space.

9.22 Minneapolis will promote increased housing production in designated areas of the City in order to accommodate population growth.

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The Northeast Minneapolis Arts Action Plan, which was approved in 2002, for the sole purpose of promoting and supporting the quality and diversity of artistic resources based in Northeast Minneapolis. The development proposal is based on the premise of providing sustainable and affordable live/work opportunities for local artists or arts-related businesses in Northeast Minneapolis. This is one of the recommendations stated in the Northeast Minneapolis Arts Action Plan.

Staff Comment: The proposed development will provide 8 desirable housing units in the neighborhood, encourage live/work arrangement, and a good transitional use between the industrial district and the residential district. All of the above are consistent with the Minneapolis Plan. Further, the proposed development is consistent with the recommendations adopted in the Northeast Minneapolis Arts Action Plan.

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 property is zone I1 with an overlay district that allows residential use subject to a conditional use permit. The purpose of an Industrial Living Overlay District is to encourage the rehabilitation and reuse of existing industrial structures and to provide limited residential and retail uses where such uses are compatible with other uses in the area. The proposed live/work units will be leased to artists whose works are typically permitted in an I1 district. The applicant who is in photography business will be occupying in one of the units. The applicant is aware that home occupations are subject to the standards and conditions of Article VII of Chapter 535 of the zoning code. Staff is not aware of any applicable regulations in an I1 and ILOD that will conflict with the proposed development, including the required minimum lot area of 5,000 square feet or 900 square feet per dwelling unit (Section 551.380). The two-story building has 14 parking spaces deemed grandfathered and these are located in front of the building. One parking is required per dwelling unit. Eight dwelling units are proposed and 8 parking spaces will be provided along the front of the building. A couple of variances relating to this parking are also requested and discussed below.

VARIANCE: to reduce the required drive aisle of 20 feet to zero for property located at 1310 Quincy Street NE. This variance has been returned.

VARIANCE: to reduce the required parking distance to a dwelling from 6 feet to 5 feet for property located at 1310 Quincy Street NE.

Findings as required by the Minneapolis Zoning Code:

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

The building was built to the lot lines except the front where it is set back 23 feet from the street. Using this space for parking, there is 5 foot space left to the building line. Strict adherence to the regulations of the zoning ordinance will cause an undue hardship and given the required length of standard parking spaces.

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

The circumstance for which the variance is sought was not created by the applicant. There is no other space on site that can be used for parking. Parking has existed in this location.

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

Granting approval to the variance sought will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality.

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

The variance sought has no relevance to traffic conditions.

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.**

Conformance with Chapter 530 of the 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.

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- 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.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.
- The form and pitch of roof lines shall be similar to surrounding buildings.

Conformance with above requirements:

The existing building has large windows on both floors that face the street. These windows reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

The front elevation of the building is set back 23 feet from its front lot line. The building was built in 1918 with foundations on its lot lines to the sides and rear.

The area between the building and the front lot line is a 23-foot, including a 10-foot easement, which is currently used for parking. It has been used as parking for many years. There are no sidewalks along this block face of Quincy Street. Five ornamental trees, spaced equally, are proposed by the applicant along the front building wall, with the provision that pedestrian walkway is also maintained.

The building has its front entrance already facing Quincy Street to access units on the second floor and a unit on the ground floor. A roll-up door will remain but applicant is adding a small door for people access. This will be used for access to two units on the first floor.

It is not possible for on-site accessory parking facilities to be located to the rear or interior of the site when the building was built to its lot lines on the sides and rear. There is a ten foot easement granted to the city along Quincy Street and the remainder of the space to the building line is used for parking for many years. The same parking arrangement can be noticed on all properties to the north up to the railroad track.

The existing building is deemed to meet the requirements of Chapter 530 in window areas and architectural elements.

The building was built in 1918 and is 72 feet wide along the street. No blank and uninterrupted and uninterrupted walls would be created. The adjacent one-story buildings on both sides were built to abut the subject building. The second floor walls of the subject building have windows on both sides.

Exterior walls of the building are all bricks. No changes to the elevations are proposed. Exterior

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materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building. There are no plain face concrete blocks along the public street.

There are two principal entrances to the building. Both do not have architectural features such as porches and roofs. Staff believes that porches and roof over these entrances would compromise the architectural integrity of the building. Windows are plenty on both floors. First floor elevation has 35% windows, while second floor elevation has 40% windows. These exceeded code requirements for windows as provided in section 530.120 of the zoning code.

The form and pitch of roof lines is flat and similar to surrounding buildings.

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 area between the front building line and the street is completely impervious. There is no sidewalk along Quincy Street. The applicant will provide a walkway and ornamental trees in the space between the parking and front building wall provided ample space is maintained for pedestrian walkway. There is no transit shelter in proximity to the subject building.

Parking arrangement will not change from what has been parking for many years. Buildings along Quincy Street are all industrial uses and pedestrian is remotely expected in the area. Conflict with pedestrian traffic is not expected. Residential uses are on the other side of the alley. Possible increase of traffic volume along Quincy Street should have no negative impact to this residential district.

The site is completely impervious and there are no changes proposed.

