

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit and Site Plan Review  
BZZ-3675

**Date:** August 27, 2007

**Applicant:** The Salvation Army

**Address of Property:** 1010 Currie Avenue North

**Project Name:** Hope Harbor Chapel Addition

**Contact Person and Phone:** Chris Osowski with The Salvation Army, (651) 746-3422

**Planning Staff and Phone:** Hilary Dvorak, (612) 673-2639

**Date Application Deemed Complete:** July 30, 2007

**End of 60-Day Decision Period:** September 28, 2007

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

**Ward: 7      Neighborhood Organization:** Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4C-1, Downtown Commercial District with the DP Downtown Parking Overlay District

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

**Zoning Plate Number:** 19

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

**Proposed Use:** Chapel addition to an existing supportive housing facility and overnight shelter

**Concurrent Review:**

**Conditional use permit:** to allow a 6,050 square foot chapel addition to an existing supportive housing facility/overnight shelter

**Site plan review**

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

**Background:** The Salvation Army has operated out of the building located at 1010 Currie since 1990. Over the course of time the uses within the building have changed but the facility has always served individuals in need. In 1988, the City Council approved a conditional use permit to allow a community-

based residential facility for up to 32 adult, chemically-dependent individuals and a facility for 44 chronically inebriated individuals. Please note that although these approvals were granted in 1988 that the facility did not open until 1990. In 1993, the City Council approved an amendment to the approved conditional use permit to allow 24 beds for Hennepin County “detox” in addition to the other uses within the building including 26 single-room occupancy (SRO’s) units and 76 beds for “special needs” individuals. At this time the number of beds for chronically inebriated individuals was reduced to 25. Then, in 1997, the City Council approved an amendment to the approved conditional use permit to allow chemical dependency outpatient services.

Currently, The Salvation Army operates an overnight shelter and a supportive housing facility in the building. There are additional outpatient services as well as meals and health care clinics provided on a daily basis. The applicant is proposing to construct a 6,050 square foot chapel addition to the building which requires a conditional use permit as the building is being expanded. The applicant has indicated that at this time the chapel will be used for worship space as well as recreational space. Please note that if the addition is at any time used for congregate living purposes that the conditional use permit will need to be modified to permit an expansion of such use.

The addition is proposed to be constructed in the existing on-site parking area. Currently, the applicant parks up to 29 vehicles in the parking area however, legally, only 16 parking spaces can be accommodated in the lot. The parking requirement for all non-residential uses in the B4C-1 zoning district is one space per every 1,400 square feet of gross floor area and for all residential uses is 90 percent of the number of spaces as specified in Chapter 541, Off-Street Parking and Loading. Since the building addition is non-residential in nature the parking requirement for non-residential uses was used to determine its parking requirement. The building addition is 6,050 square feet in size. Given this the parking requirement for the building addition is four spaces. Because of grandfathering rights the parking requirement for the building is what is legally provided on the site plus those that are required for the addition; 20 spaces. The applicant has entered into a lease agreement with the property owner across the street to lease 25 parking spaces in the Ramada Hotel parking lot. A copy of the agreement is included in the staff report.

**CONDITIONAL USE PERMIT** - to allow a 6,050 square foot chapel addition to an existing supportive housing facility/overnight shelter

**Findings as Required by the Minneapolis Zoning Code:**

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Planning Division does not believe that a chapel addition to the existing building will be detrimental to or endanger the public health, safety, comfort or general welfare. The applicant has indicated that the current chapel is undersized and overcrowded so constructing a larger chapel will better accommodate the needs of the users of the facility.

**2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The Planning Division does not believe that a chapel addition to the existing building would be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property. Surrounding uses include other supportive service facilities, a pawnshop, a hotel and parking facilities. The chapel addition will be constructed in the existing on-site parking area. The addition will replace an unimproved surface parking lot with a building addition.

