

Department of Community Planning and Economic Development - Planning Division
Site Plan Review
BZZ-5033

Date: December 13, 2010

Applicant: Tom Davis

Address of Property: 2700 Minnehaha Avenue

Project Name: Zimmer Davis Addition

Contact Person and Phone: James Manetas, Modern Concepts (763) 862-9750

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

Date Application Deemed Complete: November 16, 2010

End of 60 Day Decision Period: January 15, 2011

Ward: 9 Neighborhood Organization: Longfellow

Existing Zoning: I1 Light Industrial District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 27

Legal Description: Not applicable for this application.

Proposed Use: Warehouse/storage

Concurrent Review:

Site Plan Review: For a 5,399 square foot building addition.

Applicable zoning code provisions: Chapter 530, Site Plan Review; Chapter 550, Industrial Districts.

Background: Modern Concepts proposes to construct a 5,399 square foot addition to an existing multi-tenant building at 2700 Minnehaha Avenue. The addition will primarily function as a single story with a small mezzanine facing Minnehaha Avenue. The subject site is 3.31 acres in area. Uses located in the building include Zimmer Davis, a wholesale hospital equipment and supply company, and Local Motion, a moving and storage company that is classified as a warehousing and distribution use. The proposed addition would be to the north side of the building, toward the Midtown Greenway. The addition will function as a container storage, equipment storage and customer claim area for Local Motion. The existing building is two stories.

CPED Planning Division Report
BZZ-5033

The site is bordered by the Midtown Greenway, which is zoned R1A, to the north. To the east, the site is bordered by a light industrial use. Hiawatha Avenue is located on the west side of the site and a parcel owned by the Soo Line Railroad is located on the south side of the site. This parcel is zoned I1, Light Industrial.

The site is located in the Longfellow neighborhood and is adjacent to the East Phillips neighborhood. As of the writing of this staff report, no correspondence had been received from the Longfellow Community Council or the East Phillips Improvement Coalition. Staff will forward any correspondence from the neighborhood group(s), if received, to the City Planning Commission.

SITE PLAN REVIEW

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

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**

- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.

CPED Planning Division Report

BZZ-5033

- 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 530.20 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.

Conformance with above requirements:

The existing building is located in the center of this 3.31 acre site. The proposed addition will extend north from the existing building with setback of approximately 11 feet from the common property line with the Midtown Greenway. The addition will have a maximum setback of 118 feet from the front

CPED Planning Division Report

BZZ-5033

property line. The proposed setback matches the existing setback of the building. Alternative compliance is required to allow a setback greater than eight feet, and staff recommends granting alternative compliance. The placement of the building addition will allow for natural surveillance and visibility. However, additional windows will be required on the north elevation as a condition of approval to maximize opportunities to observe the adjacent spaces. The addition will have five overhead doors facing the parking area on the east side of the site. These doors will allow customers to enter the customer claim area. One additional overhead door is proposed on the west side of the addition for equipment access. A mezzanine is proposed within the addition, extending ten feet back from the east building wall. Said mezzanine will function as additional warehouse space above the customer claim bays.

The principal entrance is on the east side of the existing building, facing the public street. The common entrance vestibule contains entry doors for both uses. The existing entrance is clearly defined and no changes are proposed as part of this project. Two service entrances are proposed on the west side of the building addition and one is proposed on the north side of the building addition. These are not intended to be public entrances.

The off-street parking is currently located primarily between the building and the front lot line, as well as the south side of the building. This is an existing condition.

The building addition is proposed to be constructed primarily of rock-face CMU to match the existing building. The first floor of the east elevation will have a stucco finish, again to match the existing building. Vertical rock-face CMU pilasters are proposed on the north elevation every 24 feet to break up the blank wall. As stated below, staff is recommending that windows also be added to this elevation to provide additional relief and reduce the amount of alternative compliance needed for the window requirements of this chapter. The entire roofline will contain a prefinished metal cap. All materials proposed are durable materials. The addition does not contain any blank, uninterrupted walls that exceed 25 feet.

The window requirements of the site plan chapter call for 30 percent window coverage on the first floors facing the street, public pathway or on-site parking lot. The Midtown Greenway is located on the north side of the site and is a designated public pathway. Therefore, the window requirements of this chapter apply to the north elevation. To meet the 30 percent required, approximately 249 square feet of glazing would be required on this elevation. No windows have been proposed in this location. The applicant has stated that windows have not been provided in this location due to security concerns associated with the nature of the use. Staff recommends granting alternative compliance to the window requirements, with conditions. Specifically, staff recommends that windows be added to the elevation to add visual interest, respect the intent of the window requirements and provide opportunities for natural surveillance and visibility near the Greenway. The applicant shall be required to evenly distribute windows for the length of the addition. Said windows may be at a height equal to the mezzanine level to reduce security concerns. The floor of the mezzanine is at a height of 10.5 feet.

