

Department of Community Planning and Economic Development - Planning Division
Site Plan Review
BZZ-3658

Date: July 16, 2007

Applicant: Olsen Fish Company

Address of Property: 2115 and 2125 2nd Street North

Project Name: Olsen Fish

Contact Person and Phone: Jef Holle – Holle Construction 952-546-9577

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: June 20, 2007

End of 60 Day Decision Period: August 19, 2007

Ward: 3 Neighborhood Organization: Hawthorne

Existing Zoning: I2 Medium Industrial District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Legal Description: Not applicable for this application.

Proposed Use: Approximately 6,600 square foot addition to a fish processing facility.

Concurrent Review:

Site Plan Review: For a 6,600 building addition.

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

Background: Olsen Fish Company processes herring and lutefisk at this site. They propose an approximately 6,600 square foot addition, to add cold and dry storage space and two loading docks, to the existing building at 2115 2nd Street North (the 2115 building). There is an existing one story office building at 2125 2nd Street North (the 2125 building) that will not be altered. The proposed development is a permitted use in the I2 Industrial District, but additions over 1,000 square feet to non-residential buildings are subject to site plan review. Please see the attached letter of support from the Hawthorne Area Community Council Business Committee.

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Required Findings for 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 Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- 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

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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 530.20 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 existing 2125 office building will not be altered and is built up to the property line on 2nd Street North. The existing 2115 building is approximately 14 feet from the 2nd Street North property line on the east and varies from 12 to 58 feet from the 21st Avenue North property line on the south. The proposed addition at the southeast corner will be within one foot of the property line on both 2nd Street and 21st Avenue for part of the frontages, but to the north of the addition along the east side of the existing building and along the south side of the addition, there will be loading spaces. The area between the addition and the sidewalk (mostly public right-of-way) on the east side and part of the south side will have landscaping in the right-of-way, but as discussed above, the area between the existing building and the westerly part of the south side addition and the property lines will be used for truck loading and parking rather than required amenities.

The principal entrances of the existing buildings face the interior parking area. The addition to the southeast corner of the 2115 building is for cold and dry storage and will not include any type of door or entrance to the facility.

The on-site accessory parking areas are located to the interior of the site, but the new loading areas are located between the building and the public right-of-way.

The building addition has some architectural detail including horizontal bands and one vertical band of smooth CMU blocks with the remainder rock faced CMUs. However, there are no recesses and projections or windows or openings. The rear and side walls will be compatible with the existing building, which is constructed of plain faced concrete blocks. The addition does not comply with the prohibition on blank, uninterrupted walls that do not include windows, entries, recesses, or projections, or other architectural elements that exceed 25 feet.

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The proposed addition does not provide the required 20 percent windows facing a public right-of-way.

The existing structures and proposed addition have flat roofs similar to other structures in the area.

There are no parking garages proposed for the site.

The proposed building placement and design would require alternative compliance for the following items:

- The majority of the addition to the south side of the building is not located within eight feet of the property line along 21st Avenue North.
- Loading between the building and the front property line on 2nd Street and 21st Avenue.
- No principal entrance facing the public street.
- Blank facades greater than 25 feet that do not include windows, entries, recesses or projections, or other architectural elements.
- No windows.

The existing 2115 building does not currently meet any of these standards. It has facades with no entrances, windows, or architectural detail facing the public right-of-way. There is parking between the building and 2nd Street North and there is a loading and storage area at the south end of the site. The purpose of the addition is to add more dry and cold storage space and loading access to the space. In general it is not practical or functional to have an entrance or windows in this type of space. If the loading areas are moved or eliminated they would not be able to access the new space. It would be possible to provide more architectural detail.

Site plan review standards are established to promote development that is compatible with nearby properties, neighborhood character, natural features and plans adopted by the city council, to minimize pedestrian and vehicular conflict, to reinforce public spaces, to promote public safety, and to visually enhance development. The regulations recognize the unique character of land and development throughout the city and the need for flexibility in site plan review.

