

Department of Community Planning and Economic Development – Planning Division
Variance and Site Plan Review
BZZ-5499

Date: March 26, 2012

Applicant: Cornell L. Moore

Address of Property: 4705 Cedar Avenue South, 4700 Longfellow Ave S

Project Name: Jardin Magico – Mis Niños

Contact Person and Phone: Nathaniel Shea, (612) 879-8225 ext. 18

Planning Staff and Phone: Thomas Leighton, (612) 673-3853

Date Application Deemed Complete: February 24, 2012

End of 60-Day Decision Period: April 24, 2012

Ward: 12 **Neighborhood Organization:** Standish-Ericsson Neighborhood Association

Existing Zoning: OR2 High Density Office Residence District, SH Shoreland Overlay District, FP Floodplain Overlay District, AP Airport Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 32

Legal Description: Not applicable for this application

Proposed Use: Child care center, including a remodeling and 1,740 square feet addition to the existing building

Concurrent Review:

- Variance of corner side yard setback from the required 8 feet to 6 feet
- Site Plan Review for a child care center

Background: The applicant proposes to rehab and expand the existing office building at 4705 Cedar Avenue to establish a child care center at that location. It would include an outdoor play area at the east end of the building, requiring reconfiguration of the existing parking lot.

The property is zoned OR2 High Density Office Residence District, and is in three overlay districts—SH Shoreland Overlay District, FP Floodplain Overlay District, and AP Airport Overlay District. Child care centers are permitted uses in the OR2 zoning district. The required setback along the north property line is 8 feet. The existing building is set back a distance of 4 feet for a distance of about 136

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feet. The requested variance would allow the addition to the building to be setback 6 feet for a distance of around 28 additional feet. Site Plan Review is required because the building addition is greater than 1,000 square feet.

Staff has not received any comments from the Standish-Ericsson Neighborhood Association or individual citizens as of the writing of this report. Any correspondence received will be forwarded on to the Planning Commission for consideration.

VARIANCE: (to reduce the required north side yard setback from 8 feet to 6 feet)

Findings as Required by the Minneapolis Zoning Code for the Variance:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

The location of the existing building on the property is an existing property condition. The existing building is set back 4 feet from the property line, and 7 feet from the public sidewalk. The proposed addition would increase that setback by two feet.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The proposed setback of the addition is 2 feet greater than the setback of the existing building. It would yield 9 feet between the building wall and the public sidewalk. This area would be planted with both chokecherry and spirea plants. The slightly recessed wall of the building addition would not significantly impede views along 47th Street toward the Hiawatha Golf Course. Given these circumstances, the proposed 6 foot setback for the building addition is reasonable. It would be in keeping with the spirit and intent of the ordinance and comprehensive plan. It would not be detrimental to the use or enjoyment of adjacent properties, or pedestrians on 47th Street East.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

The addition's proposed setback would still yield an attractively landscaped area of 9 foot in width between the building wall and the public sidewalk. There is no anticipated detrimental impacts to the public welfare or safety.

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, windows, and active functions:
 - 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.

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- 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.**
- g. **In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.**

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **Ground floor active functions:**
Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
- **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. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

Conformance with above requirements:

The existing building is located at the corner along both Cedar Avenue and 47th Street East, with landscaping proposed between the building and the public right of way. The proposed building addition is along the 47th Street East frontage with landscaping between the building and the public right of way.

The location of the building entrance is toward the parking lot at the south of the building. That is an existing condition, and there is a 6 foot wide sidewalk that connects the entrance to the public sidewalk along Cedar Avenue.

Parking is not located between the building and the public right of way.

Building walls include windows that meet the requirements of the ordinance. Architectural interest is provided by the use of two different exterior façade materials, stone and stucco, cornice detail, and awnings. Windows are vertical in proportion. They are located properly, and are distributed evenly. The proposed window area is 55% of the façade area between 2 feet and 10 feet in height.

The roofline of the proposed addition is flat, consistent with the existing building and other buildings in the same vicinity.

