

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ-5701

Date: August 27, 2012

Applicant: Bepex Holdings LLC, Ralph Imholte, (612) 627-1404

Addresses of Property: 340 Taft Street Northeast

Project Name: Bepex Warehouse

Contact Person and Phone: Bauer Design Build, Brian Trombley, (763) 972-0000

Planning Staff and Phone: Aaron Hanauer, (612) 673-2494

Date Application Deemed Complete: August 3, 2012

End of 60-Day Decision Period: October 2, 2012

Ward: 1 Neighborhood Organization: Mid City Industrial

Existing Zoning: I2 Medium Industrial District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 16

Legal Description: Not applicable for this application

Proposed Use: Tear down and rebuilding of warehouse

Concurrent Review:

- **Site plan review:** for a new 21,522 square foot warehouse building

Applicable zoning code provisions: Chapter 530 Site Plan Review.

Background: The subject property and the surrounding property on the north side of Traffic Street Northeast are zoned I2 Medium Industrial District. On the south side of Traffic Street, the properties are zoned I1 and are located within the IL Industrial Living Overlay District.

The surrounding area is dominated by one-story manufacturing, warehouse, and office buildings with large surface parking lots. However, a three floor office building, which was converted from a factory building in the early 1970s is located at 2021 Hennepin Avenue (built in 1922) and a condominium building, which was converted from a warehouse in 2006, is located at 1901 Hennepin Avenue East (built in 1919).

Bepex's history in Minneapolis dates back to 1897. In that year, the company, then known as Strong and Northway Manufacturing Company, was incorporated. They originally manufactured flour mill and other machinery, tools, and equipment. Originally located in Downtown, the company moved to Northeast Minneapolis in 1926. Bepex is still in the business of designing and manufacturing machinery. Today, Bepex export's equipment all over the world and provides technology for industries as diverse as plastics recycling, food ingredients, and renewable energy.

According to city records, Bepex built their corporate office/research and development building at 321 Taft Street Northeast in 1969. They purchased the subject property in 2010 to use as their warehouse in lieu of leasing space at another property. However, the existing building, built in 1949, is in poor condition structurally. The applicant is proposing to tear it down and build a new warehouse in its place.

The subject parcel, which is 36,156 square feet, is irregularly shaped. It is 111 feet long along Traffic Street and expands to 136 feet long at the back of the lot. The proposed, one floor, 21,522 square foot warehouse would store finished goods and unfinished parts necessary for their research and development operations across the street. The proposal includes a 12-space surface parking lot at the north end of the site. The proposed building will be located at the corner of Taft Street and Traffic Street, and designed to complement the Bepex office building across the street.

SITE PLAN REVIEW

Findings as Required by the Minneapolis Zoning Code:

- 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 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.
 - 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.**
- **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. 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.**

PLANNING DIVISION RESPONSE:

The placement of the building (at the corner of Taft Street Northeast and Traffic Street Northeast) and parking at the rear of the site, will reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The first floor of the building meets the location requirement on both Taft and Traffic Streets Northeast; the first floor of the building is located eight feet from the Traffic Street Northeast property line and five feet from the Taft Street Northeast property line. The applicant is proposing to construct a five foot wide sidewalk along Traffic Street Northeast and Taft Street Northeast that will also improve pedestrian access in the area; there currently is only a sidewalk on the northern half of Taft Street Northeast adjacent to the applicant's existing building.

The building is proposed to have its main entrance on Traffic Street Northeast; a secondary exit would be located on Taft Street Northeast. The principal entrance on Traffic Street is clearly defined and emphasized through the use of a canopy and accent lights.

The building is to be constructed of two concrete textures: vertically raked and smooth. The raked concrete would be on the lower 25 feet of the building; the upper five feet would be smooth concrete painted a complimentary color. The exterior material and its placement are similar for all sides of the building and would be similar to the Bepex office building across the street.

Portions of the north, east and west walls are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. Alternative compliance is necessary.

At least 30 percent of the first floor and at least 10 percent of the upper floors of the building that face a public street, public sidewalk, public pathway or on-site parking lot are subject to the window

requirements. Windows are required along the Taft Street Northeast, Traffic Street Northeast and the north side of the building. The project's compliance with these requirements is as follows:

- Taft Street Northeast: the percentage of windows on the first floor of the building is seven percent and the percentage of windows on the upper level of the building is seven percent. Alternative compliance is necessary.
- Traffic Street Northeast: the percentage of windows on the first floor of the building is 11 percent and the percentage of windows on the upper level of the building is two percent. Alternative compliance is necessary.
- North building wall: the percentage of windows on the first floor of the building is zero percent and the percentage of windows on the upper level of the building is ten percent. Alternative compliance is necessary.