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

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

Currently, the applicant parks up to 29 vehicles in the parking area however, legally, only 16 parking spaces can be accommodated in the lot. The parking requirement for all non-residential uses in the B4C-1 zoning district is one space per every 1,400 square feet of gross floor area and for all residential uses is 90 percent of the number of spaces as specified in Chapter 541, Off-Street Parking and Loading. Since the building addition is non-residential in nature the parking requirement for non-residential uses was used to determine its parking requirement. The building addition is 6,050 square feet in size. Given this the parking requirement for the building addition is four spaces. Because of grandfathering rights the parking requirement for the building is what is legally provided on the site plus those that are required for the addition; 20 spaces. The applicant has entered into a lease agreement with the property owner across the street to lease 25 parking spaces in the Ramada Hotel parking lot. A copy of the agreement is included in the staff report.

**5. The conditional use is consistent with the applicable policies of the comprehensive plan.**

According to the Principles and Polices outlined in the *Minneapolis Downtown 2010*, the following apply to this proposal:

- Promote a street-level design of buildings that contributes to downtown’s vitality and security by encouraging individual entrances to street-level building tenants, windows and architectural detailing (Downtown Physical Setting Policy 1).
- Achieve an appropriate balance between market-rate housing and publicly assisted affordable housing and ensure that publicly assisted housing is provided in a way that contributes to the physical appearance and economic and social health of downtown’s neighborhoods (Downtown Living Policy 8).

The Planning Division believes that the proposed development is in conformance with the policies of *Minneapolis Downtown 2010*.

**6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

With the approval of the conditional use permit and site plan review this development will be in conformance with the applicable regulations of the B4C-1 zoning district.

### **SITE PLAN REVIEW**

#### **Findings as Required by the Minneapolis Zoning Code:**

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

#### **Section A: Conformance with Chapter 530 of Zoning Code**

##### **BUILDING PLACEMENT AND DESIGN:**

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

- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
  - Residential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
  - Nonresidential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
      - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
      - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
      - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
  - 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 530.120 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.

**PLANNING DEPARTMENT RESPONSE:**

- The majority of the existing building will not be altered as part of this development project. The applicant proposes only interior modifications to the existing building in order to make a smooth transition to the addition. The building addition reinforces the street wall, facilitates pedestrian access and maximizes natural surveillance. The building addition is set close to the front property line, the entrance is connected to the public sidewalk via a walkway and there are large windows where people can see in and out along the front of the addition.
- The zoning code requires that the building be located within eight feet of the property line except where a greater yard is required by the zoning ordinance. The building addition is setback between six and eight feet from the front property line.
- The area in between the building addition and the front property line will contain landscaping, stairs and an accessible ramp.
- The principal entrance to the building is oriented towards Currie Avenue North.
- All of the parking for this development is being leased from the property owner located across Currie Avenue North from the site.
- The exterior material of the existing building is brick. The exterior materials of the addition include rock face block, brick, pre-cast concrete and glass. The Planning Division believes that the addition will be compatible with the existing building.
- There are no areas of the addition that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- At least 30 percent of the first floor of the Currie Avenue North side of the addition is required to be windows. The analysis of the project's compliance with these requirements follows:
  - Currie Avenue North: the percentage of windows on the first floor is 23 percent. In addition to the windows located along the first floor of the building there are two large doors. Although the doors are made of glass they do not count towards the window requirement. If they did count towards the window requirement there would be 35 percent windows on the first floor of the building facing Currie Avenue North. Because of this the Planning Division is recommending that the Planning Commission grant alternative compliance to allow 23 percent windows on the first floor.
- The windows in the building are vertical in nature and are evenly distributed along the building walls.
- The principal roof line of the existing building is flat and the principal roof line of the building addition is pitched. Although the two roof pitches are different from one another the Planning Division believes that the two will be compatible with one another. The existing building is taller than the addition, including the peak of the roof. The proposed roof line is characteristic of a chapel.

