

**Department of Community Planning and Economic Development – Planning Division**  
**Site Plan Review**  
**BZZ-5004**

**Date:** November 15, 2010

**Applicant:** Ford United, LLC (c/o United Properties), Attn: John Saunders, 3500 American Boulevard West, Suite 200, Minneapolis, MN 55431

**Address of Property:** 420 North 5<sup>th</sup> Street

**Project Name:** Ford Centre Renovation

**Contact Person and Phone:** HGA, Inc., Attn: Greg Haley, 701 Washington Avenue North, Minneapolis, MN 55401, (612) 758-4520

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

**Date Application Deemed Complete:** October 12, 2010

**End of 60-Day Decision Period:** December 10, 2010

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

**Ward:** 7 & 5                      **Neighborhood Organization:** North Loop Neighborhood Association

**Existing Zoning:** B4S-1 (Downtown Service) district, and DP (Downtown Parking) Overlay district

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

**Zoning Plate Number:** 13

**Lot area:** 67,849 square feet or approximately 1.56 acres

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

**Proposed Use:** Renovate an existing structure for reuse as an office building.

**Concurrent Review:**

- HGA, Inc., on behalf of Ford United LLC, has submitted a Site Plan Review application for an approximate 1,500 square foot addition to the existing structure as part of the Ford Centre Renovation on the property located at 420 North 5<sup>th</sup> Street.

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

**Background:** The applicant is proposing to renovate the existing 11-story, 318,600 square foot Ford Centre located on the property at 420 5<sup>th</sup> Street North for reuse as an office building. The parcel is zoned B4S-1 and is located in the DP Overlay District at the corner of 5<sup>th</sup> Avenue North and 5<sup>th</sup> Street North. The DP was created in order to preserve significant and useful buildings and to protect the unique character of the downtown area and mixed-use downtown neighborhoods by restricting the establishment or expansion of surface parking lots and

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establishing certain minimum and maximum off-street parking standards in the downtown area. The building was originally constructed in 1913 as a Ford Motor Company assembly plant and has been used for offices for many years. In order to facilitate movement into the building, a new 1,500 square foot lobby addition is proposed on the north side of the structure adjacent to the existing surface parking lot. Office uses are permitted uses in the B4S-1 district. The proposed 1,500 square foot addition triggers site plan review. The applicant is also proposing to landscape the existing surface parking lot that is located on the premises. The alterations to the parking lot are not resulting in any additional surface parking, or making it more non-conforming as to the DP Overlay District standards.

The building is located within the boundaries of the local Minneapolis North Loop Warehouse Historic District as well as within the National Register of Historic Places Warehouse District boundaries. The proposed development recently received approval from the Heritage Preservation Commission (HPC) on October 26, 2010, for a Certificate of Appropriateness (COA) in order to complete the rehabilitation of the existing structure as well as to allow the proposed addition. There were several conditions of approval that have been attached for reference.

Staff has received official correspondence from the North Loop Neighborhood Association which has been attached for reference. The North Loop Neighborhood Association supports the proposed renovation. All additional correspondence received prior to the Planning Commission meeting will be forwarded on for consideration.

**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.

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- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances, windows, and active functions:
  - Residential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
  - Nonresidential uses:
    - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
      - a. Windows shall be vertical in proportion.
      - b. Windows shall be distributed in a more or less even manner.
      - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
      - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
      - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
      - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
      - g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.

Minimum window area shall be measured as indicated in section 530.120 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.

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The majority of the structure is existing; the exception is the proposed 1,500 square foot lobby addition proposed on the north side of the site. The development is not subject to any required yards. The existing building conditions will not be evaluated for compliance with the building placement and design provisions of Chapter 530. The proposed addition will be, however. The location of the proposed addition is 5 feet, 5 inches from the property line along 5<sup>th</sup> Avenue North and is therefore located within 8 feet of the front lot line.

The proposed lobby would be oriented towards the surface parking lot on the premises and would also have an entrance as required by the HPC off of 5<sup>th</sup> Avenue North on the west elevation. The design of the proposed addition maximizes natural surveillance and visibility, and facilitates pedestrian access. The area between the proposed addition and the public street along 5<sup>th</sup> Avenue North would have new landscape plantings.