The windows in the development are vertical in nature but are not evenly distributed along the building walls. Alternative compliance is necessary.

The building will have a flat roof which is similar to the neighboring structures.

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.**

PLANNING DIVISION RESPONSE:

The vehicular access and circulation plans are designed to minimize conflicts with pedestrian traffic and surrounding residential uses. The proposal has a walkway connecting the building entrance to the proposed adjacent sidewalk along Traffic Street Northeast and to the parking facility located at the north end of the site. In addition, the separation of the parking area from the maneuvering area (as it is currently) will further minimize conflicts with pedestrian traffic. The applicant is proposing to construct a five foot wide sidewalk along Traffic Street Northeast and Taft Street Northeast that will improve pedestrian access in the area; there currently is only a sidewalk on the northern half of Taft Street Northeast adjacent to the applicant's existing building. It should be noted that the sidewalks that the applicant is proposing to construct will be on private property.

Although some truck maneuvering will happen on Traffic Street Northeast with the new proposal, it is likely to provide minimal disturbance to the surrounding buildings including the condominium building at 1901 Hennepin Avenue East since there are only three or four deliveries scheduled each day. Furthermore, Traffic Street Northeast has lower traffic counts compared to the nearby streets (e.g. Hennepin Avenue East and Taft Street Northeast), and the condominium building has access points on

both Hennepin Avenue and Traffic Street Northeast. Public Works has agreed that allowing maneuvering on Traffic Street Northeast is acceptable.

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.**

PLANNING DIVISION RESPONSE:

The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the entire site is 36,156 square feet. The footprint of the buildings is 21,522 square feet. When you subtract the footprint from the lot size the resulting number is 14,634 square feet. Twenty percent of this number is 2,927 square feet. According to the information that was submitted there is approximately 2,471 square feet of landscaping on the site or approximately 16.8 percent of the site not occupied by the building. Alternative compliance is necessary.

The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub

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requirement for this site is 6 and 29 respectively. The applicant is proposing to have four canopy trees (swamp white oak) on the site. The project would include three trees near the main entrance along Traffic Street Northeast and one tree near the parking lot along Taft Street Northeast. The Planning Division is recommending that the minimum canopy tree requirement be met on site. The applicant is proposing to have 23 shrubs (Gro-low sumac) on the site. The project would include shrubs along the south side of the building and between the parking lot and the property line. The Planning Division is recommending that the minimum shrub requirement be met on site.

For the parking lot, the applicant is proposing a landscaped yard of nine feet in depth, which meets the seven foot wide requirement. The applicant is proposing to plant Gro-low sumac between the parking lot and the property line. This shrub only grows to a height of two feet. The required screening in this location is three feet in height and 60 percent opaque. To meet the screening requirements the Planning Division is recommending that a decorative fence be installed within the landscape buffer that is in compliance with Section 530.170 (b) of the zoning code.

In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from the center of an on-site deciduous tree. As designed the parking lot is not in compliance with this requirement. For alternative compliance to a blank wall on the west elevation, the Planning Division is recommending that the applicant retain and/or plant additional canopy or evergreen trees at a twenty foot interval along the western elevation of the building and along the western and northern edge of the parking lot. There are currently trees located here. If trees are retained/planted just to the west and north of the parking lot all of the parking spaces will be located within 50 feet from the center of an on-site deciduous tree.

Turf grass is proposed to cover all areas that are not paved or landscaped which meets Zoning Code requirements.

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.

PLANNING DIVISION RESPONSE:

The 12-space parking lot is defined by a six inch by six inch continuous concrete curb. The parking lot runoff is proposed to drain towards the east.

There are no important elements of the city near the site that will be obstructed by the proposed building. In addition, the building will have minimal shadowing and wind effects on the surrounding area.

The site includes crime prevention design elements. The building provides natural surveillance and visibility along Taft Street Northeast and Traffic Street Northeast in the workroom and inspection rooms. Although the building has a long stretch of blank wall on Traffic Street, Bepex's office building across the street will provide some surveillance and visibility for the building and the area. Natural access control is assisted with the building moved to the corner of Taft and Traffic Streets Northeast and by the entrance location near the Traffic Street Northeast property line. Territorial reinforcement and space delineation is created with the construction of a sidewalk on Taft Street Northeast and Traffic Street Northeast and the screening of the parking lot. As conditioned, the building will meet lighting levels outlined in Section 535.590 of the zoning code.

