

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ – 3913

Date: January 28, 2008

Applicant: Hennepin Street Project, LLC, 1809 Seventh Avenue, Suite 801, Seattle, WA 98101, (206) 903-0547

Address of Property: 222 Hennepin Avenue

Project Name: One Washington Boulevard

Contact Person and Phone: Kate Milliken-Binns, 405 Roehampton Avenue, Toronto, ON CANADA M4P153, (416) 560-6428

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

Date Application Deemed Complete: December 14, 2007

End of 60-Day Decision Period: February 11, 2008

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

Ward: 7 Neighborhood Organization: North Loop Neighborhood Association

Existing Zoning: B4C-1 and 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: Mixed use development with 247 dwelling units and ground level commercial uses, including a grocery store.

Concurrent Review: Not applicable

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

Background: The full-block property located at 222 Hennepin Avenue is a vacant former automobile dealership. The applicant has purchased the site and proposes to develop the block with 247 units of housing and approximately 83,000 square feet of ground-level commercial space, including a proposed 55,000 square foot grocery store. Whole Foods Market has been identified as the proposed grocery store tenant. Based on the submitted plans, five other ground level retail spaces would be created as part of

the development. The commercial base of the development which would cover the entire full block is proposed to be single-story and 22 feet tall. The applicant proposes to develop housing on the north half of the site above the ground level commercial that would include 7 additional floors of housing.

The site is surrounded by a mix of primarily commercial uses and parking. Gateway Park and the River Towers condominiums are located nearby to the east of the site. The ING/Reliastar complex is located directly across Hennepin Avenue from the site. A proposed mixed use building known as the Eclipse has been approved but yet to be constructed on the property located directly across Washington Avenue from the site. The existing Miller Meister office building is also part of the Eclipse planned unit development. A mix of surface and structured parking and low-rise buildings are located in the historic districts across 1st Avenue and 2nd Street. The Warehouse Historic District is located directly across 1st Avenue North from the site and the St. Anthony Falls Historic District is located directly across N. 2nd Street.

The project is close to the minimum threshold that would trigger the need for a state-mandated Environmental Assessment Worksheet (EAW). The applicant has mentioned that it is possible that in the future, additional development could occur in a Phase II development scenario on the site. It is likely that any expansion of the project would exceed the minimum threshold resulting in the submission of a mandatory EAW for review and approval by the City Council.

The applicant initially received approval in August of 2006 (BZZ-3028) for a mixed use development with 290 dwelling units in a 375 foot tall, 33-story tower with ground level commercial uses including a grocery store. This approved development was never constructed due to changes in the market.

The North Loop Neighborhood Association sent a letter dated December 12, 2007, endorsing the project as presented. No additional letters have been received prior to the printing of this report.

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 the 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.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
- Minimum window area shall be measured as indicated in section 530.120 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.

The proposed full-block development reinforces the street wall on all sides. Windows would allow views into and out of the building at ground-level on all sides. Pedestrian access is facilitated as the Whole Foods Market would have two principal entrances to the grocery store, one at the corner of Second Street North and Hennepin Avenue and the other off of the corner at Washington Avenue North and Hennepin Avenue. The principal entry for the residential uses and lobby would be located off of 2nd Street North. Smaller scale commercial uses would be located along Washington Avenue North, 1st Street North and along Second Street North and would have principal entries and direct pedestrian access. The use of progressive design and street-oriented building alignments is reinforced with the proposed development. The design also maximizes natural surveillance and visibility.

The majority of the building would be constructed within eight feet of the front property lines with the exception being that the corners of the structure are recessed at ground level. Staff recommends that the Commission grant alternative compliance to allow the proposed layout. The proposal meets the intent of the ordinance because the building is constructed up to or close to the lot lines on all sides. The proposed treatment of entrances allows for improved pedestrian movement. Staff recommends that the applicant consider construction of an integrated transit shelter along Washington Avenue near Hennepin. Public art should be considered in the setback area at the corner of Washington and Hennepin. As noted above, the building would be constructed up to the property lines in most locations. Recessed areas would primarily allow for improved pedestrian movement.