Staff is concerned that the loading areas and building placement as proposed will have an impact on the pedestrian character along the sidewalks and will not visually enhance the area. However, staff recognizes that the options for expansion are limited and that the addition will in many ways allow an improvement to the site. Therefore, staff recommends granting alternative compliance for the entrance and window requirements due their impracticality, but does not recommend alternative compliance for the loading location, building setback more than eight feet from the property line, and blank walls greater than 25 feet. Staff recommends either elimination of the loading spaces and provision of additional landscaping in the areas shown as new loading spaces or that the loading areas are fully enclosed in a building. In addition, the new building facades facing the street shall contain additional architectural detail including, at a minimum, recesses or projection or glass block windows, or a combination of the two.

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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 buildings are existing open onto the parking area at the interior of the site.

There are no transit shelters on the site.

There are no adjacent residential properties.

Public Works and the Fire Department have reviewed the site plan for access and circulation and find them acceptable with conditions related to maneuvering as outlined in the PDR report (please see attached report).

The site is almost entirely impervious surfaces, but it is difficult to find areas where to add green space that are not covered by buildings, pedestrian access, and paved areas necessary for parking, loading, and the associated maneuvering. Staff recommends that addition of some landscaping to reduce impervious surfaces where possible (see the landscaping section of the report) and encourages the addition of a green roof or living wall.

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.

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- **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.**

The site plan shows no landscaping on-site. The lot area is 43,175 square feet and the footprint of the buildings with the addition is approximately 27,739 square feet. This leaves 15,436 square feet, of which 20 percent (3,087 square feet) is required to be landscaped. Staff recommends adding landscaped areas at the west ends of the parking area of approximately 100 square feet (5 feet by 20 feet) each and at the northeast corner of the parking area of approximately 160 square feet (7 feet by 23 feet) for a total of 360 square feet on site. The applicant also proposes 1,300 square feet in the public right-of way and this combined with the staff recommended additions would provide 1,660 square feet of landscaping or approximately 10 percent. It will not be possible to provide more landscaping due to the building and loading areas with associated maneuvering locations. Staff recommends granting alternative compliance from the required 20 percent on-site landscaping to 10 percent landscaping that includes landscaping in the public right-of-way, because it would be impractical to provide more on site. Staff encourages the applicant to consider a green roof on the facility to mitigate the lack of greenspace and impervious surface on the site.

The development is required to provide six trees and 31 shrubs. The site plan shows no trees and 83 shrubs. It will not be possible to provide six trees due to the building and loading area with associated maneuvering locations. It should be possible to plant three trees – two at the west side of the parking area and one at the northeast corner of the parking area. Staff recommend that alternative compliance be granted to reduce the amount of required trees from six to three due to the impracticality of planting six trees because of site conditions. In addition, the applicant is providing 52 more shrubs than area required by code.

The plan does not show the required screening along the 2nd Avenue North frontage between the property line and the parking area at the northeast section of the parking area. A seven-foot wide landscaped area with three-foot screen and one tree is required and shall be provided at this location.

With the staff recommended addition of the trees along the east and west sides of the parking area all parking spaces will be within 50 feet of a tree except for three in the very middle of the lot. It will not be possible to provide a tree island in the middle of the lot that will not interfere with truck maneuvering or cause a reduction in required parking, so staff recommends granting alternative compliance to allow these spaces to be greater than 50 feet from an on-site deciduous tree due to the impracticality of placing a tree in the middle of a truck loading area or reducing the amount of required parking.

Please see the staff recommended landscaping plan alternative attached to this report.

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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.

Curbing is not shown between the surface parking area and landscaping along the 2nd Street and 21st Avenue frontages, but shall be required on the final site plan. Staff does not recommend granting alternative compliance because the landscaped area is too small to prevent water from sheeting across it onto the public sidewalk or vehicles from crossing over it near the curb cuts.

The buildings do not block of important views of the city, shadow public spaces and adjacent properties, and will not significantly generate wind currents at ground level.

