

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permits, Variances and Site Plan Review
BZZ-5841

Date: December 3, 2012

Applicant: Charter School Development Corp

Address of Property: 1616 Buchanan Street NE

Project Name: Yinghua Academy Addition

Contact Person and Phone: Kou Vang, (651) 491-1970

Planning Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: November 7, 2012

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

Ward: 1 Neighborhood Organization: Northeast Park

Existing Zoning: R1A, Single-family district

Proposed Zoning: N/A

Zoning Plate Number: 10

Lot area: 104,567 square feet (2.4 acres)

Legal Description: Lots 1, 2 and N 14 feet of Lot 3, Block 5 and Lots 2 to 11 including Block 6, including adjacent ½ of vacated streets and alley, Honnette's Addition to Minneapolis, Hennepin County, Minnesota.

Proposed Use: Addition to an existing K-12 school.

Concurrent Review:

- Conditional use permit to allow an addition to an existing K-12 school in the R1A district.
- Conditional use permit to increase the height of a building in the R1A district from 2.5 stories or 35 feet to 3 stories or 42 feet.
- Variance to increase the maximum floor area ratio in the R1A district from .5 to .81.
- Variance to increase the maximum impervious surface in the R1A district from 65 percent to 72.2 percent.
- Site plan review.

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits; Article IX, Variances, specifically Section 525.520 (3) “to vary the gross floor area, floor area ratio and seating requirements of a structure or use” and Section 525.520 (15) “to vary the maximum lot coverage and impervious surface coverage requirements,” and Chapter 530 Site Plan Review.

Background: The development site is located in the southwest corner of the intersection of Buchanan Street NE and 17th Avenue NE. The property is bordered by 17th Avenue NE on the north, Northeast Park to the south, vacated Pierce Street NE to the west and Buchanan Street to the east. The building is occupied by Yinghua Academy, a charter school that serves grades K-8. The proposal is to demolish the single-story portion of the building that is in the southwest corner of the site and currently contains recreation space and office space for the Minneapolis Park and Recreation Board. The affected area is approximately 6,500 square feet. In its place the applicant is proposing a three-story addition with a footprint of 17,100 square feet and 38,500 square feet of gross floor area. This addition includes a gymnasium and classroom space. The project also includes expansion of the existing parking lot in the northwest corner of the site. The parking area will be expanded to the north into an area that is currently vacant green space. The project also includes reconfigured pedestrian pathways, changes to the current loading area, the installation of bike racks and additional landscaping.

The building historically housed the Minneapolis Public School District’s Putnam School until it closed after the 2005/2006 school year. The Northeast Recreation Center has also been located within the building since approximately 1970. After the Putnam School closed in 2006, the Minneapolis Park Board has been signing one-year lease agreements to allow the Northeast Recreation Center access to the school’s gymnasium and lunch room. As stated above, the Park Board also occupies office space within the building. Those offices are located in a portion of the building that was constructed as an addition in 1970. This portion of the building is being demolished as part of the project. The Park Board is not proposed to reestablish in the addition.

Schools are a conditional use in the R1A district and the proposed expansion requires a conditional use permit. Any addition to a non-residential building that would increase its gross floor area by 1,000 square feet or more requires an application for site plan review. As noted above, the proposed addition is 38,500 square feet in area.

The maximum height for this use in the R1A district is 2.5 stories or 35 feet, whichever is less. The height of the proposed addition is three stories, 42 feet. A conditional use permit for increased height has been submitted accordingly.

The maximum floor area ratio (FAR) in the R1A district is 0.5. The applicant is proposing a total of 85,078 square feet of gross floor area on this 104,567 square foot lot for a floor area ratio of .81. A variance to increase the maximum floor area ratio from .5 to .81 has been requested.

The maximum impervious surface coverage in the R1A district is limited to 65 percent. The applicant is proposing 75,487 square feet of impervious surfaces on a 104,567 square foot lot, equating to 72.2 percent of the total site area. A variance to increase the maximum impervious surface from 65 percent to 72.2 percent has been submitted.