The building as proposed would be constructed of varying heights. The commercial base of the development which would cover the entire full block is proposed to be single-story and 22 feet tall. The applicant proposes to develop housing on the north half of the site above the ground level commercial that would include approximately 7 additional floors of housing. The proposed housing would be adjacent to the entire frontage of Second Street North as well as approximately half of the street frontage along both Hennepin Avenue and 1st Avenue North. The single-story portion of the development would be adjacent to the entire frontage along Washington Avenue North as well as approximately half of the street frontage along both Hennepin Avenue and 1st Avenue North. Planning Staff is concerned about locating the single-story portion of the proposed development at such a critical intersection of the City. The applicant contends that future development may occur on top of the commercial base on the south side of the site adjacent to Washington Avenue North, however, in order for that to happen it is likely that an EAW would be required in order to proceed. Without finite plans in place for a Phase II development, the development plan as proposed must be evaluated only on the premise that this is the complete build-out for the proposed site.

The façade of the building along all four street frontages incorporates windows at the ground level that far exceeds the 30% window requirement. 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 proposal is meeting the intent of this requirement by integrating active uses at the ground level on all elevations. The analysis of the project's compliance with this requirement is as follows:

Hennepin Avenue: According to Staff calculations, the proposed Hennepin Avenue elevation would include approximately 85% window area.

Washington Avenue: According to Staff calculations, the proposed Washington Avenue elevation would include approximately 65% window area.

1st Avenue North: According to Staff calculations, the proposed 1st Avenue North elevation would include approximately 45% window area.

2nd Street North: According to Staff calculations, the proposed 2nd Street North elevation would include approximately 52% window area.

The proposed development far exceeds the 10% window requirement on each floor above the first floor that faces the public street and public sidewalk as well. The ground-level windows would be vertical in their orientation and would be distributed in a more or less even manner on all sides. A merchandising plan for the proposed grocery store shall be required with the submission of final plans. No shelving stocked with merchandise shall be permitted in front of the windows.

The exterior materials and appearance of all elevations of the proposed building would be compatible. The materials on the proposed structure would be primarily brick, glass, and metal elements. The proposed building incorporates architectural elements including recesses and projections, windows and entries. There are no blank uninterrupted walls that exceed 25 feet in width.

All proposed parking for both the residential and commercial uses would be located entirely below grade in a 2-story parking garage with access off of Second Street North.

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.**

All entrances would be accessed either directly from a public sidewalk or via walkways greater than four feet in width. Public sidewalks would be relatively wide on all sides of the subject site.

Bus routes are located along both Washington and Hennepin Avenues. A reverse-flow bus lane (located in front of the building on Hennepin Avenue) currently carries bus traffic toward the downtown core. The applicant is encouraged to integrate a transit shelter into the project along Hennepin Avenue. Such transit shelter would require review by Metro Transit, the Public Works Department, CPED-Planning, and the Police Department.

Access to and from the underground off-street parking would take place off of curb cuts along North 2nd Street. The curb cut to the loading area would need to be modified to 35 feet in width—the maximum that may be allowed without a variance.

There are no public alleys or residential uses adjacent to the site.

The site has been somewhat designed to minimize the use of impervious surfaces through the incorporation of some landscaping in the form of planters on a portion of the roof as well as at the ground level where some plantings occur along all street frontages. Planning Staff is concerned about nearly half of the site or half of the block being composed of building roof system with no vegetation. By incorporating even a partial or temporary green roof system into the development it would help to reduce/mitigate the urban heat island as well as slow the rate at which water would enter the storm sewer system. A stormwater management plan must be reviewed and approved by the Public Works Department.

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.**

Buildings with 50,000 square feet or more of gross floor area located in the Downtown districts are exempt from the general landscaping and screening requirements. In addition, there are no

proposed surface parking lots that would require landscaping and screening. The applicant has proposed groundcover and street trees along all four public street frontages which must be reviewed and approved by Park & Recreation Board Staff. Additionally, the applicant is providing some landscaping atop the north portion of the roof in planters. The planting plan details the proposed landscaping for the subject site.