This site is neither historically designated nor located in a historic district.

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: A warehouse is a permitted use in the I2-Medium Industrial District.

Off-Street Parking and Loading:

Minimum automobile parking requirement: The minimum parking requirement for the warehouse is 11 spaces; 12 spaces are proposed.

The minimum parking requirement for a warehouse is one space per 500 square feet of gross floor area of office, sales, or display area in excess of 4,000 sq. ft. (minimum of 4 spaces) and one space per 3,000 sq. ft. of gross floor area of warehousing up to 30,000 sq. ft. The proposed building is 21,516 square feet. The building is devoting 2,040 square feet for the workroom and inspections room, which requires 4 parking spaces. The other 19,469 square feet of warehouse space requires 7 spaces.

Maximum automobile parking requirement: The maximum parking allowed for the project would be 23 spaces; 12 spaces are proposed.

The maximum parking requirement for a warehouse is one space per 200 square feet of gross floor area of office, sales, or display and one space per 1,500 sq. ft. of gross floor area of warehousing up

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to 30,000 sq. ft. The proposed building is 21,516 square feet. The building is devoting 2,040 square feet for the workroom and inspections room. The maximum number of spaces allowed for this area would be 10 spaces. The maximum number of parking spaces that would be allowed for the 19,469 square feet of warehouse space would be 13 spaces.

Bicycle Parking: There is no requirement for bicycle parking for a warehouse facility.

Loading: Per Table 541-9, a warehouse has a high loading requirement. Per Table 541-8, the 21,516 square foot warehouse building has a loading requirement of 1 large (12 feet by 50 feet) loading space. The applicant is proposing two large loading spaces) which meets the minimum requirements for the use.

Maximum Floor Area: The maximum floor area ratio (FAR) in the I2 zoning district is 2.7; the warehouse FAR is 1.2.

Section 520.160 of the Zoning Code states that the gross floor area of structures devoted to bulk storage of materials shall be determined on the basis of height in feet, assuming one (1) floor for each fourteen (14) feet in height. The subject property is 36,156 square feet. The 21,522 square foot warehouse is 28'3" in height to the top of the roof, therefore, the building is considered to have 43,044 square feet of gross floor area.

Building Height: The height limitation in the I2 zoning district is four (4) stories or fifty-six (56) feet whichever is less. The warehouse building is proposed to be 28'-3" measured to the top of the roof; the building is 30' in height when measured to the parapet.

Minimum Lot Area: There is no minimum lot area for a warehouse in the I2/Medium Industrial District.

Dwelling Units per Acre: Not applicable for this application.

Yard Requirements: There are no yard requirements for this project.

Specific Development Standards: There are no specific development standards for warehouses.

Signs: The applicant is not proposing any signage at this time. Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the I2 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. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 20 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 80 square feet and can be no taller than eight feet. The zoning code also limits the number of freestanding signs on a zoning lot to one per 600 ft. of primary frontage or fraction thereof, but not more than two (2), and 1 per secondary frontage of 600 ft. or more.

Refuse storage: Trash and recycling will be located inside of the building.

Lighting: A lighting plan was not submitted as part of the application materials. All lighting shall comply with Section 535.590 of the zoning code.

MINNEAPOLIS PLAN: The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this site and the adjacent properties north of Traffic Street Northeast as Industrial. The adjacent properties on the south side of Traffic Street Northeast are designated as Transitional Industrial.

The Planning Division believes that the proposed development is in conformance with the following policies of *The Minneapolis Plan for Sustainable Growth*.

- Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses (Urban Design Policy 1.14).
- Support private sector growth to maintain a healthy, diverse economy (Economic Development Policy 4.1).
- Improve the appearance and physical condition of private property throughout the city (Public Services and Facilities Policy 5.5).
- Use regulation and the development review process to ensure that redevelopment enhances the safety and appearance of private property (Public Services and Facilities Implementation Step 5.5.2)
- Design industrial uses with appropriate transitions and other design features which minimize negative impacts on surrounding residential uses (Urban Design Policy 10.12)
- Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development (Urban Design Implementation Step 10.12.2)
- Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods (Urban Design Implementation Step 10.12.5)
- Use the site plan review process to ensure that lighting and signage associated with industrial uses do not create negative impacts for residential properties (Urban Design Implementation Step 10.12.6)
- Wherever possible, restore and maintain the traditional street and sidewalk grid as part of new developments (Urban Design Policy 10.15).
- Reduce the visual impact of automobile parking facilities (Urban Design Policy 10.18).
- 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 (Urban Design Implementation Step 10.18.1)
- Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines (Urban Design Implementation Step 10.18.2).
- Locate parking lots to the rear or interior of the site (Urban Design Implementation Step 10.18.3).
- 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 (Urban Design Policy 10.19).