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.**

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- 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.

Conformance with above requirements:

The sidewalk connecting the front entrance to the public sidewalk is six feet in width. It is lit by wall mounted lighting.

The parking lot is continuous with the parking lot of the neighboring properties to the south, with appropriate cross easements. The combined parking area is accessed through one curb cut on Cedar Avenue, and two on Longfellow Avenue.

The proposal would decrease the paved area of the parking lot in the areas where the building addition and playground will be constructed, and to provide landscaped areas between the parking lot and the public sidewalks.

The proposed parking spaces at the east side of the building do not meet the dimensional requirements for parking spaces. The applicant will correct this condition in the final site plan design.

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.

Conformance with above requirements:

The net site area is 36,277 square feet of property, less 8,254 square feet occupied by the building, equals about 28,023 square feet. The required landscaping area is thus 4,805 square feet. 6,068 square feet of landscaping is proposed.

The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. Ten trees and sixty shrubs are thus required for this site overall. Fifteen trees and 254 shrubs are proposed. The proposal also includes a landscaped island in the center of the parking lot with a tree and shrubs, which addresses the requirement for no parking space to be over 50 feet from the center of a deciduous tree.

In addition to the overall landscaping requirement, a seven foot wide landscaped yard is required between the parking area and each of the two public street frontages for the purposes of providing landscaping and screening around the perimeter of the parking area. The screening requirement is for landscaping and/or fencing that is 3 feet in height and not less than 60 percent opaque. The proposed site plan addresses this requirement utilizing varieties of Dogwood, Reed Grass, and Cranberry. The ordinance also requires one tree for every 25 linear feet of parking area lot frontage. This site has 234 feet of parking area lot frontage, so the requirement is for 9 trees to be included in the landscaped areas. Four are proposed.

All corners of the parking lot that are not available for parking are proposed to be landscaped.

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.

Conformance with above requirements:

The applicant is working with public works staff to identify opportunities for on-site retention and filtration of stormwater.

The proposal maintains viewsheds to the Hiawatha Golf Course.

The development includes crime prevention through environmental design features, including a clear delineation between public and private spaces, plenty of window area, good exterior lighting, and landscaping along the building walls.

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

Parking and Loading:

Minimum automobile parking requirement: The minimum requirement for this development is 17 parking spaces; 31 parking spaces are proposed. Two handicap parking spaces are required; four are proposed.

Maximum automobile parking requirement: The maximum requirement for this development is 43 parking spaces; 31 parking spaces are proposed. Two handicap parking spaces are required; four are proposed.

Two drop off spaces are required for child care centers. These are not designated in the site plan, but the applicant has said this will be corrected in the final site plan submission.

Bicycle parking requirement: Three bicycle parking spaces are required by the zoning code; eight are proposed.

Loading: There is no loading space requirement for a child care center.

Maximum Floor Area: The maximum floor area ratio for a childcare center in the OR2 district is 2.5. The building's FAR is 0.2.

Minimum Lot Area: The minimum lot area for a child care center in the OR2 district is 4,000 square feet. The property area is 36,229 square feet.

Building Height: The maximum building height for a building in the OR2 district is 4 stories or 56 feet. The existing building, and the proposed addition, is only one story or 14 feet 10 inches.

Yard Requirements: Existing conditions determine the setbacks between the existing building, and Cedar and Longfellow Avenues. The setback of the addition along Longfellow Avenue is being addressed by the variance application.

Building Lot Coverage: The maximum lot coverage in the OR2 district is limited to 70 percent. 23% lot coverage is proposed.

Impervious Surface: The maximum impervious surface coverage in the OR2 district is 85%. 83% is proposed.

Specific Development Standards: Child Care Centers have five specific development standards. The following are most relevant to this application.

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(2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk. [The applicant will designate these in the parking lot by signage, and illustrate that in the final site plan submission.]

(3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review. [This is satisfied by the proposal.]

(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. [The proposed addition is compatible with the existing building, and other buildings in the area.]

