

**Department of Community Planning and Economic Development – Planning
Division**
Conditional Use Permit
BZZ-3579

Date: June 11, 2007

Applicant: Center School, Attn: Joe Rice, 2421 Bloomington Avenue South,
Minneapolis, MN 55404, (612)721-1655

Addresses of Property: 2421 & 2427 Bloomington Avenue South

Project Name: Center School Parking Lot

Contact Person and Phone: PRG Inc., Attn: Doug Wise, 2017 E. 38th Street,
Minneapolis, MN 55407 (612)721-7556 ext. 13

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: May 11, 2007

End of 60-Day Decision Period: July 9, 2007

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

Ward: 9 Neighborhood Organization: East Phillips Improvement Coalition (EPIC)
and Midtown Phillips

Existing Zoning: C1 (Neighborhood Commercial) District and R2B (Two-family)
District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 21

Lot area: 10,903 square feet or .25 acres

Legal Description: Not applicable for this application.

Proposed Use: Allow the construction of an accessory surface parking lot to serve
the existing school.

Concurrent Review:

- Conditional Use Permit to allow for the construction of an accessory 3 space
surface parking lot for the Center School's vans on the 2427 Bloomington Avenue

South property. The existing Center School is located on the adjacent 2421 Bloomington Avenue South parcel.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits.

Background: The applicant proposes to construct an accessory 3 space surface parking lot for the Center School on the properties located at 2421 & 2427 Bloomington Avenue South. A conditional use permit is required because the proposal is adding parking to a use (school) that requires a conditional use permit. The proposed parking lot is subject to the design and maintenance provisions outlined in Chapter 530 of the Zoning Code.

The conditional use permit is being requested as a result of 3-way land swap which occurred between the City, PRG and the Center School. The Center School has been using a City owned lot on the north side of the school to park the 3 school vehicles. As a result of the Village in Phillips development project located at the corner of Bloomington and 24th Avenue a land swap was initiated. In order to use the property on the south side of the school for an accessory parking lot, a conditional use permit is required.

Staff has not received official correspondence from the East Phillips Improvement Coalition (EPIC), Midtown Phillips or any neighborhood letters prior to the printing of this report.

CONDITIONAL USE PERMIT –Conditional Use Permit to allow an accessory 3 stall surface parking lot.

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 the establishment, maintenance, or operation of the proposed conditional use:

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

The proposed accessory 3 space surface parking lot serving an existing school should not be detrimental to or endanger the public health, safety, comfort or general welfare. The conditional use permit is being required in order to relocate the parking from the north side of the subject properties to the south side of the site due to a land swap. The site is currently vacant. The construction of the parking lot will include landscaping and other site improvements.

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

The Planning Division does not believe that allowing the construction of an accessory 3 space surface parking lot to serve the existing school would be injurious to the use and enjoyment of surrounding property nor would it impede the normal development of the surrounding area. The proposal will improve the overall appearance of the existing vacant site by incorporating fencing, landscaping and other site improvements that meet the design and maintenance provision as outlined in Chapter 530 of the Zoning Code.

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

The applicant will continue to work closely with the Public Works Department and with 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. The project has been through the Preliminary Development Review (PDR) process. The PDR notes have been attached for reference.

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

Staff believes that adequate measures have been provided to minimize traffic congestion in the public streets. The addition of a small surface parking lot will further reduce the congestion by providing off-street parking for the school's vans.

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

According to the *Minneapolis Plan*, the subject parcel is located along Bloomington Avenue which is a designated Community Corridor. According to the Principles and Policies outlined in the *Minneapolis Plan*, the following apply to this proposal:

4.4 *Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.*

The proposal is in conformance with the above noted policy of the comprehensive plan.

6. And, does 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 compliance with the design and maintenance provisions outlined in Chapter 530 of the Zoning Code, this development would meet the requirements of the C1 and R2B zoning districts.

Staff will recommend that the Planning Commission require that the proposed fence be composed of black coated vinyl chain-link, not plain chain-link fencing. Planning Staff will also recommend that the parking lot plan be modified to meet the screening standards as stated in Section 530.160 of the Zoning Code. The current plan does not meet the screening standards. Based on the proposed fencing, a hedge would be required along the entire perimeter of the proposed fencing on the 2427 Bloomington Avenue parcel.

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 application for a conditional use permit for an accessory surface parking lot for property located at 2421 & 2427 Bloomington Avenue South subject to the following conditions:

1. All site improvements shall be completed by June 11, 2008, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. Submission of a site plan for all properties showing compliance with the design and maintenance provisions in Chapter 530 of the Zoning Code related to landscaping and screening of parking areas.
3. The proposed fencing shall be black coated vinyl chain-link.

Attachments:

1. Statement of use / description of the project
2. Findings –CUP
3. Correspondence
4. Zoning map
5. Plans – Site and landscape plan
6. Photos
7. PDR notes