

Department of Community Planning and Economic Development
Site Plan Review
BZZ-6266

Date: October 28, 2013

Applicant: Broadway Center Associates

Address of Property: 621 West Broadway

Project Name: Office/Walgreens Building

Contact Person and Phone: John Kohler, Semper Development, (612) 332-1500

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

Date Application Deemed Complete: September 26, 2013

End of 60-Day Decision Period: November 25, 2013

Ward: 5 Neighborhood Organization: Northside Residents Redevelopment Council

Existing Zoning: C3S, Community Shopping Center district; WB, West Broadway overlay district

Proposed Zoning: N/A

Zoning Plate Number: 8

Lot area: 186,559 square feet (4.28 acres)

Legal Description: Not applicable for this application.

Proposed Use: Construction of a 30,660 square foot two-story building with a Walgreens on the first floor and office space on the second floor.

Concurrent Review:

- Site plan review for a new 30,660 square foot building.

Applicable zoning code provisions: Chapter 530 Site Plan Review.

Background: The development site is located in the southeast corner of the intersection of West Broadway and Lyndale Avenue N. The site currently contains the Broadway Center shopping center and a large surface parking lot. The proposed project includes infill development of a new two-story building with 30,660 square feet of gross floor area in the northwest corner of the current parking lot. The first floor of the building will house a

Walgreens with a pharmacy drive through on the south side of the building. The second floor of the building will contain office space. Modifications are proposed to the existing parking lot to bring it closer into compliance with the landscaping requirements in Chapter 530, Site Plan Review. No modifications are proposed to the existing shopping center building as part of the project.

The primary entrance for the first floor tenant space, Walgreens, is proposed in the northeast corner of the building. The common entrance vestibule will have a door facing West Broadway and a door facing the on-site parking lot. The access to the second floor office tenant will be located in the northwest corner of the building with one door oriented toward Lyndale Avenue N and one door oriented toward West Broadway. The loading and service area for Walgreens will be located within the south side of the building to limit visibility from the adjacent streets.

No correspondence was received from the neighborhood group as of the writing of this staff report. Any correspondence received will be forwarded on to the Planning Commission for consideration. Staff did receive a letter from the West Broadway Business and Area Coalition dated August 7, 2013 expressing support for the project. This letter did outline a few concerns which have largely been addressed per the submitted plans. The full letter has been attached for review.

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.

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- 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 building will be located directly up to the property lines at the corner of West Broadway and Lyndale Avenue N. The placement of the building and the building design will promote natural surveillance and visibility of the surrounding area. The primary entrance for the first floor tenant space, Walgreens, is proposed in the northeast corner of the building. The common entrance vestibule will have a door facing West Broadway and a door facing the on-site parking lot. The door facing West Broadway will open directly to the public sidewalk. The door facing the parking lot will open to a sidewalk that is seven feet in width. The access to the second floor office tenant will be located in the northwest corner of the building with one door oriented toward Lyndale Avenue N and one door oriented toward West Broadway. Both of these doors also open directly to the public sidewalks. The entrances are emphasized with awnings, signage and significant glass coverage.

All of the on-site parking is existing. The proposed building would occupy a portion of the current parking lot and is situated in a manner that results in all parking being to the east side of the building. The parking lot will be reduced by 80 spaces as a result of the infill development. There is parking located between the existing building and the public street. However, this is an existing condition that is permitted in the C3S district. The drive-through window is proposed on the south side of the building to limit visibility in accordance with the requirements of the WB, West Broadway Overlay district.

The building does not contain any blank, uninterrupted walls in excess of 25 feet.

Plain face concrete block is not proposed as an exterior material.

The primary exterior materials would be durable and primarily consist of face brick with architectural cast stone banding and glass. Please note, exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.

The window requirement for the first floor of this non-residential building is 40 percent for the elevations that face a public street or on-site parking lot due to the site's inclusion in the WB, West Broadway overlay district. This requirement applies to the West Broadway (north) elevation, the Lyndale Avenue (west) elevation and the east elevation facing the parking lot. Glass is provided for approximately 74 percent of the first floor of the north

elevation, as measured between two feet and ten feet above grade. On the west elevation, facing Lyndale Avenue N, glass is provided for 40.2 percent of the total wall area as measured between two feet and ten feet. This measurement excludes portions of the windows that will be blocked by shelving, as shown on the floor plans. On the east elevation, facing the parking lot, windows are provided for 49.6 percent of the wall area. The bottoms of these windows are located four feet above grade. As a condition of approval, no shelving, signage, merchandise, newspaper racks or other similar fixtures shall be allowed in front of the required ground level transparent windows to ensure that views in and out of the building are preserved.