Due to the number of overhead doors, no windows are proposed on the east elevation facing Minnehaha Avenue. This elevation contains existing windows that equal to 30 percent of the wall area, satisfying the minimum requirement. The south side of the building, facing the on-site parking lot, is existing and no modifications are proposed to this elevation.

CPED Planning Division Report

BZZ-5033

Existing first floor or ground floor windows shall be required to have clear or lightly tinted glass and allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade.

The property is zoned I1, Light Industrial, and the existing use is classified as wholesaling, warehousing and distribution. Therefore, it is not subject to the active functions provision.

The structure has a flat roof similar to other structures in the area. The addition will have a flat roof to match the remainder of the building.

No parking garages are proposed for the site.

ACCESS AND CIRCULATION:

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

Conformance with above requirements:

The building entrance vestibule opens on to a 9-foot sidewalk that connects the entrance to the on-site parking lot. A sidewalk with a minimum width of approximately 7 feet wraps around the building to provide access to all on-site parking areas. There is a public sidewalk located in the right-of-way adjacent to Minnehaha Avenue. There is not a connection from the building entrance to the sidewalk at this time and none is proposed as part of this application. Staff recommends that applicant construct a sidewalk that is a minimum of four feet in width from the east side of the parking lot to the public sidewalk adjacent to Minnehaha Avenue. Said sidewalk connection will more clearly guide pedestrian movements and make the site more pedestrian friendly.

There are no transit shelters adjacent to the site.

Access into the site is currently provided via a curb cut from Minnehaha Avenue. A driveway provides access to the on-site parking lot and extends to the rear of the site to provide access to the truck receiving bays. No changes are proposed to the access or traffic circulation as part of this application. The existing access and circulation pattern is designed to minimize conflicts with pedestrian traffic and adjacent uses.

There are no public alleys adjacent to the site.

The site plan has been designed to reduce the amount of impervious surface from the existing. Overall, 32.2 percent of the site is pervious. The applicant is proposing a stormwater pond on the north side of the existing building in an area that currently contains scattered bituminous surfacing. Additional bituminous will be removed along the north property line and converted to green space. The site

CPED Planning Division Report
BZZ-5033

exceeds the landscaped area requirement of 20 percent of the site not occupied by buildings. All areas not occupied by buildings, parking areas, drive aisles, loading areas and the like will be landscaped.

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.**

Conformance with above requirements:

The lot area is approximately 144,267 square feet and the footprint of the building with the proposed addition is approximately 45,091 square feet. Therefore, the net lot area is 99,176 square feet, of which 20 percent (19,835 square feet) is required to be landscaped. The site requires 40 canopy trees and 200 shrubs to satisfy the minimum planting requirement.

The applicant is proposing a landscaped area of 39,290 square feet, or 39.6 percent of the total site area not occupied by buildings. The landscape plan shows six on-site Maple trees, five spruce trees and four additional canopy trees in the right-of-way. Alternative compliance is requested for the minimum number trees. At a minimum, the applicant shall be required to plant 10 additional canopy trees to bring the site closer into compliance with the minimum landscaping requirements. A number of parking stalls are more than 50 feet from the center of an on-site deciduous tree. Staff recommends that a canopy tree be planted on the north end of each row of parking stalls on the east side of the building. These trees may be included in the 10 trees required above. Alternative compliance may be granted for the existing parking stalls on the south side of the building and the remaining number of trees.

CPED Planning Division Report

BZZ-5033

The plan also shows 128 existing shrubs and 72 shrubs proposed along the north wall of the addition, in compliance with the minimum requirement. The majority of the existing shrubs are between the east building wall and the parking area. Several shrubs are also located near the existing monument sign. The shrubs proposed along the north building wall are identified as evergreen shrubs to match the existing. As a graffiti prevention measure, staff recommends that a portion of these plantings along the north wall be columnar evergreen shrubs. Said plantings shall be a minimum of four feet in height at maturity.

