

**Department of Community Planning and Economic Development – Planning Division**  
**Rezoning Petition**  
**BZZ – 3734**

**Date:** September 17, 2007

**Applicant:** Holy Land Brand, Inc.

**Address of Property:** 1617-1701 Central Avenue Northeast

**Project Name:** Holy Land Commissary

**Contact Person and Phone:** Matthew Brinza, (612) 676-2738

**Planning Staff and Phone:** Janelle Widmeier, (612) 673-3156

**Date Application Deemed Complete:** August 15, 2007

**End of 60-Day Decision Period:** October 14, 2007

**End of 120-Day Decision Period:** On September 5, 2007, staff sent the applicant a letter extending the decision period no later than December 13, 2007.

**Ward:** 1      **Neighborhood Organization:** Northeast Park

**Existing Zoning:** C2 Neighborhood Corridor Commercial District and I1 Light Industrial District

**Proposed Zoning:** I1 Light Industrial District

**Zoning Plate Number:** 10

**Legal Description of Property to be Rezoned:** Lots 13 and 14, Block 4 of Harrison St. Supplemental to East Side Addition to Minneapolis, Hennepin County, Minnesota.

**Proposed Use:** Food products

**Concurrent Review:** Petition to rezone the property of 1701 Central Avenue Northeast and a portion of 1617 Central Avenue Northeast from C2 to I1.

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

**Background:** The applicant proposes to establish a pita bakery in an existing building located at the property of 1617 Central Avenue Northeast. As part of the project, the applicant proposes to purchase the property of 1701 Central Avenue Northeast from the City of Minneapolis to construct an accessory parking lot and a new loading dock for the building. The land sale is currently being processed. The parking lot and loading area is subject to the landscaping, screening and curbing requirements of the

zoning code. A development plan is attached to this report. The property of 1617 Central has split zoning. Part of the property is zoned I1 (the southern two-thirds) and the other part is zoned C2 (the northern one-third). The property of 1701 Central is zoned C2. A pita bakery is a food products use, which is not allowed in the C2 district. Parking for an I1 use is not allowed in the C2 district either. Therefore the applicant is requesting to rezoning to allow the proposed use and make all of the zoning consistent. As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

**REZONING:**

**Findings as required by the Minneapolis Zoning Code for the rezoning petition:**

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

The site is adjacent to a section of Central Avenue that designated as a community corridor by *The Minneapolis Plan*. The site is located less than a block from where Central Avenue is designated as a commercial corridor. According to the principles and polices outlined in the plan, the following apply to this proposal:

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

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.

9.26 Minneapolis will prioritize its growth in light industrial land uses to increase the tax base and create jobs for city residents.

*Staff comment:* Although this section of Central Avenue is designated as a community corridor, there are no residential uses located on the corridor in the immediate area. The use north of the site is a fast-food restaurant. Property south of the site is zoned I1. The nearest residences are located east of the site across the alley. On commercial corridors, clean, low-impact, light industrial uses are supportable if they are compatible with the existing and desired character of the street. The purpose of the I1 district is to allow locations for low-impact industrial uses that typically have little impact on surrounding properties. The rezoning would allow for the reuse of an existing building and more employment opportunities. The amendment would be consistent with the comprehensive plan.

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

An amendment of the zoning district to I1 would allow for the reuse of an existing building and more employment opportunities. By rezoning 1701 Central, the existing loading doors accessed

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from the alley can be relocated and accessed from the site reducing truck traffic on a residential alley. The amendment is in the public interest and not solely in the interest of the property owner.

- 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.**

The use north of the site is a fast-food restaurant and is zoned C2. Property directly south of the site is zoned I1. The properties directly west of Central Avenue are zoned I1. The nearest residences are located east of the site across the alley. The proposed zoning should be compatible with the surrounding uses and zoning classifications.

- 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 retail sales and commercial services are allowed in the C2 district. However, retail uses are not allowed in the I1 district. The I1 district allows many light industrial uses that are not allowed in the C2 district. Parking for an I1 use is not allowed in the C2 district either. With the split zoning on the property of 1617 Central, the use of the property is limited. To utilize both properties as one site, the rezoning is necessary.

- 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.**

Within this immediate area of Minneapolis there has not been a change in zoning or in the type of development, except the Industrial Living Overlay District was added to the Industrial Districts west of Central Avenue.

**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 **approve** the petition to rezone part of 1617 Central Avenue Northeast and all of 1701 Central Avenue Northeast from the C2 district to the I1 district.

**Attachments:**

1. Statement of use
2. Zoning map
3. Plans
4. Photos