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.**

No surface parking lots are proposed as all required parking will be provided in a 2-story underground ramp which would be accessed off of Second Street North.

Due to the proposed height of a portion of the building within the development, some minimal blocking of views would be expected as would some shadowing of public space and adjacent properties. The proposed building would also be expected to have some minimal impacts on light, wind and air in relation to the surrounding area but would not be expected to be substantive.

Windows and entrances would allow surveillance to and from the proposed ground level commercial spaces. A merchandising plan must be submitted for the grocery store to ensure that shelving and other equipment will not block views into and out of the building. The sidewalks will be lighted to ensure a degree of nighttime visibility. The City's CPTED officer did not comment on the new proposal as the applicant has decided to wait until after the Planning Commission meeting to submit materials for the Preliminary Development Review meeting. The applicant is aware that any changes to the site plan as a result of Preliminary Development Review may result in another public hearing by the City Planning Commission if the Zoning Administrator deems such changes significant under sections 525.360 and 530.100 of the Zoning Code.

The existing structure is not historic or eligible for designation. The site is located across from two historic districts.

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 site is zoned B4C-1 and is located in the Downtown Parking (DP) Overlay District. Residential uses, regardless of the number of units, are permitted use in the B4C-1 District. Grocery stores are also a permitted use. The DP Overlay District restricts surface parking lots in the downtown area. All proposed parking would be below grade.

Parking and Loading: The minimum off-street parking requirement for residential uses in Downtown Districts is 0.9 spaces per dwelling unit. With 247 units, the applicant would be required to provide 223 spaces for the residential component of the development. The applicant proposes 237 spaces for the residential component, or approximately .96 spaces per dwelling unit.

The minimum off-street parking requirement for nonresidential uses in B4C-1 District is one space per 1,400 square feet of gross floor area. Based on providing approximately 82,294 square feet of non-residential area (exclusive of parking and loading areas), 59 spaces would be required for the commercial uses while the applicant proposes 225 spaces.

The applicant proposes two large loading spaces and three small loading spaces which meet the requirements in Chapter 541 of the zoning code.

Section 541.440 of the zoning code requires the applicant to provide 30 secure bicycle parking spaces. Where automobile parking spaces are monitored or are covered or weather protected, bicycle parking spaces shall be provided on the same basis. A secure bicycle parking space shall include a bicycle rack which permits the locking of the bicycle frame and one (1) wheel to the rack, and which supports the bicycle in a stable position without damage to wheels, frame or components. The applicant proposes to provide 30 bicycle parking space above grade. Staff recommends that in order to meet the intent of the provision, the Commission should require that secured bicycle parking be provided in the underground garage. Additional bicycle racks would also be appropriate adjacent to the principal entries at street level and Staff would further encourage the applicant to provide secured bicycle storage areas for the residential units as well.

Signs: No signs are proposed at this time. Any signage is required to meet the requirements of the code as stated in Chapter 543. A separate permit will need to be attained through the Zoning Office when signage is requested for the subject site. The applicant, along with Whole Foods Market and the other retail tenants, will finalize a sign package at a future date.

Lighting: The applicant is proposing to install decorative wall mounted light fixtures on the exterior of the building. A photometric plan was not submitted as part of the application but 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: The lot area is 110,499 square feet. The maximum FAR allowed in the B4C-1 District is 4. The applicant qualifies for a 20 percent floor area bonus for enclosed

parking, as allowed by section 549.110 of the zoning code. With this density bonus, the applicant is allowed up to 530,395 square feet of gross floor area (GFA), which would be an FAR of 4.8. (The mathematical calculation is as follows: $110,499 \times 4 = 441,996$, plus a 20 percent bonus of $88,399 = 530,395$.) The proposed FAR is 2.89 which is well within the amount of floor area that would be allowed without consideration of the floor area premiums allowed in the downtown districts. The project would clearly qualify for an additional FAR of four based on having an enclosed freight loading terminal and for providing mixed uses.

Minimum Lot Area: Parcels with residential uses in the downtown districts must have at least 5,000 sq. ft. of lot area. The lot has 110,499 square feet of area.

