

Department of Community Planning and Economic Development - Planning Division
Site Plan Review
BZZ-3311

Date: November 27, 2006

Applicant: Landmark Minnesota LLC

Address of Property: 1300 and 1316 2nd Street North and 109 14th Avenue North

Project Name: 2nd and Plymouth

Contact Person and Phone: Mike Tobin – Master 612-236-1637

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: October 24, 2006

End of 60 Day Decision Period: December 23, 2006

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

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

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: Not applicable for this application.

Proposed Use: Two multi-tenant industrial buildings.

Concurrent Review:

Site Plan Review: For two multi-tenant industrial buildings.

Applicable zoning code provisions: Chapter 530, Site Plan Review.

Background: This site, located in the North Washington Industrial Park, is currently owned by the City of Minneapolis through CPED. A request for proposal was issued for this site in 2005, and in April of 2006, the City Council approved the sale of the site to Landmark Minnesota, LCC and affiliate of Master Development. The applicant is obtaining land use review for their project before closing on the site. The applicant proposes two multi-tenant industrial buildings that will be two stories each. Building A has 36,000 square feet of gross floor area and Building B has 11,400 square feet of gross floor area. Individual tenants have not yet been identified for the building, but will be limited to uses allowed in the I2 District. If any of the proposed uses require a conditional use permit, it will be required before the use may locate in the building.

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The proposed development is a permitted use in the I2 Industrial District, but new principal buildings are subject to site plan review. As of the writing of this report, staff has not received any correspondence for the neighborhood group, but will forward comments, if any, at the Planning Commission meeting.

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

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of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

- a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
- **Nonresidential uses:**

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

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

- The form and pitch of roof lines shall be similar to surrounding buildings.
- **Parking Garages:** The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

Both buildings are located up to the property lines along 2nd Street North and Plymouth Avenue North with portions setback six feet. The area between the building and the lot line, where the building is setback, has landscaping. The principal entrances for Building A face 2nd Street North. A principal entrance for Building B faces Plymouth Avenue North. The parking and loading is located to the rear of the building in the interior of the site.

The building has architectural detail including recesses and projections, metal canopies, windows and entries, and concrete wall panels with accent colors and will be constructed with durable materials including concrete panels, metal, and glass. The rear and side walls will be compatible with the front of the building.

The buildings comply with the prohibition on blank, uninterrupted walls that do not include windows, entries, recesses, or projections, or other architectural elements that exceed 25 feet, except for the north wall of Building A along the loading dock and the east wall of Building B facing the railroad tracks. For Building A, staff recommends that the accent color bands on the other parts of the north elevation be continued onto this area to comply with this section of the zoning ordinance. For Building B, staff recommends granting alternative compliance if the applicant provides plantings along this façade that will deter graffiti, as this façade is not easily visible from the public street or nearby properties due to the grade change for the railroad right-of-way (please see pictures).

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The windows on the buildings meet the requirements of the site plan chapter; 30 percent on the first floors facing the street and 10 percent on the second floors facing the street. For building A, the 2nd Street North façade (west elevation) provides 51 percent windows on the first floor and 49 percent on the second floor. The south façade facing Plymouth Avenue North (south elevation) has 53 percent windows on the first floor and 51 percent windows on the second floor. For Building B, the Plymouth Avenue North façade (south elevation) has 30 percent windows on the first floor and 28 percent windows on the second floor.

Industrial buildings may provide less than 30 percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk, or public pathway. For Building A, the east faced facing the parking lot has 28 percent windows on the first floor and 34 percent windows on the second floor. For Building B, the north façade facing the parking lot has 19 percent windows on the first floor and 9 percent windows on the second floor.

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

There are no parking garages proposed for the site.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

The entrances to the buildings open onto the parking area at the rear of the building and to the the public sidewalks on 2nd Street North and Plymouth Avenue North. The entrances are connected to the public sidewalk by walkways that are five feet in width.

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

Public Works and the Fire Department have reviewed the site plan for access and circulation and find them acceptable with the changes to the curb cut width on 2nd Street North as outlined in the PDR report (please see attached report).

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

Staff recommends that the handicapped accessible space for Building B be changed from a car accessible space to a van accessible space. This will increase the width of the stall by three feet but there is enough room in at the ends of the row of parking to allow for this increase.

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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 site plan shows 33 percent landscaping. The lot area is 73,033 square feet and the footprint of the buildings is approximately 26,000 square feet. This leaves 47,033 square feet, of which 20 percent (9,406 square feet) is required to be landscaped.