The plan meets the CPTED guidelines for access control and space delineation, but does not meet the requirements for natural surveillance. Staff recommends that proper lighting and that graffiti protection be provided on the site.

There are no historic structures on the site.

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 proposed use is a permitted use in the I2 Medium Industrial District.

Off-Street Parking and Loading: The zoning code requires one space per 300 square feet of gross floor area in excess of 4,000 square feet for the office use and one space per 1,000 square feet up to 20,000 square feet and one space per 2,000 square feet in excess of 20,000 for food and beverage products processing. At 5,274 square feet of office space in the 2125 building and 10,015 (after storage and mechanical is subtracted) square feet of industrial space in the 2115 building and addition, this use is required to have 14 parking spaces and 15 are provided. One handicapped van accessible spaces is required and two are provided. One large loading space is required and four large and two small are provided.

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Maximum Floor Area: The maximum FAR in the I2 District is 2.7. The lot in question is 43,175 square feet in area. The site contains approximately 28,855 square feet of gross floor area on the lot, an FAR of 0.69.

Building Height: Building height in the I2 District is limited to 4 stories or 56 feet, whichever is less. The existing 2125 building is one story and the existing 2115 building is two stories. The proposed addition is one floor, but is counted as two stories (19 feet 4 inches) under the requirements of the zoning code.

Minimum Lot Area: There is no minimum lot size for this use in the I2 District.

Dwelling Units per Acre: There are no residential units proposed.

Yard Requirements: No setbacks are required for this use in the I2 District.

Specific Development Standards: No specific development standards are applicable for this use.

Hours of Open to the Public: In the I2 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m. and Friday and Saturday from 6:00 a.m. to 11:00 p.m. The facility is not generally open to the public and typically operates from 7:30 a.m. to 3:30 p.m. daily.

Signs: Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. No new signage is proposed at this time. The applicant is aware that if new signs are installed in the future that it will require zoning office approval and permits.

Refuse storage: 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 refuse containers are not shown on the plan, but will be shown on the final plan and will meet the screening requirements of the code.

Lighting: The lighting will comply with Chapters 535 and 541 including the following standards:

535.590. Lighting. (a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance. (b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).

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- (2) No exterior light source located on a nonresidential property shall be visible from any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (4) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light.
- (5) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (6) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

MINNEAPOLIS PLAN:

Map 1.2.1, of the *Minneapolis Plan* identifies the area as an Industrial Park area. The plan has the following relevant policies and implementation steps:

2.2 Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to businesses willing to invest in high job density, low impact, light industrial activity.

Implementation Steps

Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.

Promote light industrial uses as the preferred use of industrial land, but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.

Continue to protect a healthy physical environment that is attractive for private investment and compatible with neighborhoods.

9.6 Minneapolis will work with private and other public sector partners to invest in new development that is attractive, functional and adds value to the physical environment.

Implementation Steps

Facilitate the location of new economic activity (office, research and development, and related light manufacturing) that takes advantage of environmental amenities and co-exists with neighbors in mixed-use environments.

Promote the use of progressive design guidelines and street-oriented building alignments to maximize compatibility with surrounding neighborhoods.

Provide setbacks, build-to lines and landscaping standards in commercial and industrial districts that are appropriate to the impacts on neighboring uses.

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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.

Implementation Steps

Develop regulations for the industrial districts that promote compatible industrial development and the efficient use of land.

The proposed use, with staff recommendations, is in conformance with these policies of *The Minneapolis Plan*.

SMALL AREA PLANS ADOPTED BY COUNCIL:

The *Above the Falls* plan (adopted 2000) shows this area as the upper river light industrial/business park. It does not provide any specific direction beyond existing plans regarding land use (see page 61). The proposed improvements, with staff recommendations, do not appear to be in conflict with the goals of the plan.

The *Industrial Land Use* study was adopted by the City Council on November 3, 2006, and shows this site as part of an Employment District (District 4 – Upper River), which are areas designated for continued industrial use.

Alternative Compliance. The Planning Commission 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.**

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Alternative compliance is necessary to meet the following standards:

- Building not located within eight feet of the property line.