Dwelling Units Per Acre: With 247 dwelling units on a site having 110,499 square feet of lot area, the proposal would include approximately 98 dwelling units per acre.

Height: The Downtown Districts have no maximum building height. The size of the building is limited by the maximum FAR (see analysis above). The structure as proposed would concentrate the height on the north side of the site and would be 8 stories or 94 feet at the tallest portion of the structure adjacent to Second Street North and for approximately half of the frontage along Hennepin Avenue and 1st Avenue North. The portion of the structure along the entire frontage of Washington Avenue North as well as for approximately half of the frontage along Hennepin Avenue and 1st Avenue North would be a single floor or 2-story development approximately 22 feet tall.

Yard Requirements: The proposed full-block development has no minimum yard requirements.

Specific Development Standards: Grocery stores are subject to the following specific development standards in Chapter 536 of the zoning code

Grocery store. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Hours of Operation: Maximum hours open to the public in the B4C-1 are allowed as follows:

6:00 a.m. to 10:00 a.m. seven days per week

If a nonresidential use proposes to exceed the allowed hours, a conditional use permit would be required.

Refuse screening: Refuse storage would be located within the building.

MINNEAPOLIS PLAN

The *Downtown 2010 Plan* is the adopted comprehensive plan for the downtown area. The following principles and policies outlined in *Downtown 2010 Plan* apply to this proposal:

- Promote street-level design of buildings that contribute to downtown’s vitality and security encouraging individual entrances to street-level building tenants, windows and architectural detailing.
- Promote retail and other interesting uses at street level in order to reinforce the linking function of streets and to create vitality. These uses should be encouraged at the street level throughout downtown and required where the continuity of retail is important.
- Compatible office, hotel, institutional and residential uses should supplement retail above the street and skyways.
- Promote building heights and designs that protect the image and form of the downtown skyline, that provide transition to the edges of downtown and that protect the scale and qualities in areas of distinctive physical or historic character.
- Encourage a variety of retail with diverse price points in downtown in order to serve a broad range of residents.
- Support the retention and development of neighborhood-serving retail.

Planning Staff believes that this development meets the above listed policies of the *Downtown 2010 Plan*.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

Note that the site is across the street from the area covered by the *Downtown East/North Loop Master Plan*.

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.**

Staff recommends that the Commission grant alternative compliance for the following components of the project:

- **Setbacks at four corners of the building.**

The four corners of the building include recesses that place portions of each corner more than eight feet from the lot lines. The proposal meets the intent of the ordinance because the building is constructed up or close to the lot lines on all sides. The proposed treatment of

entrances allows for improved pedestrian movement. Staff recommends that the applicant consider construction of an integrated transit shelter along Washington Avenue near Hennepin.

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 application for site plan review to allow a mixed use building located at 222 Hennepin Avenue, 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 January 28, 2009, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. A merchandising plan for the proposed grocery store shall be submitted with final plans. No shelving stocked with merchandise shall cover required window areas.
4. The applicant shall submit a lighting plan showing foot candle measurements before final plans are approved.
5. The revised Travel Demand Management Plan must be approved by the Planning Director prior to submission of plans for final approval and building permit issuance.
6. The scope of the project shall not be increased in a manner that would exceed the minimum threshold for a state mandated environmental assessment worksheet (EAW) unless the applicant submits and the City approves an EAW.
7. Secured bicycle parking shall be provided for the development that complies with Section 541.440 of the Zoning Code.
8. The curb cut to the loading area shall be modified to a maximum of 35 feet in width.
9. Any changes to the site plan as a result of Preliminary Development Review may result in another public hearing by the City Planning Commission if the Zoning Administrator deems such changes significant under sections 525.360 and 530.100 of the Zoning Code.
10. All ground level windows must be transparent (non-reflective) as required by Section 530.120 of the Zoning Code.

Attachments:

1. Statement of use and Rezoning, CUP and Variance Findings
2. Correspondence – CM Goodman, DMNA, etc.
3. Zoning map
4. Plans – site survey, site plan, floor plans, elevations, landscape plans
5. Renderings and shadow studies
6. Pictures of the existing conditions
7. PDR notes