The development is required to provide 18 trees and 94 shrubs. The site plan shows 21 trees and 86 shrubs. The landscaping plan shall show 94 shrubs on-site.

The plan does not show the required screening along the 14th Avenue North frontage between the property line and the parking area. A seven-foot wide landscaped area with three-foot screen and one tree is required and shall be provided. No other screening is required on site.

With the addition of the tree along the 14th Avenue frontage all parking spaces will be within 50 feet of a tree, however, not all are deciduous trees. The site plan shall be amended to have all parking spaces within 50 feet of a deciduous tree.

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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.

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

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

The plan meets the CPTED guidelines. The crime prevention specialists recommends that proper light be provided along the rail road property and that graffiti protection be provided for the retain wall along the railroad property.

There are no historic structures on the site, however there is an old retaining wall along the railroad bridge crossing Plymouth Avenue that is of unique character and staff recommends that efforts be made to preserve the wall.

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

ZONING CODE: The proposed use is a permitted use in the I2 Medium Industrial District.

Off-Street Parking and Loading: The zoning code requires one space per 300 square feet of gross floor area in excess of 4,000 square feet for the office use and one space per 1,000 square feet up to 20,000 square feet and one space per 2,000 square feet in excess of 20,000 for the light industrial space. At 11,850 square feet of office space and 35,550 square feet of light industrial space, this use is required to have 68 parking spaces and 68 are provided. Three handicapped accessible spaces are required and three are provided. Two large loading spaces are required and two are provided.

Maximum Floor Area: The maximum FAR in the I2 District is 2.7. The lot in question is 73,033 square feet in area. The site contains approximately 47,400 square feet of gross floor area on the lot, an FAR of 0.65.

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

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

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

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

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

Hours of Open to the Public: In the I2 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m. and Friday and Saturday from 6:00 a.m. to 11:00 p.m. The individual tenants are not yet determined, but will comply with the required hours open to the public.

Signs: Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. The proposed sign plan is in conformance with the requirements of the zoning code. The applicant is aware that signs require zoning office approval and permits.

Refuse storage: 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. The refuse containers are screened as required by code.

Lighting: The lighting will comply with Chapters 535 and 541 including the following standards:

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

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.

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- (4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.
- (5) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

MINNEAPOLIS PLAN:

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

SMALL AREA PLANS ADOPTED BY COUNCIL:

This site is part of the North Washington Jobs Park. The City Council approved the *Northside Jobs Park Design Guidelines and Development Framework* on March 28, 1997, as a plan for development in the Jobs Park. This project is being reviewed by the Jobs Park Committee for compliance with the design guidelines.

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

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

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

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, 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.**

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- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Staff recommends granting alternative compliance for the east wall of Building B to have a façade with a blank wall greater than 25 feet in length if the applicant provides plantings along this facade for graffiti prevention, as this façade is not easily visible from the public street or nearby properties due to the grade change of the adjacent railroad right-of-way. Staff does not recommend granting alternative compliance for the north side of Building A and recommends that the accent color bands on the front façade be continued onto this façade.

Staff does not recommend granting alternative compliance for the items listed in the landscaping section of the report as not meeting site plan review requirements.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for two multi-tenant industrial buildings for property located at 1300 and 1316 2nd Street North and 109 14th Avenue North subject to the following conditions:

- 1) Staff review and approve the site plan, lighting plan, landscaping plan, and signage plan before permits may be issued.
- 2) All site improvements shall be completed by November 27, 2007, (unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.
- 3) Continuation of the accent color bands along the north elevation of Building A and shrubs along the east wall of Building B, to break up the blank façades greater than 25 feet in length, as required by Section 530.120 of the zoning code.
- 4) The handicapped accessible space for Building B shall be made a van accessible space.
- 5) A seven-foot wide landscaped area with the required three-foot high screening and one tree shall be provided along the parking area on the 14th Avenue North frontage as required by Section 530.170 of the zoning code.
- 6) The landscaping plan shall have 94 shrubs, of various species, on-site as required by Section 530.160 of the zoning code.

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7) All parking spaces shall be within 50 feet of an on-site deciduous tree as required by Section 530.170 of the zoning code.

8) The retaining wall along Plymouth adjacent to the railroad bridge running parallel to the public sidewalk shall be preserved if possible and protected from construction activity.

Attachments:

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