

Department of Community Planning and Economic Development – Planning Division
Administrative Site Plan Review
BZZ-5852

Date: December 3, 2012

Applicant: Ryan DuPuis, Kass Wilson Architects

Address of Property: 730 Hennepin Avenue

Project Name: City Place Lofts

Contact Person and Phone: Ryan DuPuis, (612) 879-6000

Planning Staff and Phone: Aly Pennucci, (612) 673-5342

Date Application Deemed Complete: November 7, 2012

End of 60-Day Decision Period: January 6, 2013

Ward: 7 Neighborhood Organization: Downtown Minneapolis Neighborhood Association

Existing Zoning: B4S-2 Downtown Service District, DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Legal Description: Not applicable for this application

Proposed Use: Mixed use building with ground floor retail and 55 dwelling units.

Concurrent Review:

Site Plan Review.

Applicable zoning code provisions: Chapter 530 Site Plan Review; and Chapter 549 Downtown Districts.

Background: The subject site, 730 Hennepin Avenue, also known as the Lincoln Bank Building, is an eight-story, flat-roofed building located at the intersection of Hennepin Avenue and 8th Street North. This building was listed on the National Register of Historic Places in October 2012. The building is currently occupied by the International Education Center on floors 1 through 3 and has vacant office space on floors 4 through 8. The applicant is proposing to convert the existing building to a mixed-use building with commercial space on the first floor and 55 units of affordable housing units above. The proposed mix of units includes 12 studio units, 37 one bedroom units and 6 two bedroom units. The second floor will also include a storage area, community room, fitness center, leasing office and

conference room for residents. No additions or exterior changes, other than masonry restoration and a new residential entrance, are proposed as part of this project.

As of the writing of this report staff has not received comments from the Downtown Minneapolis Neighborhood Association. Any comments, if received, will be forwarded to the Commission.

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.

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- **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.
- **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 site is a corner lot located at the intersection of Hennepin Avenue and 8th Street North. The existing building is oriented towards Hennepin Avenue and is built up to the property line along both Hennepin Avenue and 8th Street North. No changes are proposed to the footprint of the building.

Multiple entrances will be provided for the building. The primary entrance to the commercial space is located at the southwest corner of the building facing Hennepin Avenue. A new entry for secure residential access will be re-established in what was an original entrance at the southeast corner of the building, also facing Hennepin Avenue. Both entrances will open directly onto the public sidewalk.

There is no parking proposed or existing on the site.

This project does not include any additions or newly constructed buildings. The existing building walls that face a public street include windows and other architectural details. In general, the sides and rear of the building are compatible to and similar in appearance to the front of the building. Portions of the walls facing the interior side and rear lot lines are blank and lack windows or other architectural details. This is an existing condition and part of the original construction; no changes are proposed. Plain face

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concrete block is not used as a primary exterior building material. The structure has a flat roof similar to other structures in the area.

The window requirements for this mixed use building are 30 percent of the walls on the first floor and ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot. The existing building is not subject to the minimum window requirements; although the existing building does exceed this requirement.

The first floor of the building contains active functions for 70 percent of each wall that fronts on a public street or public pathway. The Hennepin Avenue frontage will contain active uses for the entire length of the building. Active uses in this location include commercial tenant space(s) (tenant TBD) and an entry lobby. The 8th Street North frontage contains active uses for 70 percent of the frontage that is comprised of the commercial tenant space. The remaining frontage along 8th Street North includes bike storage, corridors and an exit.

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.**

Conformance with above requirements:

The main building entrances for the commercial and residential uses facing Hennepin Avenue will open directly onto the public sidewalk.

There is a transit shelter in the public right-of-way just east of the subject site. The shelter includes lighting and weather projection and is visible from the subject building and Hennepin Avenue to promote security.

There is no parking proposed or existing for the site.

The site is currently 100 percent impervious and no changes are proposed to the amount of impervious surface as part of this project. The amount of impervious surface is consistent with the character of the area in this downtown district.