As of the writing of this staff report, no correspondence had been received from the Northeast Park Neighborhood Association. Any correspondence received will be forwarded on to the Planning Commission for consideration.

CONDITIONAL USE PERMIT: to allow an expansion to a K-12 school in the R1A district.

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that allowing the expansion of an existing K-12 school will be detrimental to or endanger the public health, safety, comfort or general welfare. The existing building was originally constructed as a school in 1966. The building historically housed the Minneapolis Public School District's Putnam School until it closed in 2006. The proposed addition will allow for continued, adaptive reuse of this non-residential building. The construction of the addition is proposed in a manner that will limit any adverse impact on the adjacent residential uses and the expanded parking area will conform to all applicable requirements in the R1A district, including setbacks. The project also includes other site improvements such as landscaping, bicycle parking and pedestrian walkways.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

Expanding the existing school located at 1616 Buchanan Street NE will not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The surrounding area is fully developed with residential uses and a large park. The site has contained a school since the construction of the existing building in 1966. The proposed use would involve reusing the building for its original intended purpose and will be in keeping with the character of the area. The addition is proposed on the south side of the site and will have limited visibility from any adjacent residential uses. The expanded parking area will be landscaped and screened in accordance with Chapter 530, Site Plan Review and comply with

all required setbacks. Other site improvements, including the installation of bicycle racks and landscaping, will improve the functionality and appearance of the site.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure and access would not be impacted as part of the addition. The Public Works Department will review the project as part of the required Preliminary Development Review and will review the final plans for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with city and other applicable requirements. Any major changes to the site plan that result from PDR will require additional approvals and further review from the City Planning Commission.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The proposed addition is not expected to contribute to traffic congestion in the public streets. While the addition includes more classroom space and will allow for more students, the project also includes 17 additional parking stalls and 131 new bicycle parking spaces. Under the current configuration, off-street parking is limited and vehicles use 17th Avenue SE, which is partially vacated, and part of the subject site for pick-up and drop-off. The additional parking area and bike racks should ease congestion in the adjacent public and private streets, particularly before and after school. The expanded parking area will be accessed via a curb cut from Pierce Street NE.

The parking requirement for a K-12 school is one space per classroom plus one space for every five students of legal driving age. The proposed school will have 41 classrooms and zero students of driving age, as it serves grades K-8. The parking requirement for the proposed K-12 school is 41 spaces. The applicant is proposing to take advantage of the bicycle incentive per Section 541.220 of the zoning code, which allows a ten percent reduction for each non-residential use, or a reduction of one space, whichever is greater. In this case, the bicycle incentive would reduce the parking requirement to 37 spaces and 37 spaces are proposed. In order to qualify for the incentive, bicycle parking equivalent to 25 percent of the vehicle parking requirement needs to be provided on site. In this case, 10 bicycle parking spaces are required. Those ten spaces are in addition to the 123 spaces required for the use (three spaces per classroom). A total of 134 bicycle parking spaces are proposed, satisfying the minimum requirement to qualify for this incentive.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

This site is designated as Urban Neighborhood on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The Urban Neighborhood designation is described as predominantly residential with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. Urban Neighborhood may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

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 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.3 Lessen the negative impacts of non-residential uses on residential areas through controls on noise, odors, and hours open to the public.

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

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses.

Public Services and Facilities Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.

5.2.2 Encourage new educational institutions to locate in existing school buildings, or at sites that take advantage of proximity to transit such as neighborhood commercial nodes or commercial and community corridors.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

10.13.1 Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood.

10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.

The proposed project allows the adaptive reuse of a building that has historically housed a school, as encouraged in *The Minneapolis Plan for Sustainable Growth*. The addition is proposed on the south side of the existing building, furthest from the adjacent residential uses. Locating the addition in this location is consistent with the above policies of the comprehensive plan. Other site modifications are proposed in a manner that ensures compatibility with the adjacent residential uses and park land.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the conditional use permits, variances and site plan review this development would be in conformance with the applicable regulations of the zoning code.