(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood. [The site plan includes landscaping between the building and the public sidewalk along both Cedar Avenue and 47th Street.]

Refuse Screening: Refuse storage containers are required to 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. A refuse enclosure, made of PVC materials, is proposed to be constructed on the site. This is of questionable durability and not consistent with the materials of the primary structure.

Screening of Mechanical Equipment: There is no mechanical equipment proposed exterior to the building.

Lighting: Lighting must comply with Chapter 535 and Chapter 541 of the zoning code including:

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:

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- (1) Lighting fixtures shall be effectively arranged so as not to 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 source.
- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of 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 to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

Lighting is proposed at regular intervals on each side of the building façade. Fixture details are not available at this time.

Fences: Fences are subject to the regulations found in Chapter 535, Article VI of the zoning code. A five foot pre-finished ornamental metal fence is proposed around the perimeter of the play area, which would comply with these regulations.

Signs: Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the OR2 zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. By this criterion, 63 square feet of signage is allowed on the west wall of the building. About 36 square feet is currently proposed. 138 square feet of signage is allowed on the north and south walls of the building. About 36 square feet of signage is currently proposed on each of these walls. The height limitation for the wall signs is 14 feet. The proposed signage is just under 14 feet high.

Freestanding signs are limited to 32 square feet and can be no taller than eight feet. The existing freestanding freestanding sign is both taller and larger (\approx 50 square feet) than what is allowed, but it was installed prior to these signage requirements, and thus is a grandfathered condition.

Signage must comply with the requirements of Chapter 543 of the zoning code and will require Zoning Office review, approval, and permits.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH

These properties are guided “Mixed Use.” The mixed use guidance allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed use.

Two designated comprehensive plan features also have policy implications for the property. The properties are in a designated Neighborhood Commercial Node. And this section of Cedar Avenue is a community corridor. The following policies pertain to development in and along these land use policy features.

Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

1.11.2 Support the continued presence of small-scale, neighborhood serving retail and commercial services in Neighborhood Commercial Nodes.

1.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.

1.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.

1.11.7 Encourage the redevelopment of vacant commercial buildings and direct City services to these areas.

Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

10.10.7 Encourage the renovation of existing commercial buildings.

Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.

10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

Policy 10.18: Reduce the visual impact of automobile parking facilities.

10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces,

buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.

10.19.3 Landscaped areas should include plant and tree types that address ecological function, including the interception and filtration of stormwater, reduction of the urban heat island effect, and preservation and restoration of natural amenities.

The proposed development is consistent with the above policies of the Comprehensive Plan.

SMALL AREA PLANS

The site is not within the boundaries of any adopted small area plans.

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.

Alternative compliance has not been requested for any conditions. The applicant intends to bring the project into compliance with all applicable site plan review regulations.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the north side yard setback from 8 feet to 6 feet:

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 variance to reduce the north side yard setback from 8 feet to 6 feet for the length of the proposed building addition at 4705 Cedar Avenue South and 4700 Longfellow Avenue South.

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 **approve** the site plan review application for a child care center on the properties located at 4705 Cedar Avenue South and 4700 Longfellow Avenue South, subject to the following conditions:

1. All site improvements shall be completed by March 26, 2013, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. The final site, elevation, landscaping and lighting plans shall be subject to review and approval by Planning staff before building permits may be issued.
3. Short-term parking spaces shall be designated on the site plan, and physically identified through signage in the parking lot, for the purpose of dropping off and picking up children.
4. The dimensions of proposed parking spaces on the east side of the building shall be corrected so that they comply with the dimensional requirements in the zoning code.
5. Where it is absent, a landscaped yard of 7 feet shall be supplied along Longfellow Avenue between the parking lot and the property line.
6. Seven additional trees shall be planted around the perimeter of the parking lot per zoning code requirement.
7. The materials of the proposed dumpster enclosure should be modified to meet zoning code requirements.

Attachments:

- 1) PDR report
- 2) Applicant statement
- 3) Correspondence
- 4) Zoning map
- 5) Plans
- 6) Photos