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.**

PLANNING DEPARTMENT RESPONSE:

- **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.** Portions of the north, east and west walls are over 25 feet in length and blank. The warehouse is proposed to have vertically raked concrete for the entire length of the building on all elevations; a smooth concrete is proposed for the top five feet of the building. The Planning Division recommends that the applicant also include vertically oriented strips of smooth surface concrete at least every 25 feet to break up the blank horizontal wall on all elevations. The Planning Division also recommends that the applicant retain and/or plant additional canopy or evergreen trees at a twenty foot interval along the western elevation of the building.
- **At least 30 percent of the first floor and at least 10 percent of the upper floors of the building that face a public street, public sidewalk, public pathway or on-site parking lot are subject to the window requirements.** Windows are required along the Taft Street Northeast, Traffic Street Northeast and north sides of the building. Along Taft Street Northeast the percentage of windows on the first floor of the building is seven percent and the percentage of windows on the upper level of the building is seven percent. Along Traffic Street Northeast the percentage of windows on the first floor of the building is 11 percent and the percentage of windows on the upper level of the building is two percent. Along the north building wall the percentage of windows on the first floor of the building is zero percent and the percentage of windows on the upper level of the building is ten percent. The warehouse is proposed to have vertically raked concrete for the entire length of the building on all elevations; a smooth concrete is proposed for the top five feet of the building. The Planning Division recommends that the applicant also include a horizontal strip of smooth surface concrete between two and ten feet to take the place of the windows and add visual interest to the building.
- **Windows shall be distributed in a more or less even manner.** The windows in the development are vertical in nature but are not evenly distributed along the building walls. The proposed

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development use is a warehouse. Contemporary warehouse construction often eliminates windows on the first floor for large sections. The Planning Division recommends that the applicant incorporate vertically oriented strips of smooth surface concrete at least every 25 feet to break up the blank horizontal wall on all elevations.

- **The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped.** The lot area of the entire site is 36,156 square feet. The footprint of the buildings is 21,522 square feet. When you subtract the footprint from the lot size the resulting number is 14,634 square feet. Twenty percent of this number is 2,927 square feet. According to the information that was submitted there is approximately 2,471 square feet of landscaping on the site or approximately 16.8 percent of the site not occupied by the building (456 square feet short of the twenty percent requirement). As an alternative to this compliance, the Applicant is proposing to plant turf grass along the west elevation and to landscape the east end of the parking lot. Furthermore, CPED's condition of approval to require additional trees along the west property line will enhance the green space. It should also be noted that the applicant is proposing to devote an additional 900 square feet of their property along the east and south property lines to continuing the sidewalk on Taft Street Northeast and Traffic Street Northeast.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for the property located at 340 Taft Street Northeast subject to the following conditions:

1. Approval of the final site, elevation, landscaping and lighting plans by the Department of Community Planning and Economic Development – Planning Division.
2. All site improvements shall be completed by August 27, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher as required by Section 530.120 of the zoning code.
4. Ground floor windows shall allow views into and out of the building at eye level as required by Section 530.120 of the zoning code. 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.
5. A decorative fence shall be installed in the parking lot's landscaped area that is in compliance with Section 530.170 (b) of the zoning code.
6. Lighting levels shall meet the requirements outlined in Section 535.590 of the zoning code.

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7. Vertically oriented strips of smooth surface concrete shall be included at least every 25 feet to break up the blank horizontal wall. The Planning Division shall approve the final building material design prior to building permits being issued.
8. Horizontal strip of smooth surface concrete shall be included between two and ten feet. The Planning Division shall approve the final building material design prior to building permits being issued.
9. Retain and/or plant additional canopy or evergreen trees at a twenty foot interval along the western elevation of the building and along the western and northern edge of the parking lot.
10. A minimum of 6 canopy trees and 29 shrubs shall be installed that meet the requirements outlined in Section 530.160 of the zoning code.
11. Installation and maintenance of all landscape materials shall comply with the standards outlined in Section 530.210 of the zoning code.

Attachments:

1. Statement of proposed use
2. City council and neighborhood notification
3. Zoning map
4. Existing survey
5. Proposed site plan and elevations
6. Aerials
7. Images