CONDITIONAL USE PERMIT: (to increase height in the R1A district from 2.5 stories or 35 feet to three stories, 42 feet.

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will be detrimental to or endanger the public health, safety, comfort or general welfare.

The maximum height in the R1A district is 2.5 stories or 35 feet. The applicant is proposing a building height of three stories, 42 feet for the addition. Planning Division staff finds that allowing the building height to be increased to three stories would not be detrimental to or endanger the public health, safety, comfort or general welfare. The height is located on the south side of the building, furthest from the adjacent residential uses, which will mitigate any potential impact on those uses. Further, the proposed height should have limited impact on the adjacent park.

2. Will be injurious to the use and enjoyment of other property in the vicinity and will impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

This property is located in a fully developed area and allowing additional height is not expected to be injurious to the use and enjoyment of other property in the vicinity nor should it impede on possible future development. The building has been located on the site since 1966 and has contained a school use since that time. The proposed expansion will allow for continued, adaptive reuse of this building. Given the location of the addition on the site, an increase in height above the district standard is appropriate.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The site is served by existing infrastructure and access would not be impacted as part of the addition. The Public Works Department will review the project as part of the required Preliminary Development Review and will review the final plans for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with city and other applicable requirements. Any major changes to the site plan that result from PDR will require additional approvals and further review from the City Planning Commission.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The proposed addition is not expected to contribute to traffic congestion in the public streets. While the addition includes more classroom space and will allow for more students, the project also includes 17 additional parking stalls and 131 new bicycle parking spaces. Under the current configuration, off-street parking is limited and vehicles use 17th Avenue SE, which is partially vacated, and part of the subject site for pick-up and drop-off. The additional parking area and bike racks should ease congestion in the adjacent public and

private streets, particularly before and after school. The expanded parking area will be accessed via a curb cut from Pierce Street NE. As noted above, the use would comply with the minimum vehicle and bicycle parking requirements.

5. Is consistent with the applicable policies of the comprehensive plan.

This site is designated as Urban Neighborhood on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The Urban Neighborhood designation is described as predominantly residential with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. Urban Neighborhood may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

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 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.3 Lessen the negative impacts of non-residential uses on residential areas through controls on noise, odors, and hours open to the public.

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

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood-serving commercial uses, open space and parks, and campus and institutional uses.

Public Services and Facilities Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

- 5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.
- 5.2.2 Encourage new educational institutions to locate in existing school buildings, or at sites that take advantage of proximity to transit such as neighborhood commercial nodes or commercial and community corridors.

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

- 10.8.8 Appropriate non-residential land uses, such as institutional, public and suitable commercial uses, should be integrated into low density residential areas through proper building location and design, landscaping, and other site improvements.

Urban Design Policy 10.13: Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area.

- 10.13.1 Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood.
- 10.13.3 Encourage institutional uses and public buildings and facilities to incorporate architectural and site design that is reflective of their civic importance and that identifies their role as focal points for the community.

The proposed project allows the adaptive reuse of a building that has historically housed a school, as encouraged in *The Minneapolis Plan for Sustainable Growth*. The addition is proposed on the south side of the existing building, furthest from the adjacent residential uses. Locating the addition and height in this location is consistent with the above policies of the comprehensive plan. Other site modifications are proposed in a manner that ensures compatibility with the adjacent residential uses and park land.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located.

With the approval of the conditional use permits, variances and site plan review this development would be in conformance with the applicable regulations of the zoning code.

ADDITIONAL STANDARDS TO INCREASE MAXIMUM HEIGHT

In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. Access to light and air of surrounding properties.

This development would not have significant impacts on the amount of light and air that surrounding properties receive. The nearest structure is approximately 150 feet away from the proposed addition. The property to the south and west is a park and the proposed addition will have a minimum setback of 15 feet from both the south and west property lines. The addition is located on the south side of the existing building and is also bordered by the existing building on the east side. Therefore, the addition will have no impact on access to light and air for properties to the north and east.