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.**

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- 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:

Any building containing 50,000 square feet or more of gross floor area located in the Downtown districts is exempt from the general landscaping and screening requirements of the site plan review chapter. The building contains 73,650 square feet of gross floor area and is therefore exempt. Furthermore, no parking is provided.

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:

No parking lots or driveways are existing or proposed.

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This is an existing building and no additions or expansions are proposed. No shadowing of public spaces is expected as a result of the renovation.

The existing site includes crime prevention through environmental design elements. The window coverage on all sides of the building that face the public street provides opportunities for tenants to observe adjacent spaces.

The building is not a locally designated historic structure. The building is listed on the National Register of Historic Places and all proposed work is under review by the State Historic Preservation Office.

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: Commercial and residential uses are both permitted in the B4S District.

Parking and Loading:

Minimum automobile parking requirement: There is no minimum automobile parking requirement for retail uses in the downtown districts. There is also no minimum automobile parking requirement for residential uses in the downtown districts except that multiple-family dwellings of 50 or more units that provide off-street parking for residents shall also provide designated visitor parking at a ratio of not less than one visitor space per 50 dwelling units. No parking is provided therefore no visitor parking is required.

Maximum automobile parking requirement: The maximum parking requirement for retail uses in the downtown districts is one space per 500 square feet of gross floor area. The maximum parking requirement for residential uses in the B4S District is 1.6 parking spaces per dwelling unit. No parking is provided.

Bicycle parking requirement: In the downtown districts, non-residential uses are subject to a requirement of one bicycle parking space for every 20 automobile parking spaces provided, but in no case shall fewer than 4 spaces or more than 30 spaces be required. No automobile parking spaces are provided. The minimum bicycle parking requirement for a multiple-family dwelling is equal to one long-term space per two dwelling units. There are 55 residential units proposed, requiring 28 long-term bicycle parking spaces. The applicant has proposed 20 long-term bicycle spaces. As a condition of approval the project must include a minimum of 28 bicycle parking spaces.

Loading: There is not a minimum loading requirement for dwellings with less than 100 units.

Maximum Floor Area: The maximum floor area ratio for residential uses in the B4S District is 8.0. The building has an FAR of 8.67. This is an existing condition and no changes are proposed.

Minimum Lot Area: Retail uses and residential uses are not subject to a minimum lot area requirement in the B4S District.

Dwelling Units per Acre: The site is 8,494 square feet, or .19 acres in size and 55 dwelling units are proposed. The number of units proposed results in a density of 289 units per acre. This is considered very high-density residential development, with more than 120 units per acre. This level of density is appropriate in an activity center and the downtown growth center.

Building Height: The existing building is eight stories in height and no additions are proposed. There is no height limit for buildings in the B4S district.

Yard Requirements: The front yard setback requirement along Hennepin Avenue is zero feet. The building is located up to the front property line. The corner side yard setback requirement along 8th Street North is zero feet. The building is located up to the corner side property line. In the B4S-2 zoning district when the use is either residential or a hotel and there are windows facing an interior side or rear property line, a setback of $5+2x$, where x equals the number of stories above the first floor, is required. However, the resulting setback shall not be greater than 15 feet. Residential windows face the interior side and rear property lines. For an eight story building, the minimum interior side and rear yard setback requirement is 15 feet; however, this is an existing condition and no changes are proposed.

Building Lot Coverage: There is no maximum building lot coverage in the downtown districts.

Impervious Surface: There is no maximum impervious surface coverage in the downtown districts.

Specific Development Standards: No specific development standards apply to the commercial or residential uses.

Refuse Screening: Refuse storage containers will be stored within the building. These containers will be rolled out on pick-up days.