Staff does not recommend granting alternative compliance to allow the westerly portion of the building to be greater than eight feet from the property line with an open loading space between the building and the public right-of-way and recommends either elimination of the loading spaces and provision of additional landscaping in the areas shown as new loading spaces or fully enclosing the new loading areas within the building addition.

- Parking facilities located to the rear or interior of the site.

Section 530.110 of the zoning code requires on-site accessory parking facilities (a loading space is a parking space) shall be located to the rear or interior of the site, within the principal building served, or entirely below grade. The proposed addition at the southeast corner will be within one foot of the property line on both 2nd Street and 21st Avenue, but to the north of the addition along the east side of the existing building and along the south side of the addition to the building, there will be loading spaces. The loading areas as proposed will have an impacted on the pedestrian character along the sidewalks and will not visually enhance the area while recognizing that the options for expansion are limited and that the addition will in many ways allow an improvement to the site. Staff does not recommend granting alternative compliance to allow an open loading space between the building and the public right-of-way and recommends either elimination of the loading spaces and provision of additional landscaping in the areas shown as new loading spaces or fully enclosing the new loading areas within the building addition.

- Principal entrance requirement.

Section 530.110 of the zoning code requires that at least one principal entrance face the public street rather than the interior of the site. The principal entrances of the existing buildings face the interior parking area. The addition to the southeast corner of the 2115 building is for cold and dry storage and will not include any type of door or entrance to the facility. It would be impractical to add a principal entrance in this area because anyone using it would have to go through the cooler or storage. There is a door accessing the storage on the south side that could be moved to the corner facing the street, but it would not be a principal entrance to the facility and would require a staircase (and the elimination of landscaping) in the right-of-way. Staff recommends granting alternative compliance because requiring a principal entrance in the addition facing the street will be impractical.

- Blank walls that exceed 25 feet.

Section 530.120 of the zoning code prohibits blank wall that do not include windows, entries, recesses or projections or other architectural elements that exceed 25 feet. Staff does not recommend alternative compliance from this provision and recommends that the building facades of the addition facing the public street shall contain additional architectural detail including recesses and projections or glass block windows or a combination of the two.

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- Thirty percent window requirement.

Section 530.120 of the zoning code requires that nonresidential uses provide windows on 30 percent of the façade facing a public street. The addition to the southeast corner of the 2115 building is for cold and dry storage and will not include windows. It would be impractical to add windows as they would be blocked by the storage in the addition and could be a security problem. Staff recommends granting alternative compliance from the 30 percent window requirement as it would not be practical. As noted above staff is recommending, at a minimum, additional architectural detail or glass block windows or a combination of the two. This can be considered as an alternative to the window requirement.

- Twenty percent on-site landscaping requirement.

Section 530.160 of the zoning code requires that 20 percent of the site minus the buildings shall be landscaped. The site plan shows no landscaping on-site. The lot area is 43,175 square feet and the footprint of the buildings with the addition is approximately 27,739 square feet. This leaves 15,436 square feet, of which 20 percent (3,087 square feet) is required to be landscaped. Staff recommends adding landscaped areas at the west ends of the parking area of approximately 100 square feet (5 feet by 20 feet) each and at the northeast corner of the parking area of approximately 160 square feet (7 feet by 23 feet) for a total of 360 square feet on site. The applicant also proposes 1,300 square feet in the public right-of way and this combined with the staff recommended additions would provide 1,660 square feet of landscaping or approximately 10 percent. It will not be possible to provide more landscaping due to the building and loading areas with associated maneuvering locations. Staff recommends granting alternative compliance from the required 20 percent on-site landscaping to 10 percent landscaping that includes landscaping in the public right-of-way, because it would be impractical to provide more on site. Staff encourages the applicant to consider a green roof or living walls as an amenity to mitigate the impacts of the impervious surfaces.

- Number of required trees.