2. Shadowing of residential properties or significant public spaces.

There are no residential properties immediately adjacent to the site that would be impacted by shadowing. There are residential uses to the north that will not be impacted by shadowing, given the location of the addition. The Minneapolis Park and Recreation Board's Northeast Park is located on the south and west sides of the site. The proposed addition is not expected to produce any shadowing on this adjacent public space, as it is located to the south of the addition. Shadow studies have been attached for review.

3. The scale and character of surrounding uses.

The character of the area to the north is predominantly residential and primarily includes single family homes. The Minneapolis Park and Recreation Board's Northeast Park is located on the south and west sides of the site. The two properties have had a shared use agreement since 1970, including shared use of the facilities. The existing building has been located on the site since 1966 and has consistently contained a school. Allowing the proposed addition at a height of three stories is consistent with the character of the surrounding area and the historical use of the property.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

There are no landmark buildings, significant open spaces or water bodies near the development site that would be affected by the height of the proposed building.

VARIANCE: to increase the maximum floor area ratio from .5 to .81.

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 maximum floor area ratio for a K-12 school in the R1A, Single-family district is .5. The applicant is proposing a total of 85,078 square feet of gross floor area on this 104,567 square foot lot for a floor area ratio of .81. A variance to increase the maximum floor area ratio from .5 to .81 has been requested. The floor area ratio of the existing building is .51.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property is zoned for residential purposes but contains an existing, non-residential building. The size of the site is small compared to other schools within the City, in part due to its proximity to Northeast Park and a shared use agreement between the Park Board and the owners of the school that allowed for shared use of facilities. The applicant is proposing to continue adaptively reusing the building as a K-8 school. The statement submitted by the applicant cites programmatic changes in the delivery of education since the time the original building was constructed as a unique circumstance as well. The Minnesota Department of Education has changed its guidelines to increase the recommended square footage per student due to special education, specialty classes, computer labs and increased academic course offerings. These unique circumstances have not been created by the property owner.

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 Planning Division finds that the FAR proposed is a reasonable request based on adaptive reuse of this non-residential building and the limited impact on the surrounding area. Building bulk regulations are established in order to assure that the scale and form of new development will occur in a manner most compatible with the surrounding area. The surrounding area to the north and east contains low density residential uses. To the south and west the property is bordered by Northeast Park. *The Minneapolis Plan for Sustainable Growth* specifically encourages schools such as Yinghua Academy to locate in existing school buildings. The proposed addition is consistent with the Urban Design policies for institutional uses in the comprehensive plan and the addition is located on the portion of the site that is furthest from adjacent residential uses. This site has historically contained a school building and the proposed addition would be compatible with the surrounding area. Allowing the proposed floor area ratio would therefore be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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 requested floor area ratio will not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity. The building was established in this neighborhood in 1966 and has continuously been used as a school since that time. The proposed addition will allow for continued use of this institutional building as

called for in adopted City policy. The proposed location of the addition limits its visibility and impact on adjacent residential uses. The expansion of an existing school building is in keeping with the character of the area and will not be detrimental to the health, safety or welfare of the general public or those using nearby properties.

VARIANCE: to increase the impervious surface coverage from 65 percent to 72.2 percent.

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 maximum impervious surface coverage in the R1A district is limited to 65 percent. The applicant is proposing 75,487 square feet of impervious surfaces on a 104,567 square foot lot, equating to 72.2 percent of the total site area. A variance to increase the maximum impervious surface from 65 percent to 72.2 percent has been requested. Impervious surfaces on the site consist of the following:

Parking areas:	12,415 square feet
Pavement in vacated right-of-way areas:	9,127 square feet
Sidewalks:	7,500 square feet
Building footprint:	46,445 square feet

The applicant is removing an existing cul-de-sac and pavement within vacated Pierce Street NE on the west side of the site to reduce the existing amount of impervious surfaces. A portion of the impervious surface being removed is on the Minneapolis Park and Recreation Board property and is not reflected in these calculations.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property includes vacated right-of-way on the north side of the site that is covered by a street easement and used by the public for access. This unique condition attributes 9,127 square feet of impervious surface to the site. If that portion of impervious surface were not factored in to the calculations, the impervious percentage on site would be 63.4 percent and within the parameters allowed. These circumstances are unique to the property and have not been created by the applicant.