**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.**

**PLANNING DEPARTMENT RESPONSE:**

- The principal entrance to the building addition will be connected to the public right-of-way via a new walkway and an accessible ramp.
- No transit shelters are proposed as part of this development.
- All of the parking for this development is being leased from the property owner located across Currie Avenue North from the site.
- The zoning code does not prohibit the proposed development from utilizing the public alley. In this case the alley will be used for trash and recycling pick-up.
- There is no maximum impervious surface requirement in the B4C-1 zoning district. After the addition is complete there will be 120 square feet of green space on the site.

**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 plant, 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.**

**PLANNING DEPARTMENT RESPONSE:**

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 30,414 square feet. The footprint of the building 27,073 square feet. When you subtract the footprint from the lot size the resulting number is 3,341 square feet. Twenty percent of this number is 668 square feet. According to the applicant's landscaping plan there is 120 square feet of landscaping on the site or approximately four percent of the site not occupied by the building. The area in between the building and the front property line is where the proposed landscaping is located. Additional landscaping could be added to the back of the building however, this area is going to be used to store the trash and recycling receptacles. In addition, an electrical transformer is going to be relocated to this area. The Planning division is recommending that the Planning Commission grant alternative compliance to allow only four percent landscaping on the site.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is two and seven respectfully. The applicant is proposing to plant zero trees and 13 shrubs on the site once the building addition is complete. Given the size of the planting area in front of the building the Planning Division is recommending that alternative compliance be granted to allow there to be no trees planted on the site.
- There are no on-site parking areas to be landscaped and screened.

**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.**

**PLANNING DEPARTMENT RESPONSE:**

- Stormwater runoff from the area in back of the building will be drained towards the alley.
- This building addition should not block views of important elements in the city.

- This building addition should cast minimal shadows on surrounding properties.
- This building addition should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as the principal entrance will be connected to the public right-of-way via a new walkway and an accessible ramp, there are windows along the front of the addition where people can see in and out and there will be lights located near the front and rear entrances.
- This site is neither historically designated nor located in a 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:**

- **Use:** Chapels, or places of assembly, are permitted in the B4C-1 zoning district. However, because this is a chapel addition to an existing supportive housing facility and overnight shelter a conditional use permit is required.
- **Off-Street Parking and Loading:** Currently, the applicant parks up to 29 vehicles in the parking area however, legally, only 16 parking spaces can be accommodated in the lot. The parking requirement for all non-residential uses in the B4C-1 zoning district is one space per every 1,400 square feet of gross floor area and for all residential uses is 90 percent of the number of spaces as specified in Chapter 541, Off-Street Parking and Loading. Since the building addition is non-residential in nature the parking requirement for non-residential uses was used to determine its parking requirement. The building addition is 6,050 square feet in size. Given this the parking requirement for the building addition is four spaces. Because of grandfathering rights the parking requirement for the building is what is legally provided on the site plus those that are required for the addition; 20 spaces. The applicant has entered into a lease agreement with the property owner across the street to lease 25 parking spaces in the Ramada Hotel parking lot. A copy of the agreement is included in the staff report.
- **Maximum Floor Area:** The maximum FAR in the B4C-1 zoning district is 4.0. The lot in question is 30,414 square feet in area. The applicant proposes a total of 99,977 square feet of gross floor area, an FAR of 3.29.
- **Building Height:** There are no height limitations in the B4C-1 zoning district.
- **Minimum Lot Area:** The minimum lot area for congregate living facilities in the B4C-1 zoning district is 5,000 square feet. The lot in question is 30,414 square feet in area.
- **Dwelling Units per Acre:** Not applicable for this application.
- **Yard Requirements:** The site is not adjacent to any residentially zoned properties and the addition does not contain any residential uses with windows facing an interior side yard or rear yard property line. Given this, there are no setback requirements for the addition.