The proposed north and west elevations of the proposed addition incorporate windows that exceed the 30% window requirement. The north elevation facing the surface parking lot incorporates 42% windows and the west elevation of the building along 5<sup>th</sup> Avenue North incorporates 72% windows. Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets. The windows are evenly distributed and vertical in proportion along the west elevation but are not evenly distributed along the north elevation as metal panels/louvers are located on the elevation moving east. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission grant alternative compliance in this circumstance as the design has been approved by the HPC and the area where the metal panels are located is the area located beneath the stairway.

The proposed lobby addition complies with the active functions provision as outlined above.

The exterior materials and appearance of the rear and side walls of the proposed addition are compatible with those located on the existing structure. The existing structure is primarily composed of brick. The proposed addition would be composed of metal and glass. The proposed addition incorporates architectural elements including recesses and projections, windows and entries. There are no blank uninterrupted walls that exceed 25 feet in width on any of the elevations of the proposed addition.

There are a total of 57 surface parking spaces provided for the development. Access to and from the surface parking lot would be located off of 5<sup>th</sup> Avenue North. An additional 25 spaces are proposed within the first floor of the building and would be accessed via the surface parking lot.

**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 existing building as well as those proposed as part of the addition are connected to the public sidewalk via walkways that are greater than 4 feet in width.

There are no transit shelters within the development, however, the site is located in close proximity to several bus lines and across the street from the Hiawatha LRT platform as well as a commuter rail station.

The proposed development has been designed to minimize conflicts with pedestrian traffic and surrounding

residential uses. There is only one curb cut to the site.

There is no public alley adjacent to the site.

The site has been designed to minimize the use of impervious surfaces through the use of landscaping within the existing surface parking lot. Currently a total of zero square feet of landscaping is provided on the premises; the applicant proposes to install a total of 8,477 square feet of landscaping.

### **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.**

In the downtown districts, any building containing 50,000 square feet or more of gross floor area is exempt from the general landscaping and screening requirements. The parking and loading landscaping and screen do apply, however. Regardless, for reference purposes, the total site area is 67,849 square feet or 1.56 acres and the building footprint on the site would total 36,764 square feet with the proposed addition. The applicant is providing approximately 8,477 square feet or approximately 23% of the site not occupied by buildings. The applicant is proposing to provide 24 trees and 518 shrubs, as well as vines and perennials on the premises.

The on-site surface parking lot requires a 7-foot landscaped yard and screening along 5<sup>th</sup> Avenue North. Due to the configuration of the lot line the landscaped yard varies from 11 feet to 2 feet. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not be practical to require compliance. The geometric shape of the lot is irregular and compliance would require that several further parking spaces be removed from the premises. As

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previously discussed, the applicant is proposing to install a total of 8,477 square feet of landscaping on the premises. Currently there is no landscaping on the site. Additionally, a result of the proposed landscape alterations to the parking lot, the surface parking lot is being reduced from 83 surface parking spaces to 57 surface parking spaces. It also does not appear that the plans are meeting the screening requirement. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission require compliance with the screening requirement as outlined in Section 530.170 of the Zoning Code.

No parking space is located more than 50 feet from the center of on-site deciduous tree. The surface parking lot does not meet the 25 foot linear tree requirement along 5<sup>th</sup> Avenue North; alternative compliance would be necessary. Planning Staff will recommend that the Planning Commission require compliance with this provision.

**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.**

There is an existing surface parking lot on the premises that would be altered and landscaped as part of the proposal. The existing surface parking lot has a total of 83 spaces; with the proposed modifications to the site, a total of 57 surface parking spaces will remain. An additional 25 spaces are proposed within the first floor of the building. All access to the on-site parking would be located off of 5<sup>th</sup> Avenue North via one curb cut. On-site retention and filtration is recommended.

Staff would expect the proposed single-floor (two-story), 28 foot tall addition to have no impact on the blocking of significant views, nor any shadowing impacts on adjacent properties, or on public spaces. The proposed addition would also not be expected to have any impacts on light, wind and air in relation to the surrounding area.