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 request to allow additional impervious surfaces on the site is reasonable. As stated above, there are impervious surfaces on the site that are part of a public street easement (vacated 17th Avenue SE) and used by the public for access. If these impervious surfaces were

not factored in to the calculations, the proposed addition and expanded parking lot would result in impervious surface coverage that is within the parameters allowed. The proposed addition is designed in a manner that will limit its impact on adjacent uses and the applicant is proposing to comply with the landscaping and screening requirements on site, including within the expanded parking lot. Therefore, the request is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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 proposed variance will not alter the essential character of the locality of be injurious to the use and enjoyment of other property in the vicinity. The expanded surface parking lot would have some impact on the adjacent residential use but the applicant is mitigating this impact by providing the required landscaping and screening within the parking area. The other impervious surfaces proposed are primarily within the building footprint which is in the southwest corner of the site and not adjacent to any residential uses. The adjacent park property should not experience any adverse impacts. As stated above, the applicant is proposing to remove an existing cul-de-sac and pavement that is located on the west side of the site and partially on the park property. Further, the amount of impervious surface proposed will not be detrimental to the health, safety, comfort or welfare of the general public.

SITE PLAN REVIEW

Required Findings for Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND 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 and windows:
- Residential uses:
 - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 531.20 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. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

The existing building fronts along Buchanan Street NE, 17th Avenue NE (partially vacated) and vacated Pierce Street NE. The building is setback 20 feet from the east front lot line and 70 feet from the north front lot line, due to a portion of 17th Avenue NE that has been vacated and lies on the property. The building setbacks are an existing condition. The proposed addition is located in the southwest corner of the site and does not front along a public street. The front entrance is located on the north side of the building, facing 17th Avenue NE. The main entrance is connected to the public sidewalk with a walkway that is 12 feet in width. Two secondary entrances located on this elevation are connected to the public sidewalk with 6-foot walkways. The area between the building and the street contains landscaping, walkways and bike racks.

The parking lot is located in the northwest corner of the site and will be expanded as part of the project. The parking location is an existing condition. The parking lot is not located between the building and the street.

There are several instances of blank walls in excess of 25 feet on the proposed addition. On the north elevation, facing 17th Avenue NE, the upper floors contain blank walls that are up to 39 feet in length. On the west elevation, the south end of the addition where the gymnasium is proposed will have a blank wall that is 81 feet in length. On the south elevation, the length of the blank wall on the gymnasium is nearly 108 feet. Finally, on the east elevation, the blank wall is approximately 68 feet in length. Staff does not recommend granting alternative compliance for these blank walls. As a condition of approval, the applicant shall be required to provide a material change, recess, projection or other architectural element to break up the length of these walls and provide visual interest. Staff recommends that the width of said architectural detail or material change match the width of the window bands on the remainder of the building.

Plain face concrete block would not be used as a primary exterior material.

The primary exterior material on the gymnasium portion of the addition is a precast concrete panel with a decorative finish. The rest of the addition will be brick panel to match the existing building. A gray concrete band is proposed along the top of the addition, also to match the existing building. All of these materials are durable. Please note, exterior material

changes at a later date would require review by the Planning Commission and an amendment to the site plan review.

The addition does not front on a public street or public pathway, nor does it face an on-site parking lot. Therefore, no minimum window requirements apply to the addition. The existing building is not subject to the window provisions as no changes are proposed to the existing structure at this time.

The first floor of the building contains active functions for more than 70 percent of each street-facing elevation.

The proposed roofline is flat, consistent with the existing building.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

The main entrance is connected to the public sidewalk with a walkway that is 12 feet in width. Two secondary entrances located on this elevation are connected to the public sidewalk with 6-foot walkways. Secondary entrances on the south and west elevations will connect to pathways on the Minneapolis Park and Recreation Board property with sidewalks that are four feet in width. Sidewalks also connect the parking lot to the building on the west side of the site and the west side of the building to the public sidewalk along 17th Avenue NE.