Section 530.160 of the zoning code requires not less than one canopy tree for each 500 square feet of required landscaped area. The development is required to provide six trees and 31 shrubs. The site plan shows no trees and 83 shrubs. It will not be possible to provide six trees due to the building and loading area with associated maneuvering locations. It should be possible to plant three trees – two at the west side of the parking area and one at the northeast corner of the parking area. Staff recommend that alternative compliance be granted to reduce the amount of required trees from six to three due to the impracticality of planting six trees because of site conditions. In addition the applicant is providing 52 more shrubs than area required by code, but they are all in the public right-of-way.

- Landscaping and screening along street frontages.

Section 530.170(b)(1) requires that parking and loading fronting along a public street shall provide a seven foot wide landscaped yard with not less than one tree every 25 linear feet. Staff does not recommend granting alternative compliance from this provision and recommends the provision of a seven foot wide landscaped yard with the require three foot high screening and one tree at the northeast corner of the parking area along the 2nd Avenue North frontage.

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- No parking space located 50 feet or more from an on-site deciduous tree.

Section 530.170(e) requires that no parking space shall be located more than 50 feet from the center of an on-site deciduous tree. With the staff recommended addition of the trees along the east and west sides of the parking area all parking spaces will be within 50 feet of a tree except for three in the very middle of the lot. It will not be possible to provide a tree island in the middle of the lot that will not interfere with truck maneuvering or cause a reduction in required parking, so staff recommends granting alternative compliance to allow these spaces to be greater than 50 feet from an on-site deciduous tree due to the impracticality of placing a tree in the middle of a truck loading area or reducing the amount of required parking.

- Concrete curbing.

Section 530.230 of the zoning code requires that where on-site retention is not practical the parking area shall be defined by six inch by six inch continuous concrete curbing. Curbing is not shown between the surface parking area and landscaping along the 2nd Street and 21st Avenue frontages, but shall be required on the final site plan. Staff does not recommend granting alternative compliance because the landscaped area is too small to prevent water from sheeting across it onto the public sidewalk or vehicles from crossing over it near the curb cuts.

RECOMMENDATION:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for an approximately 6,600 square foot addition to an existing facility located at 2115 and 2125 2nd Street North subject to the following conditions:

- 1) Staff review and approve the site plan, lighting plan, and landscaping plan before permits may be issued.
- 2) All site improvements shall be completed by July 16, 2008, (unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.
- 3) Removal of the two loading new loading spaces on the east and south sides of the site and provision of landscaping in these areas, or the loading areas shall be fully enclosed in a building with materials matching the proposed addition.
- 4) The building facades of the addition facing the public street shall contain additional architectural detail including, at a minimum, recesses and projections or glass block windows or a combination of the two. Plain faced concrete block facing a public street is prohibited by Section 530.120 of the zoning code.

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- 5) A seven-foot wide landscaped area with the required three-foot high screening and one tree shall be provided along the parking area on the 2nd Avenue North frontage at the northeast corner of the parking area as required by Section 530.170 of the zoning code.
- 6) The landscaping plan shall have 3 on-site trees as required, with alternative compliance, by Section 530.160 of the zoning code.
- 7) Additional landscaped areas with trees shall be provided at the northwest and southwest ends of the parking area that are approximately 5 feet wide by 20 feet long.
- 8) The landscaping plan shall include columnar or prickly type plantings along the building facades facing the public streets as a graffiti prevention measure.
- 9) Concrete curbing shall be provided between the parking and loading areas and the required landscaping areas as required by Section 530.230 of the zoning code.
- 10) All refuse and recycling storage container locations shall be shown on the final site or floor plan and shall be screened as required by Section 535.80 of the zoning code.
- 11) The existing chain link fencing shall be removed. All new fencing shall be decorative wrought iron type fencing or black-vinyl coated chain link fencing. Chain link fencing with slats are prohibited by Section 535.430(2) of the zoning code.

Attachments:

1. Statement from applicant.
2. Letter from the neighborhood group.
3. Zoning map.
4. Site plan, floor plan, and elevations.
5. Photos.