Planning Staff would expect to review a detailed lighting plan upon submission of final plans. The site has been developed in such a manner that it appears to adhere to the crime prevention standards outlined in the Zoning Code. The site also appears to have adequate site lighting and the majority of the existing and proposed window openings allow for adequate natural surveillance and visibility.

The parcel is occupied by the Ford Centre which was constructed in 1913 as a Ford Motor Company assembly plant. The building is located within the boundaries of the local Minneapolis North Loop Warehouse Historic District as well as within the National Register of Historic Places Warehouse District boundaries. The applicant proposes to restore and renovate the Ford Centre as part of the proposal.

**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 office uses proposed for the site are permitted uses in the B4S-1 district.

If the site plan review application is approved, the proposal would comply with all applicable provisions of the B4S-1 District.

**Parking and Loading:**

*Minimum automobile parking requirement:* There is no minimum parking requirement for office uses in the downtown districts.

*Maximum automobile parking requirement:* The maximum automobile parking requirement for office uses in the downtown districts is 1 space per 1,000 square feet of gross floor area. Based on the gross floor area of the building with the proposed addition at 320,100 square feet, a total of 320 off-street parking spaces would be the maximum. A total of 57 surface parking spaces would remain on the site, as would another 25 within the ground floor of the existing structure. Therefore a total of 82 spaces are located on the premises.

*Bicycle parking requirement:* In the downtown districts, 1 secure bicycle parking space must be provided for every 20 automobile parking spaces provided, but in no case shall fewer than 4 or more than 30 spaces be required. For the purposes of this section, a secure bicycle parking space shall include a bicycle rack which permit the locking of the bicycle frame and 1 wheel to the rack, and which supports the bicycle in a stable position without damage to the wheels, frame or components. Based on the 82 spaces proposed for the development, a total of 4 spaces would be required. Office uses require that not less than 50% of the required bicycle parking (2 spaces) shall meet the standards for long-term bicycle parking which are as follows:

- *Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units. With permission of the zoning administrator, long-term bicycle parking spaces for non-residential uses may be located off-site within three hundred (300) feet of the site.*

The proposal exceeds the requirements for bicycle parking as a total of 16 spaces are provided.

*Loading:* Typically in the downtown districts, 1 large loading space would be required for offices with 30,000 square feet to 100,000 square feet of gross floor area plus 1 large loading space for each 100,000 square feet of gross floor area up to 500,000 square feet. The loading on the premises is existing as two spaces are provided.

**Dumpster screening:** Section 535.80. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The development complies with this provision as there is a trash and recycling room located within the building.

**Signs:** No new signs have been proposed or approved. All signs must comply with Chapter 543 of the Zoning Code. Any new signage requires a separate permit from the Zoning Office.

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**Lighting:** A lighting plan was submitted as part of the application and will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

**Maximum Floor Area:** Typically, the maximum F.A.R. for nonresidential uses in the B4S-1 district is 4.0. Based on a lot area of 67,849 square feet, the site could accommodate a total of 271,396 square feet. The existing structure is approximately 318,600 and is already non-conforming as to F.A.R. The building with the proposed 1,500 square foot addition would total 320,100 square feet or have an FAR of 4.7. With the proposal to install a total of 25 parking spaces in the first level of the structure or approximately 14,000 square feet, which is typically not counted towards the F.A.R., the proposal to construct a 1,500 square foot addition would not result in a net increase in the F.A.R. on the premises.

**Minimum Lot Area:** Not applicable for this development as there is no minimum lot area requirement for office uses in the B4S-1 district.

**Dwelling Units per Acre:** Not applicable for this development.

**Height:** Not applicable as there are no height limitations in the B4S-1 district.

**Yard Requirements:** Not applicable for this development.

**Building coverage:** Not applicable for this development.

**Impervious surface area:** Not applicable for this development.

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

According to *The Minneapolis Plan for Sustainable Growth*, the subject parcel is located within an area in downtown Minneapolis designated as mixed use, within the designated Warehouse District Activity Center and located along the Hiawatha LRT line which runs along 5<sup>th</sup> Street North. The proposal to rehabilitate the Ford Centre and construct a new 1,500 square foot lobby addition and associated parking lot improvements is consistent with the relevant provisions of *The Minneapolis Plan for Sustainable Growth*, as follows:

Land Use Policy 1.1 of *The Minneapolis Plan for Sustainable Growth* states, “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.” This policy includes the following applicable implementation step: (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.”