No transit shelters are proposed or adjacent to the site.

The parking lot is in the northwest corner of the site. One-way circulation is proposed through the parking lot, with vehicles entering via the north curb cut and exiting to the south. The parking area is isolated in a corner of the site to minimize conflicts with vehicle and pedestrian traffic. The one-way drive pattern should reduce any adverse impacts the traffic may have on the residential uses immediately north of the parking lot. The parking lot is currently connected to the Minneapolis Park and Recreation Board parking lot to the west. This is an existing condition and no changes are proposed to this element of the existing parking area as part of the application. As stated above, the two sites have had a shared use agreement in place since 1970.

Loading will occur in a paved area between the parking lot and the principal building. The loading area is on private property but aligns with Pierce Street NE. As noted below in the loading section, the loading spaces overlap with one another which will prohibit proper

access into and out of these spaces. As a condition of approval, the site plan will need to be revised to provide two loading spaces of the required size and proper room for access to each space. This may result in one space being relocated to another area of the site.

All building entrances are connected to the public sidewalk with walkways to clearly direct pedestrian movements.

The applicant has requested a variance to increase the maximum impervious surface coverage from 65 percent to 72.2 percent. Staff is recommending approval of this variance, as evaluated above. While a variance is requested, the applicant is removing impervious surfaces on the west side of the site to decrease the severity of the variance. There are impervious surfaces located on the site that function as a public street (portions of vacated 17th Avenue NE) that are counted toward the total amount on site. If those surfaces were not included, the site would be within the parameters allowed.

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.**

The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The area of the site is 104,567 square feet. The building footprint is 47,178 square feet. The net lot area is 57,389 square feet, of which at least 20 percent (11,478 square

feet) must be landscaped. 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. The tree and shrub requirement for this site is 23 and 115 respectively.

The total landscaped area proposed on the site is 29,000 square feet, equivalent to 50.5 percent of the site not occupied by buildings. The applicant is proposing 20 canopy trees on site and there are eight existing canopy trees that will be retained, for a total of 28 canopy trees. There are additional ornamental trees on the north side of the site. A total of 109 shrubs are proposed as part of the project and there are at least seven shrubs on the north side of the building that will be retained. The combined totals of existing trees and shrubs exceed the minimum requirements. The landscape plan indicates that 80 perennials will also be planted on the site. The majority of the new plantings are proposed on the west and south sides of the building and within the expanded parking area.

The parking area is located in the northwest corner of the site, partially fronting along Pierce Street NE and adjacent to a residential use. A landscaped yard a minimum of seven feet in width with screening a minimum of three feet in height and 60 percent opaque is required along the north and east property lines. The required landscaped yard is provided along both of these property lines. The landscaping in this location consists of shrubs and perennials. Additional screening will be provided with a six-foot cedar privacy fence along the north property line. There is a front yard setback requirement of 20 feet along Pierce Street NE, extending the landscaped yard in this area. Dense landscaping is proposed between the parking area and the public street to provide the required screening. The property to the south and west contains a park and is zoned residential. As such, a landscaped yard is also required along the south and west sides of the parking area. This parking area is existing and partially encroaches onto the neighboring property. Staff recommends granting alternative compliance for this condition.

The parking lot contains 37 spaces and therefore each space must be a maximum of 50 feet from the center of an on-site canopy tree. All spaces comply with this requirement. Trees are proposed along the perimeter of the parking lot and one tree island is proposed in the center of the site. The tree island is 14 feet by 11 feet, providing adequate space for the tree to thrive and reach maturity.

The expanded parking area will have 50 feet of frontage on Pierce Street NE, requiring two canopy trees along this frontage. Two trees are proposed between the parking area and the street accordingly.

All areas not covered by buildings, parking, loading, sidewalks and the like will 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.

Continuous concrete curbing would be provided around the parking area. Provisions for stormwater will be reviewed by Public Works as part of the PDR process and that report will be forwarded to the Commission for review when it is available.

