

Department of Community Planning and Economic Development – Planning Division
Rezoning
BZZ-2104

Date: December 13, 2004

Applicant: John Dovolis

Address of Property: 2700 Minnehaha Avenue

Project Name: DC Sales Company, Inc

Contact Person and Phone: Mark Penning, 612/728-8721

Planning Staff and Phone: Fred Neet, 612/673-3242

Date Application Deemed Complete: November 15, 2004

End of 60-Day Decision Period: January 14, 2005

End of 120-Day Decision Period: March 15, 2005

Ward: 9 Neighborhood Organization: Seward Neighborhood Group

Existing Zoning: I1 Limited Industrial District

Proposed Zoning: I2 Medium Industrial District

Zoning Plate Number: 27

Legal Description: Lot 5, Block 3, Minnehaha Industrial Park

Proposed Use: permit a contractor's yard and office to the existing warehouse

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments

Background: The applicant has downsized its operation at this site and wishes to lease up to 24,000 of its 53,000 square feet to Donnelly Stucco for a contractor's office and yard. The contractor's office requires a conditional use permit in the I1 district, but the contractor's yard with its open storage is first allowed in the I2 district. The outside storage proposed includes parking for pickup trucks, enclosed trailers, and empty container boxes (dumpsters), plus up to 10 cubic yard of sand.

The entire surrounding area is zoned I1, including the proposed Midtown Greenway extension to the south. South of the future Midtown Greenway, the Minnehaha Mall area is zoned C3S where, adjacent to the Greenway, is proposed a mixed use retail and residential development (Hiawatha Commons) with 84 affordable dwelling units. Along the north property line of the subject property is a 25-foot easement

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to be used as a pedestrian-bicycle trail in conjunction with the Greenway. About 270 feet west, across Hiawatha, the property is zoned I3.

The applicant states that the neighborhood organization has expressed support for the new use. No communication to this effect has yet been received.

The Design Guidelines: Seward Place, Industrial Business Center (1990), adopted by the former MCDA, calls for open storage to be limited to 400 square feet and fully screened, 1½ jobs per thousand square feet plus 10% new jobs (presumably for new development or tenants), plus 5-foot setbacks (20 feet along Minnehaha Avenue). The proposed use meets the setback guidelines. The Hiawatha/Lake Street Station Area Plan, adopted in 2001, identifies the general area as “Seward Industrial,” stating

Industrial park uses presently developed in the Seward Place Business Park are shown expanded into surplus lands adjacent to the Hiawatha transportation corridor.... Landscaped surface parking and storage areas are integral to the development concept.

The Minneapolis Plan designates the area an Industrial/Business Park Opportunity Area.

Findings as Required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

- 4.1 Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods.
- 9.23 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. emphasis added
- 9.25 Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings.

However, the following policies tend to be inconsistent with the rezoning amendment.

- 4.17 Minneapolis will encourage both a density and mix of land uses in Transit Station Areas (TSAs) that both support ridership for transit as well as benefit from its users.
- 4.18 Minneapolis will require design standards for TSAs that are oriented to the pedestrian and bicyclist and that enforce traditional urban form.
- 9.25 Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings. emphasis added
- 9.26 Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The amendment is primarily in the interest of the property owner. Rezoning to I2 would permit medium industrial uses which the Zoning Code identifies to “include metal working, glass and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than light industrial uses and which may have an adverse affect on surrounding properties. Medium industrial uses may include processing of raw materials or production of primary materials.”

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The property is situated between two Midtown Greenway segments, and the 5-foot screening and landscaping guideline cannot be established adjacent to the north segment. It is within 150 feet of a proposed residential development.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

Some uses permitted in I2 districts are incompatible with the adjacent I1 and C3S districts, as noted in #2 above. The applicant notes that a use zoned I1 with outside storage similar to the one proposed is located 3 lots to the north.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

Many other uses are permitted in I1 districts, including the existing warehouse use.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The former MCDA established the Seward Industrial District as early as the 1970s, and CPED has continued to pursue light industrial, but not medium industrial, development there to the present. The general area was zoned M2 until 1999, despite some existing uses. Rezoning in 1999 to I1 was recognition of both the MCDA's efforts in the area and the designation of the much larger area as a Industrial/Business Opportunity Area in The Minneapolis Plan.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the rezoning:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the application to rezone 2700 Minnehaha Avenue from I2 to I1.

Attachments: Statement of use
 Zoning map
 Plans
 Photos