Land Use Policy 1.4. of *The Minneapolis Plan for Sustainable Growth* states, “Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

Land Use Policy 1.12 of *The Minneapolis Plan for Sustainable Growth* states, “Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character. This policy includes the following applicable implementation step: (1.12.9) “Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.”

Historic Preservation Policy 8.1 of *The Minneapolis Plan for Sustainable Growth* states, “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.”

There is an additional plan that must be considered when evaluating the proposal which is *The Downtown East/North Loop Master Plan*. The *Downtown East / North Loop Master Plan* was adopted by the City Council in October of 2003. In addition, the North Loop Small Area Plan, a supplement to the Downtown East/North Loop Master Plan, was adopted on April 16, 2010. The primary goal of the *Downtown East/North Loop Master Plan* was to develop a vision and a framework for how new growth should occur in the underdeveloped districts of Downtown Minneapolis, particularly in areas surrounding proposed rail transit stations. The subject site is located in the Freeway West Development District. The plan calls for development in the Freeway West precinct that is mixed-use, medium intensity. Street level retail is also encouraged to stretch along Fifth Avenue North to create a connection between the commercial node at, or near, the new multi-modal station and the proposed ballpark to Washington Avenue North.

### **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.**

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

*Even window distribution:* The windows are evenly distributed and vertical in proportion along the west elevation but are not evenly distributed along the north elevation of the proposed addition as metal panels/louvers are located on the elevation moving east. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission grant alternative compliance in this circumstance as the design has been approved by the HPC and the area where the metal panels are located is the area located beneath the stairway.

*7-foot perimeter landscaping:* The on-site surface parking lot requires a 7-foot landscaped yard along 5<sup>th</sup> Avenue North. Due to the configuration of the lot line the landscaped yard varies from 11 feet to 2 feet. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not be practical to require compliance. The geometric shape of the lot is irregular and compliance would require that several further parking spaces be removed from the premises. As previously discussed, the applicant is proposing to install a total of 8,477 square feet of landscaping on the premises. Currently there is no landscaping on the site. Additionally, a result of the proposed landscape alterations to the parking lot, the surface parking lot is being reduced from 83 surface parking spaces to 57 surface parking spaces.

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- Screening requirement: The on-site surface parking lot requires a 7-foot landscaped yard and screening along 5<sup>th</sup> Avenue North. It also does not appear that the plans are meeting the screening requirement. Alternative compliance would be necessary. Planning Staff would recommend that the Planning Commission require compliance with the screening requirement as outlined in Section 530.170 of the Zoning Code.
- 25-foot linear tree requirement: The surface parking lot does not meet the 25 foot linear tree requirement along 5<sup>th</sup> Avenue North; alternative compliance would be necessary. Planning Staff will recommend that the Planning Commission require compliance with this provision.

**RECOMMENDATION:**

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for the renovation of the Ford Centre, including the construction of a new 1,500 square foot addition and surface parking lot improvements on the property located at 420 North 5<sup>th</sup> Street subject to the following conditions:

1. Planning Staff review and approval of the final site, elevation, lighting and landscaping plans.
2. All site improvements shall be completed by November 15, 2011, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Compliance with the screening requirement as outlined in Section 530.170 of the Zoning Code.
4. Compliance with the 25-foot linear tree requirement along 5<sup>th</sup> Avenue North as required by Section 530.170 of the Zoning Code.

**Attachments:**

1. Preliminary Development Review report
2. Statement of use and description
3. Correspondence
4. Zoning Map
5. Plans - Civil plans, site plan, landscaping plans, floor plans, elevations
6. Photos
7. Actions of the Heritage Preservation Commission – 10/26/10