The building should not impede any views of important elements of the city.

There are no residential properties immediately adjacent to the site that would be impacted by shadowing. There are residential uses to the north that will not be impacted by shadowing, given the location of the addition. The Minneapolis Park and Recreation Board's Northeast Park is located on the south and west sides of the site. The proposed addition is expected to produce minimal shadowing on this adjacent public space, with only a small portion of the park being affected.

Wind currents should not be a major concern.

The development would include crime prevention through environmental design. The existing building has windows facing the public street to provide opportunities for occupants to observe adjacent spaces. Walkways and sidewalks are provided to guide pedestrian movement in and around the site and distinguish between public and private spaces.

The site is not within a historic district and the building is not designated. The portion of the building that is proposed for demolition is not original to the structure.

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 – K-12 schools are a conditional use in the R1A district and a conditional use permit has been requested accordingly.

Off-Street Parking and Loading:

Minimum automobile parking requirement: The parking requirement for a K-12 school is one space per classroom plus one space for every five students of legal driving age. The proposed school will have 41 classrooms and zero students of driving age, as it serves grades K-8. The parking requirement for the proposed K-12 school is 41 spaces. The applicant is proposing to take advantage of the bicycle incentive per Section 541.220 of the zoning code, which allows a ten percent reduction for each non-residential use, or a reduction of one space, whichever is greater. In this case, the bicycle incentive would reduce the parking requirement to 37 spaces and 37 spaces are proposed. In order to qualify for the incentive, bicycle parking equivalent to 25 percent of the vehicle parking requirement needs to be provided on site. In this case, 10 bicycle parking spaces are required. Those ten spaces are in addition to the 123 spaces required for the use (three spaces per classroom). A total of 134 bicycle parking spaces are proposed, satisfying the minimum requirement to qualify for this incentive.

Maximum automobile parking requirement: The maximum vehicle parking requirement is one space per classroom plus one space for every three students of legal driving age. This is a K-8 school with no children of legal driving age. Therefore, the parking maximum is the same as the minimum requirement, which is 41 spaces.

Bicycle parking requirement: The minimum bicycle parking requirement for a K-12 school is three spaces per classroom. There are 41 classrooms proposed, requiring 123 bicycle parking spaces. An additional ten spaces are required in order for the site to qualify for the bicycle incentive in Section 541.220 of the zoning code. There are 134 bicycle parking spaces proposed on the north side of the building, near the main entrance.

Loading: The loading requirement for a K-12 school is low. Based on the size of the building, the use requires two small loading spaces that are 10' x 25' each. The site plan shows two loading spaces of the required size in the northwest corner of the site, aligning with vacated Pierce Street NE. However, these loading spaces overlap with one another, making it impossible for both of them to be used at the same time. As a condition of approval, the site plan will need to be adjusted to make provisions for two loading spaces of the required size with adequate room for access.

Dumpster screening: Section 535.80 of the zoning code requires that all refuse storage containers be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse storage is proposed on the west side of the site, aligning with Pierce Street NE. The refuse storage containers will be screened on all four sides with a gate facing the north for pick-up. The material will be brick that matches the principal structure.

Signs: The sign allotment for K-12 schools in the residence districts is one wall sign up to 32 square feet per block face with a maximum height of 14 feet. One monument sign up to 32

square feet in area and eight feet in height is also allowed. One of these signs can be a dynamic changeable copy sign. No new signage is proposed as part of the project. There is one existing wall sign on the north elevation.

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 Chapter 535 of the zoning code and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

Maximum Floor Area: The maximum floor area ratio (FAR) in the R1A district is 0.5. The applicant is proposing a total of 85,078 square feet of gross floor area on this 104,567 square foot lot for a floor area ratio of .81. A variance to increase the maximum floor area ratio from .5 to .81 has been requested and staff is recommending approval of said application, as evaluated above.

Minimum Lot Area: The minimum lot area for a K-12 school in the R1A district is 20,000 square feet. The site is 104,567 square feet in area, exceeding the minimum requirement. .