The window requirement for the second floor of the building is 10 percent for the north, east and west elevations. On the north elevation, facing West Broadway, windows are provided for 41.7 percent of the second floor wall area. On the west elevation, facing Lyndale Avenue N, windows are provided for 49.4 percent of the second floor. On the east elevation, facing the parking lot, windows are provided for 43.9 percent of the second floor wall area.

All proposed windows are vertically proportioned and more or less evenly distributed.

The first floor of the building contains active functions for more than 70 percent of each street-facing elevation. The back-of-house operations fronting along Lyndale Avenue comprise 27 percent of the first floor.

The proposed roofline is flat, consistent with other commercial buildings in the area.

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 primary entrance for the retail space is a common vestibule with one door facing West Broadway and one door facing the on-site parking lot. The entry door that faces West Broadway will open directly to the public sidewalk. The door facing the parking lot will open to a sidewalk that is seven feet in width. This sidewalk extends the length of the building to connect the adjacent row of parking stalls to the entry door. The access to the second floor office tenant will be located in the northwest corner of the building. This common entrance vestibule has one door oriented toward Lyndale Avenue N and one door oriented toward West Broadway. These doors also open directly to the public sidewalk.

There are no transit shelters adjacent to the site.

The site currently has three curb cuts; one from West Broadway in the center of the site, one from Lyndale Avenue on the south side of the proposed building and one from 5th Street N on the east side of the site. As part of the project, the applicant is proposing to narrow the curb cut at West Broadway from approximately 44 feet to 36 feet. Truck traffic to the proposed building will enter the site via the curb cut on Lyndale Avenue N and then back into the loading space within the building. The drive-through lane proposed on the south side of the building is designed to accommodate stacking for three vehicles behind the pick-up window without interfering with access to the loading space. Vehicle access and circulation throughout the site has been designed to minimize conflicts between vehicle and pedestrian traffic. Sidewalks connect the parking area to entrances on the proposed building and the existing shopping center has wide sidewalks between the entrances and the parking lot to accommodate pedestrian traffic. The proposed building and associated traffic circulation will not be directly adjacent to any residential properties.

All building entrances are connected to the public sidewalk directly or with walkways a minimum of seven feet in width to clearly direct pedestrian movements.

The site is primarily impervious in its current condition. The applicant is proposing to provide 2,640 square feet of additional landscaping on site as part of the project. The additional pervious surface is primarily within landscaped islands in the parking lot.

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.**

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- **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 lot area of the site is 190,522 square feet. The collective footprints of the existing and proposed buildings are 74,504 square feet. The net lot area is 116,018 square feet, of which at least 20 percent (23,203 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 46 and 232 respectively.

The site is currently dominated by a large surface parking lot that is largely devoid of landscaping. The site currently has 10,931 square feet of landscaped area and the applicant is proposing an additional 2,640 square feet of landscaped area for a total of 13,571 square feet of landscaping as part of the project. The proposed amount of landscaping equates to 11.7 percent of the site not occupied by buildings. The landscape plan includes 25 ornamental trees, 135 shrubs, 226 grass plantings (Karl Forester and Blue Oat Grss), and 125 perennials. The site also has ten ornamental trees and one canopy tree surrounding the shopping center that have not been noted in the plant schedule. An additional 22 canopy trees are located in the right-of-way directly adjacent to the site. These trees will be protected during construction and retained. Alternative compliance is requested for the total landscaped area requirement and the number of required canopy trees and shrubs.

The parking lot requires a landscaped yard a minimum of nine feet in width with screening a minimum of three feet in height and 60 percent opaque between the parking area and the adjacent streets. A seven foot landscaped yard is proposed around the perimeter of the parking lot, providing a landscaped screen that will reach the required height and opacity along West Broadway and 5th Street N. Alternative compliance is requested to reduce the width of this required landscaped yard from nine feet to seven feet.