A landscaped yard a minimum of 7 feet in width is required between the parking lot and Minnehaha Avenue and between the parking lot and the Midtown Greenway. The landscaped yard between the parking area and the Midtown Greenway requires screening that is at least 95 percent opaque, due to the residential zoning of the Greenway. There is an 8-foot landscaped yard along the majority of the property line between the parking area and the Greenway. There is a section of existing pavement that extends the drive aisle of the parking lot into the north side yard, resulting in a landscaped yard of only 1.5 feet in this location. This is an existing condition and staff recommends granting alternative compliance accordingly. In addition to the trees required at the end of each parking stall, staff recommends that the applicant provide shrub plantings along the north property line to screen the parking lot from the Greenway. Said shrubs shall be a minimum of 60 percent opaque and shall be required adjacent to the parking stalls only. Requiring screening that is 95 percent opaque in this area may not be practical, due to the fact that the Midtown Greenway does not function as a residential use. The landscaped yard between the parking area and Minnehaha Avenue shall include screening that is a minimum of three feet in height and 60 percent opaque. The setback between the parking lot and the front lot line ranges from 35 feet to 104 feet, satisfying the width requirement, but there is very little screening in this location currently. The screening shall be required for the length of the parking lot as a condition of approval.

All areas not occupied by buildings, parking and loading facilities and driveways are landscaped.

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.

Conformance with above requirements:

A stormwater pond is proposed on the north side of the existing building for on-site retention. This

CPED Planning Division Report
BZZ-5033

pond will only accommodate stormwater from a portion of the site. The remaining stormwater drains into City facilities. In the PDR Report, Public Works- Sewer Division recommends that stormwater improvements be expanded to provide for additional stormwater credits. Said report has been attached for reference.

The proposed building addition is two stories and will not significantly shadow public spaces or adjacent properties. The applicant has submitted shadow studies that illustrate the impact of the building addition on June 21st, September 21st and December 21st. The studies for each month demonstrate the degree of shadowing on the Midtown Greenway at various times of the day. The addition will extend closer to the Midtown Greenway than the existing building, but is not expected to significantly increase shadowing of the greenway due to the location of the existing building and the limited height of the addition. The studies provided show that the addition will not shadow the Greenway at all during the summer months. The shadow study for September 21st shows shadowing on the Midtown Greenway in the early morning hours only. On December 21st, the Midtown Greenway will be shadowed.

The building is not expected to significantly generate wind currents at ground level or block views of important elements of the City.

Staff has made recommendations above for providing additional windows to the north elevation to create opportunities to observe adjacent spaces. While the height of the required windows will not allow views in and out of the building at eye level, it will create some opportunity for surveillance from the mezzanine level. The site is well lit and, with the requested changes, designed with opportunities for people to observe adjacent spaces and public sidewalks. Lighting is proposed on the north side of the building, adjacent to the Midtown Greenway. Landscaping, sidewalks and building features are mostly designed to direct pedestrian movements. However, staff is requiring a sidewalk connection from the parking lot to the public sidewalk adjacent to Minnehaha Avenue as a condition of approval to more clearly direct pedestrian movements.

The existing building on the site is not historic, and the property does not lie within an historic district.

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 existing uses within the building are permitted uses in the I1 Light Industrial District.

Off-Street Parking and Loading:

Minimum automobile parking requirement:

The building contains an existing wholesale, warehousing, and distribution use as well as a medical supply company. The medical supply company is considered a light industrial use, specifically “medical and optical goods and technology”. The minimum vehicle parking requirement for the uses is as follows:

CPED Planning Division Report
BZZ-5033

Use	Requirement	Size	Spaces required
Wholesale, warehousing and distribution	1 space per 500 sf of GFA of office, sales, or display area in excess of 4,000 sf + 1 space per 3,000 sf of GFA of warehousing up to 30,000 sf + 1 space per 5,000 sf GFA of warehousing over 30,000 sf or for any outdoor storage, sales, or display	20,864 sf warehousing	7 spaces
Medical and optical goods and technology	1 space per 1,000 sq. ft. of GFA, up to 20,000 sf. + 1 space per 2,000 sf in excess of 20,000 sf	38,449 sf	24 spaces
Total			31 spaces

The site has 53 existing parking spaces, exceeding the minimum requirement. The majority of the parking stalls are located on the east side of the site, between the building and Minnehaha Avenue. One additional row of parking is provided on the south side of the building.