Dwelling Units per Acre: There are no dwelling units proposed as part of this project.

Height: The maximum height for this type of use in the R1A district is 2.5 stories or 35 feet, whichever is less. The height of the proposed addition is three stories, 42 feet. A conditional use permit for increased height has been submitted and staff is recommending approval of the application, as evaluated above.

Yard Requirements: The side and rear yard requirement in the R1A district is $5 + 2x$ where “x” equals the number of stories above the first floor. For this three-story addition, the rear and side yard setback requirement is 11 feet. The addition does not have a front yard setback requirement. The proposed rear yard setback is 11 feet and the proposed west side yard setback is 15 feet. All sidewalks and stairs are proposed at a width that allows them as a permitted encroachment.

The north half of the parking area is subject to a front yard setback of 20 feet and a side and rear yard setback of five feet. The expanded parking area complies with the required setbacks

Building coverage: The maximum lot coverage requirement in the R1A district is 50 percent. The applicant is proposing a footprint of 47,178 square feet on a 104,567 square foot lot, equating to 45.1 percent of the site and within the parameters allowed.

Impervious surface area: The maximum impervious surface coverage in the R1A district is limited to 65 percent. The applicant is proposing 75,487 square feet of impervious surfaces on a 104,567 square foot lot, equating to 72.2 percent of the total site area. A variance to increase the maximum impervious surface from 65 percent to 72.2 percent has been submitted and staff is recommending approval, as evaluated above.

Mechanical screening: The existing mechanical equipment in the northeast corner of the building needs to be screened in compliance with Section 535.70 of the zoning code. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one 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.

MINNEAPOLIS PLAN

Please see the conditional use permit sections of this report.

SMALL AREA PLANS

There are no adopted small area plans for the subject site.

ALTERNATIVE COMPLIANCE

The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing,**

architectural enhancements transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant to meet the following standards:

Alternative compliance is requested to allow blank walls in excess of 25 feet on all elevations of the addition. Staff does not recommend granting alternative compliance for this requirement. As a condition of approval, the applicant shall be required to provide a material change, recess, projection or other architectural element to break up the length of these walls and provide visual interest. The width of said architectural element or material change shall match the width of window bands on the remainder of the building.

The applicant is also requesting alternative compliance for the seven foot landscaped yard along the south side of the parking lot. The property to the south and west contains a park and is zoned residential. As such, a landscaped yard is required in this location. This parking area is existing and partially encroaches onto the neighboring property. No changes are proposed to this part of the parking area and staff recommends granting alternative compliance for this existing condition.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and approve the conditional use permit to allow an addition to an existing K-12 school for the property at 1616 Buchanan Street NE, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit to increase the height of a building in the R1A district from 2.5 stories or 35 feet to 3 stories or 42 feet for the property at 1616 Buchanan Street NE, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

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 increase the maximum floor area ratio from .5 to .81 for the property at 1616 Buchanan Street NE.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

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 increase the maximum impervious surface coverage from 65 percent to 72.2 percent for the property at 1616 Buchanan Street NE.

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 38,500 square foot addition to an existing building at 1616 Buchanan Street NE, subject to the following conditions:

1. 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.
2. Planning Staff review and approval of the final site, elevation, landscaping and lighting plans before building permits may be issued.

3. All elevations of the addition shall be revised to include a material change, recess, projection or other architectural element to eliminate any blank walls in excess of 25 feet, in compliance with Section 530.120 of the zoning code. The width of said material change or architectural element shall match the width of the window bands in the existing building.
4. The proposed precast concrete panels shall include a decorative finish.
5. The existing mechanical equipment in the northeast corner of the building shall be screened in compliance with Section 535.70 of the zoning code.
6. Two small loading spaces with proper access and room for maneuvering shall be provided on site, in compliance with Section 541.480 of the zoning code.

Attachments:

1. Statement of findings and project description
2. Correspondence
3. Zoning map
4. Site plan, floor plans and elevations
5. Photos
6. Shadow studies