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.**

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- **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 applicant will provide five ornamental trees along the front building line. The area not occupied by building is 1,656 square feet, including the space for parking. Chapter 530.160(a) requires 20% of areas not occupied by buildings to be landscaped ($1,656 \times 0.20 = 331$ sq.ft.). The site is entirely impervious and does not have space to meet this requirement. Strict adherence to this requirement is impractical because of site conditions. As an alternative compliance, the applicant will provide these ornamental trees along the front building wall, provided there is sufficient space for pedestrian walkway from the parking to building entrances.

The property is zoned industrial and so are the adjacent buildings. Front yards are not required if these buildings are not located adjacent to residential district or residential structure. Screening for the parking in front of the building is not possible due to reasons stated in the variance section of this report.

This applicant can not meet the parking and landscaping requirements of Section 530.170 of the zoning code as explained above. The site does not have rows of parking exceeding 10 spaces. Fourteen parking spaces are grandfathered based on the gross floor area of the building, but the applicant will provide 8 spaces as required by Table 541-1 for dwelling units (one space per dwelling unit). Because of site conditions, requiring landscaping and screening of parking is impractical.

There are no other spaces on site that can be landscaped or covered with turf grass.

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.**

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- **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 will be required to provide concrete wheel stops for its parking area. This is to also protect the ornamental trees being proposed in front of the parking. Exterior wall lights will be installed.

The building will not block the views of important elements of the city. It will not cast shadows on public spaces and adjacent properties. It will not generate wind currents at ground level.

The building has large windows on both floors that exceeded minimum code requirements. These are features for natural surveillance and visibility, and also features that preserves its architectural integrity. The property is not located in a historic district and also not a potential resource.

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.

ZONING CODE: The property is zoned I1 Light Industrial District and also located in an established Industrial Living Overlay District. Residential uses are allowed in ILOD subject to conditional use permit.

Off-Street Parking and Loading: A 23 foot wide strip located between the front building line and the street is the only location for on-site parking. This includes a 10-foot easement granted to the city. This easement has not been vacated, and has been used as parking since the building was built in 1918. Based on the gross floor area of the building, the property has 14 parking spaces that are grandfathered. Since parking is directly accessed from the street, there is no driveway and no drive aisle. The zoning administrator has determined that driveway and drive aisle requirements of the code are also grandfathered. However, an encroachment permit is required by Public Works for parking on a public easement. Staff is not recommending these parking spaces to be striped.

Maximum Floor Area: The gross floor area for uses permitted in the ILOD is unlimited, provided the use complies with the floor area ratio requirements of the primary zoning district and provided the exterior of the building maintained its architectural integrity and character with the surrounding area. The underlying district provides a maximum floor area ratio of two and seven-tenth (2.7). The proposed development has a floor area ratio of 1.64.

Building Height: The building is two-story and does not exceed the maximum 4 story allowed in I1 district.

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Minimum Lot Area: There is no minimum lot requirement for uses located in industrial districts. However, being in ILOD, minimum lot area is 900 square feet per dwelling unit or a lot area of not less than 5,000 square feet. The property has a lot area of 9,225 square feet and can meet the 900 square feet per dwelling unit requirement ($900 \times 8 = 7,200$ square feet). The applicant proposes 1,153 square feet of lot area per dwelling unit.

Yard Requirements: Unless uses located in the industrial district about a residential or office residential districts or structures, the industrial district is not subject to minimum yard requirements.

Specific Development Standards: Unless there is an art studio that design and fabricates metal jewelry, ornamental ceramics, pottery and visual arts, the proposed development is not subject to any specific development standards. The applicant will lease these dwelling units to artist and not allow art studio that design and fabricates metal jewelry, ornamental ceramics, pottery and visual arts.

Hours of Operation: This does not apply to residential uses per Section 550.90 of the zoning code.

Signs: The applicant is not proposing any signs in the premises. An abandoned sign had been removed, but the applicant has installed a projecting metal art in its place. This art structure does not encroach the right-of-way.

Refuse storage: Refuse storage will be located inside the building and collected by accessing the large roll-up door.

MINNEAPOLIS PLAN:

Alternative Compliance. The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

The applicant is requesting alternative compliance for landscaping and screening of parking. Building location and site conditions will not allow the applicant to provide sufficient space for landscaping and screening as required by Section 530.170 of the zoning code. As an alternative compliance, staff is recommending planting of not less than 5 ornamental trees along the front building wall. The request for an alternative compliance seems reasonable and meets the intent of Chapter 530 of the zoning code.

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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 and City Council adopt the above findings and **approve** the conditional use permit to establish 8 dwelling units in an existing building located at 1310 Quincy Street NE, subject to the following condition:

1. The project shall comply with the home occupation regulations of Chapter 535 of the zoning code.

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

The application for a variance to reduce the required drive aisle from 20 feet to zero for the property located at 1310 Quincy Street NE has been **returned**.

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance to reduce the required distance between an open parking to a dwelling unit from 6 feet to 5 feet for the property located at 1310 Quincy Street NE.

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 and City Council adopt the above findings and **approve** the site plan review allowing 8 dwelling units in an existing building located at 1310 Quincy Street NE subject to the following conditions:

1. CPED Planning staff review and approval of the final building elevations, site and landscaping plans.
2. All site improvements shall be completed by June 11, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Refuse storage containers shall be fully screened or stored indoor as required by Section 535.80 of the zoning code.

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Attachments:

1. Statement of use
2. Findings
3. Correspondence
4. Zoning map
5. Plans
6. Photos