Screening of Mechanical Equipment: All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter 535 and district requirements including:

535.70. Screening of mechanical equipment. (a) *In general.* All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) *Screened by another structure.* Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) *Screened by vegetation.* Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) *Screened by the structure it serves.* Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) *Designed as an integral part of the structure.* If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

Fences: Fences are subject to the regulations found in Chapter 535, Article VI of the zoning code. There is no fencing proposed as part of this project.

Signs: Signs are subject to the requirements of Chapter 543 of the Zoning Code. In the B4S zoning district one can have two-and-a-half square feet of signage for every one foot of primary building wall. Wall signs are limited to 120 square feet in size. Projecting signs are limited to 48 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 32 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. The applicant is not proposing any specific signage at this time. Any new signage will require Zoning Office review, approval, and permits.

Lighting: A photometric plan was not submitted as part of the application. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH

The site is designated as Public and Institutional on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The site is also within the downtown growth center and the boundaries of Warehouse District activity center. The future land use designation is Public and Institutional due to the fact that the site contains a school that is ending its lease at this location. The building fronts on Hennepin Avenue which is a commercial corridor in this location. The following policies of the Comprehensive Plan apply to this project and this site:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.

1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- 1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.
- 1.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.
- 1.12.3 Encourage active uses on the ground floor of buildings in Activity Centers

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- 1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Urban Design Policy 10.2: Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.

- 10.2.1 The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk.
- 10.2.2 The street level of buildings should have windows to allow for clear views into and out of the building.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

10.5.3 Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Staff comment: Rehabilitating an existing building and converting it to mixed use is consistent with the above policies of the Comprehensive Plan. While the site is designated as public or institutional due to the presence of the existing school use (the International Education Center), the proposed level of residential density is appropriate in the downtown growth center and an activity center. The project includes active commercial uses on the ground floor, which is a direct policy recommendation for activity centers. The project also includes very high-density housing on a commercial corridor, which is a direct policy recommendation for the downtown growth center and commercial corridors.

SMALL AREA PLANS

The site is within the study area of the *North Loop Master Plan*, which is a supplement to the *Downtown East/North Loop Master Plan*. The *North Loop Master Plan* was approved by the City Council in April 2012. The future land use of the site in the small area plan is identified as institutional due to the presence of the existing school building. The site is within the West Hennepin District, as defined in the plan. The West Hennepin district will continue to encourage development that is medium-intensity and mixed-use, with a scale similar to the existing buildings. New or rehabbed development should maintain and enhance the historic character of the Warehouse District, perpetuate the theater and entertainment uses, and include new commercial and residential options with increased street-level retail. The first floor of the building will include commercial space that fronts on Hennepin Avenue and will include residential above. The building will maintain an urban frontage with the primary entrance opening onto the public sidewalk adjacent to Hennepin Avenue. The following policies of the small area plan apply:

- Expand destination retail, services, and entertainment establishments along the Washington and Hennepin Commercial Corridors.

Staff comment: A commercial use that may be retail or other services (tenant TBD) will be provided that fronts on the Hennepin Avenue Frontage.

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- Promote an overall increase in neighborhood housing density that includes a continuum of housing choices.

Staff comment: Floors 4 through 8 of the building are currently vacant and the school that occupies floors 1 through 3 is vacating that space. The applicant is proposing to provide 55 dwelling units of affordable housing. The unit mix will include studio, one and two bedroom units.

- Actively work toward supplying additional ownership and rental housing options to meet the needs of low and moderate incomes.

Staff comment: All of the units will be affordable to individuals and families earning at or below 60% of area median income.

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.

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 above findings and **approve** the application for site plan review for the property located at 730 Hennepin Avenue, subject to the following conditions:

- 1) Community Planning and Economic Development Department – Planning Division staff review and approval of the final elevations, floor, and site plans.
- 2) All site improvements shall be completed by December 3, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
- 3) A minimum of 28 bicycle parking spaces shall be provided

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Attachments:

- 1) Applicant's statement of proposed use
- 2) Zoning map
- 3) Correspondence
- 4) Plans & Photos