- **Specific Development Standards:** There are no specific development standards for places of assembly.
- **Hours of Operation:** Residential uses are not subject to hours of operation.
- **Signs:** Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the B4C-1 zoning district one can have 2.5 square feet of signage for every one foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The maximum height of any sign is 24 feet. Freestanding signs are limited to 32 square feet and can be no taller than 8 feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. Please note that a freestanding sign is not allowed on a site if there is a projecting sign on the same lot, or if existing signs attached to buildings on the same lot exceed 2.5 square feet of signage for each 1 foot of primary building wall.

The applicant is proposing to install two walls signs to the south facade of the building addition. One of the signs will measure 52 square feet in size and the other will measure 28 square feet in size. The top of both signs will be located approximately 13 feet above ground.

- **Refuse storage:** The applicant is proposing to locate a trash receptacle near the rear of the building. The trash receptacle will be located inside of the proposed six-foot high fence.
- **Lighting:** A lighting plan showing footcandles was not submitted as part of the application materials.

#### **MINNEAPOLIS PLAN:**

According to the Principles and Policies outlined in the *Minneapolis Downtown 2010*, the following apply to this proposal:

- Promote a street-level design of buildings that contributes to downtown's vitality and security by encouraging individual entrances to street-level building tenants, windows and architectural detailing (Downtown Physical Setting Policy 1).
- Encourage improvements to the public right-of-way that support pedestrian and transit circulation and that beautify downtown (Downtown Physical Setting Policy 2).

The Planning Division believes that the proposed development is in conformance with the policies of the *Minneapolis Downtown 2010*.

#### **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.**

**PLANNING DEPARTMENT RESPONSE:**

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

- **Thirty percent of the walls on the first floor and ten 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:**

Alternative compliance is required because there is only 23 percent windows on the first floor facing Currie Avenue North. In addition to the windows located along the first floor of the building there are two large doors. Although the doors are made of glass they do not count towards the window requirement. If they did count towards the window requirement there would be 35 percent windows on the first floor of the building facing Currie Avenue North. Because of this the Planning Division is recommending that the Planning Commission grant alternative compliance to allow 23 percent windows on the first floor.

- **Not less than 20 percent of the site not occupied by the building shall be landscaped:**

According to the applicant's landscaping plan there is 120 square feet of landscaping on the site or approximately four percent of the site not occupied by the building. The area in between the building and the front property line is where the proposed landscaping is located. Additional landscaping could be added to the back of the building however, this area is going to be used to store the trash and recycling receptacles. In addition, an electrical transformer is going to be relocated to this area. The Planning division is recommending that the Planning Commission grant alternative compliance to allow only four percent landscaping on the site.

- **The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site:**

The tree and shrub requirement for this site is two and seven respectfully. The applicant is not proposing to plant any trees on the site. Given the size of the planting area in front of the building the Planning Division is recommending that alternative compliance be granted to allow there to be no trees planted on the site.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application to allow a 6,050 square foot chapel addition to an existing supportive housing facility and overnight shelter located at 1010 Currie Avenue North subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review for the property located at 1010 Currie Avenue North subject to the following conditions:

1. Approval of the final site, landscaping, lighting and elevation plans by the Community Planning and Economic Development Department – Planning Division.
2. All site improvements shall be completed by August 27, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**Attachments:**

1. Project description
2. Program summary
3. Previous City Council approvals

Department of Community Planning and Economic Development – Planning Division  
BZZ-3675

4. Parking lease between the applicant and the Ramada Hotel
5. Conditional use permit findings
6. Preliminary Development Review report from the July 25, 2007, meeting
7. June 20, 2007, and July 11, 2007, letters to Council Member Goodman and the Downtown Minneapolis Neighborhood Association
8. June 20, 2007, e-mail to the Currie Avenue Block Club
9. Zoning Map
10. Civil plans, site plan, landscaping plans, floor plans and elevations
11. Photographs of the site and surrounding area