Maximum vehicle parking requirement:

The maximum vehicle parking requirement for the proposed uses is as follows:

Use	Requirement	Size	Maximum allowed
Wholesale, warehousing and distribution	1 space per 200 sq. ft. of GFA of office, sales, or display area + 1 space per 1,500 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 2,500 sq. ft. GFA of warehousing over 30,000 sq. ft. or for any outdoor storage, sales, or display	20,864 sf warehousing	14 spaces
Medical and optical goods and technology	1 space per 200 sq. ft. of GFA up to 20,000 sq. ft. + 1 space per 1,000 sq. ft. of GFA in excess of 20,000 sq. ft.	38,449 sf	118 spaces
Total			132 spaces

The uses within the building can have up to 132 parking stalls. As stated above, 53 parking stalls are located on the site.

Minimum bicycle parking requirement:

The warehousing use does not have a minimum bicycle parking requirement. The medical supply use does have a minimum bicycle parking requirement of two spaces. However, this use has non-conforming rights to bicycle parking and none has been provided as part of this application.

CPED Planning Division Report
BZZ-5033

Loading

Both uses within the building have a high loading requirement. Based on the square footage of each use, two large (12' x 50') loading spaces are required. A loading area with seven truck receiving bays is located on the west side of the building. No changes are proposed to this area as part of the project.

Minimum and Maximum Floor Area: The site is located in the I1 District, which has a maximum floor area ratio of 2.7. The addition would result in a 59,313 square foot building on a 144,267 square foot lot, resulting in a floor area ratio of .41. There is no minimum floor area ratio requirement in this location.

Building Height: The maximum height for structures in all industrial districts is 4 stories or 56 feet, whichever is less. The proposed addition is 26'8", matching the height of the existing building and within the parameters allowed.

Minimum Lot Area: There is not a minimum lot area requirement for either use in the I1 District.

Dwelling Units per Acre: There are no dwelling units proposed as part of the project.

Yard Requirements: The I1 District does not have any minimum yard requirements for the proposed uses. However, the property borders the Midtown Greenway on the north side, which is zoned R1A. Therefore, the side yard setback requirement along this north property line is equal to the minimum side yard requirement of the R1A District. In this case, the minimum setback requirement for the two story building is 7 feet. The proposed building setback along this property line is approximately 11 feet.

Specific Development Standards: There are no specific development standards that apply to the uses within the building. .

Hours of Open to the Public: In the I1 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m. and Friday and Saturday from 6:00 a.m. to 11:00 p.m. The proposed use will comply with the required hours open to the public.

Signs: Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. The building elevations illustrate generic signs for both uses. No additional signage is proposed as part of this application.

Refuse storage: Section 535.80. Refuse storage containers are required to be enclosed on all four (4) sides by screening compatible with the principal structure, not less than two (2) feet higher than the refuse container, or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse storage is located on the south side of the building and no changes are proposed as part of this application.

Lighting: The applicant has not submitted a lighting plan. All lighting shall be required to comply with Chapters 535 and 541 including the following standards:

CPED Planning Division Report

BZZ-5033

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 to not directly or indirectly cause illumination or glare in excess of one-half footcandle measured at the closest property line of any permitted or conditional residential use, and five footcandles measured at the street curb line or nonresidential property line nearest the light source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of 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 to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH:

The site is designated for industrial use on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The site is also within the boundaries of the Seward/Hiawatha Industrial Employment District. Industrial employment districts are intended to protect prime industrial space and to provide an opportunity for the City to support targeted industries and business clusters and to redevelop underutilized sites for economic development purposes. The following policies of the comprehensive plan apply:

Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.
- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

CPED Planning Division Report
BZZ-5033

Policy 1.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

- 1.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.
- 1.14.3 Restrict the development and expansion of non-industrial uses within designated Industrial Employment Districts, limiting non-industrial uses to the types of uses and locations designated in the Industrial Land Use and Employment Plan.
- 1.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.

Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base.

The proposed building addition is consistent with the above policies of the Comprehensive Plan. The addition will result in the expansion of an industrial use within the boundaries of an Industrial Employment District. The subject location is appropriate and, with the conditions of approval below, the addition will be designed in a manner that is compatible with nearby properties and uses.

SMALL AREA PLANS ADOPTED BY COUNCIL:

The site is also within boundaries of the Seward and Longfellow Greenway Area Land Use and Pre-Development Study. This plan evaluates the long-term viability and appropriateness of existing land uses along the corridor, includes a land use plan for future uses, and explores particular development concepts for selected opportunity sites. The plan recognizes that the subject site contains existing industrial uses and identifies the site as light/medium industrial on the future land use map. One component of the plan that is relevant for the subject site is the desire to green the area with enhanced landscaping and additional plantings. Staff has made a number of recommendations above related to landscaping which will further this objective.

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**

CPED Planning Division Report
BZZ-5033

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 required to allow a setback greater than eight feet, and staff recommends granting alternative compliance. The proposed setback matches the existing setback of the building. The addition will have a maximum setback of 118 feet from the front property line.

Alternative compliance has been requested for the 30 percent window requirement on the north wall of the building addition. The applicant has stated that windows have not been provided in this location due to security concerns associated with the nature of the use. Staff recommends granting alternative compliance to the window requirements, with conditions. Specifically, staff recommends that windows be added to the elevation to add visual interest, respect the intent of the window requirements and provide opportunities for natural surveillance and visibility near the Greenway. The applicant shall be required to evenly distribute windows for the length of the addition. Said windows may be at a height equal to the mezzanine level to reduce security concerns. The floor of the mezzanine is at a height of 10.5 feet. Alternative compliance may be appropriate to allow less than 30 percent glazing on this elevation and to allow windows that are more than four feet above grade, provided the above conditions are met.

Alternative compliance has also been requested for the minimum tree planting requirement. Based on the size of the site, 40 canopy trees are required. The site contains 11 overstory trees, five of which are evergreen trees. Four additional trees are located in the right-of-way. At a minimum, the applicant shall be required to plant 10 additional canopy trees to bring the site closer into compliance with the minimum landscaping requirements. A number of parking stalls are more than 50 feet from the center of an on-site canopy tree. Staff recommends that a canopy tree be planted on the north end of each row of parking stalls on the east side of the building. These trees may be included in the 10 trees required above. Alternative compliance may be granted for the existing parking stalls on the south side of the building and for the remaining number of trees, due to the existing conditions on the site.

Finally, alternative compliance has been requested for the minimum screening requirements within the required landscaped yards between the parking lot and Minnehaha Avenue and between the parking lot and the Midtown Greenway. A landscaped yard a minimum of 7 feet in width is required between the parking lot and Minnehaha Avenue and between the parking lot and the Midtown Greenway. The landscaped yard between the parking area and the Midtown Greenway requires screening that is at least 95 percent opaque, due to the residential zoning of the Greenway. There is an 8-foot landscaped yard along the majority of the property line between the parking area and the Greenway. There is a section of existing pavement that extends the drive aisle of the parking lot into the north side yard, resulting in a landscaped yard of only 1.5 feet in this location. This is an existing condition and staff recommends granting alternative compliance accordingly. In addition to the trees required at the end of each parking stall, staff recommends that the applicant provide shrub plantings along the north property line to screen the parking lot from the Greenway. Said shrubs shall be a minimum of 60 percent opaque and shall be required adjacent to the parking stalls only. Requiring screening that is 95 percent opaque in this area may not be practical, due to the fact that the Midtown Greenway does not function as a residential use. The setback between the parking lot and the front lot line ranges from 35 feet to 104 feet, satisfying the width requirement, but there is very little screening in this location currently. The screening shall be

CPED Planning Division Report
BZZ-5033

required for the length of the parking lot as a condition of approval.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for a building addition at 2700 Minnehaha Avenue, subject to the following conditions:

1. CPED Planning staff review and approval of the final site, elevation, floor and landscaping plans.
2. All site improvements shall be completed by December 13, 2011, unless extended by the Zoning Administrator, or the approvals may be revoked for noncompliance.
3. Evenly distributed windows shall be provided on the north elevation of the proposed addition, in accordance with Section 530.120 of the zoning code. Said windows may be at a height equal to floor of the mezzanine level of the building addition.
4. The landscaped area along the north wall of the building addition shall include columnar type plantings a minimum of four feet in height as a graffiti prevention measure.
5. A minimum of ten additional canopy trees shall be planted on site, for a total of 21 trees, in accordance with Section 530.160 of the zoning code.
6. Of the ten canopy trees required in condition #4, one tree shall be planted on the north end of each row of parking stalls, in accordance with Section 530.170 of the zoning code.
7. Shrub plantings that are a minimum of three feet in height and 60 percent opaque shall be planted between the parking stalls and the north property line, in accordance with Section 530.170 of the zoning code.
8. Screening that is a minimum of three feet in height and 60 percent opaque shall be required along the east side of the parking lot, in compliance with Section 530.170 of the zoning code.
9. A sidewalk with a minimum width of four feet shall connect the parking lot to the public sidewalk adjacent to Minnehaha Avenue, in compliance with Section 530.130 of the zoning code.

Attachments:

1. Statement and findings from applicant.
2. Zoning map.
3. PDR report.

CPED Planning Division Report
BZZ-5033

4. Site plans and elevations.
5. Shadow studies.
6. Proposed floor plans.
7. Photos.