The applicant is proposing several new landscaped islands within the parking lot as part of the project. These islands are seven feet in width and contain ornamental trees, grasses and perennials. The proposed trees are located in a manner that puts every parking space within 50 feet of the center of an on-site deciduous tree.

One tree is required for each 25 linear feet of parking or loading area lot frontage. The parking area has 252 feet of frontage on West Broadway, requiring ten trees. There are currently ten trees in the right-of-way between the parking lot and West Broadway. These trees will be retained as part of the project to satisfy this requirement. The parking lot has an additional 65 feet of frontage along 5th Street N, requiring three trees. Four canopy trees are located in the right-of-way between the parking area and the sidewalk in this location.

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.

Stormwater from the site will primarily flow into the City's stormwater infrastructure within 5th Street N. This is an existing condition. Proposed site discharge rates will be reduced from the existing as part of the project given the additional landscaping proposed on site. Provisions for stormwater were reviewed by Public Works as part of the PDR process and that report is attached for review.

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

The proposed two-story building is not expected to have any shadowing impacts on adjacent properties.

Wind currents should not be a major concern for this building.

The development would include crime prevention through environmental design. The applicant has provided a significant amount of window coverage facing West Broadway, Lyndale Avenue N and the on-site parking area to provide opportunities for tenants and patrons to observe adjacent spaces. Walkways are provided to guide pedestrian movement in and around the site and the site will be well lit.

The site is not historically designated nor is it located within a historic district.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE - The proposed retail pharmacy and office uses are permitted in the C3S, Community Shopping Center district.

Off-Street Parking and Loading:

Minimum automobile parking requirement: The minimum vehicle parking requirement for the site, included the proposed building and the existing shopping center, is as follows:

Use	Requirement	Size	Minimum Required Number of Spaces
Walgreens	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	15,080 SF	22 spaces
Office tenant	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	15,330 SF	22 spaces
Auto Zone	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	11,000 SF	14 spaces
Family Dollar	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	11,043 SF	12 spaces
Vacant	0	5,400 SF	0 spaces
Subway	1 space per 500 sf of GFA up to 2,000 sf + 1 space per 300 sf of GFA in excess of 2,000 sf	1,350 SF	4 spaces
Nu Wireless	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1,100 SF	4 spaces
ATL's Finest (barber shop/beauty salon)	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1,120 SF	4 spaces
Ace Cash	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1,145 SF	4 spaces
Kingdom Kutz	None, less than 1,000 square feet	768 SF	0 spaces
Pastor Robert	None, less than 1,000 square feet	650 SF	0 spaces
Oriental Nail	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1,200 SF	4 spaces
H&R Block	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	1,500 SF	4 spaces
Broadway Chow Mein	None, less than 1,000 square feet	800 SF	0 spaces
7 Mile Discount	1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	5,750 SF	4 spaces
Lighthouse Training (office)	None, less than 1,000 square feet	600 SF	0 spaces
IA Direct PCA (office)	None, less than 1,000 square feet	275 SF	0 spaces
BCA Office	None, less than 1,000 square feet	270 SF	0 spaces
Dollar Shop	1 space per 500 sq. ft. of GFA	3,150 SF	4 spaces

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	in excess of 4,000 sq. ft.		
Walgreens- to be vacated, unknown future tenant	Tentatively 1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft.	10,922 SF	14 spaces
Total			116 spaces

With the exception of those tenant spaces that are less than 1,000 square feet, all uses have a minimum requirement of four spaces. The total parking requirement for all uses on site is 116 spaces. The existing surface parking lot has 260 spaces, and after the construction of the proposed building that number will be reduced to 180 spaces. The remaining spaces will satisfy the minimum parking requirement for all uses.

Maximum automobile parking requirement: The maximum parking requirements for the uses in the existing and proposed buildings are as follows:

Use	Requirement	Size	Maximum Number of Spaces
Walgreens	1 space per 200 sf of GFA	15,080 SF	75 spaces
Office tenant	1 space per 200 sf of GFA	15,330 SF	76 spaces
Auto Zone	1 space per 200 sf of GFA	11,000 SF	55 spaces
Family Dollar	1 space per 200 sf of GFA	11,043 SF	55 spaces
Vacant	0	5,400 SF	0 spaces
Subway	1 space per 75 sq. ft. of GFA	1,350 SF	18 spaces
Nu Wireless	1 space per 200 sf of GFA	1,100 SF	5 spaces
ATL's Finest (barber shop/beauty salon)	1 space per 200 sf of GFA	1,120 SF	6 spaces
Ace Cash	1 space per 200 sf of GFA	1,145 SF	6 spaces
Kingdom Kutz	1 space per 200 sf of GFA	768 SF	4 spaces
Pastor Robert	1 space per 200 sf of GFA	650 SF	3 spaces
Oriental Nail	1 space per 200 sf of GFA	1,200 SF	6 spaces
H&R Block	1 space per 200 sf of GFA	1,500 SF	7 spaces
Broadway Chow Mein	1 space per 200 sf of GFA	800 SF	4 spaces
7 Mile Discount	1 space per 200 sf of GFA	5,750 SF	29 spaces
Lighthouse Training (office)	1 space per 200 sf of GFA	600 SF	3 spaces
IA Direct PCA (office)	1 space per 200 sf of GFA	275 SF	1 space
BCA Office	1 space per 200 sf of GFA	270 SF	1 spaces
Dollar Shop	1 space per 200 sf of GFA	3,150 SF	16 spaces
Walgreens- to be vacated, unknown future tenant	Tentatively 1 space per 200 sf of GFA	10,922 SF	55 spaces
Total			425 spaces

The maximum parking requirement for all existing and proposed uses is 425 spaces and 180 spaces are proposed, well within the parameters allowed.

Bicycle parking requirement: Each of the proposed uses requires a minimum of three short-term bike parking spaces. Said bike parking is required to be located in a convenient and visible area within 50 feet of a principal entrance and shall permit the locking of the bicycle frame and one wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components. The required six spaces are proposed within the sidewalk/patio area adjacent to the main pharmacy entrance.

Loading: The uses within the building require one small (10' x 25) loading space. The required loading space is proposed within the building, with access via an overhead door facing south. The site plan illustrates that turning movements for a large rigid truck can be accommodated within the space provided.

Drive-through: Drive-through facilities are permitted accessory to drug stores in the WB, West Broadway overlay district, provided such facility complies with the following standards:

1. Drive-through facilities shall be accessory to a drug store, or a bank or financial institution occupying at least three thousand (3,000) square feet of floor area, in a multiple use building of two (2) or more floors.
2. Drive-through facilities shall be located so as to minimize their visibility from West Broadway, and not impede pedestrian access to building entrances.
3. No more than one (1) drive-through lane for drug stores and no more than two (2) drive-through lanes for banks or financial institutions shall be permitted.

The proposed drive-through complies with all of the above standards. The proposed drug store will be 15,080 square feet in area, exceeding the 3,000 square foot minimum. The proposed building is two floors and contains multiple uses. The drive-through is located on the south side of the building to limit visibility from West Broadway and is designed in a manner that does not interfere with pedestrian access or movements. The proposed drive-through facility only contains one lane. Additionally, the zoning code requires three-stacking spaces behind the pick window for drive-through facilities accessory to pharmacies. The site plan shows the three required stacking spaces and illustrates that they do not conflict with turning movements for trucks that may be accessing the loading space.

Dumpster screening: Section 535.80. Refuse storage containers shall 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 for the new building is proposed to be located within the building, accessed via a south-facing overhead door.

A recent inspection of the site discovered unscreened dumpsters located on the back the side of the existing shopping center building. The back side of the building faces residential uses. As a condition of approval, all existing dumpsters shall be screened in accordance with Section 535.80 or stored within the building.

Signs: In the C3S district, two square feet of wall signage is permitted for each one linear foot of primary building wall regardless of whether or not a freestanding sign is present. There is no limit on the maximum height of the wall signs. The building has three primary building walls. On the east elevation, facing the on-site parking lot, up to 292 square feet of signage is allowed. The applicant is proposing two wall signs totaling 120 square feet. On the north elevation, facing West Broadway, up to 210 square feet of walls signage is allowed. The applicant is again proposing two wall signs for the ground floor retail tenant totaling 120 square feet. A 21 square foot building identification sign is also proposed on this elevation. On the west elevation, facing Lyndale Avenue N, up to 292 square feet of signage is permitted. The applicant is proposing one 76 square foot wall sign for the retail tenant on this elevation and a 14 square foot building identification sign. All signage proposed is within the parameters allowed. There is an existing freestanding sign within the parking lot and the tenants within the shopping center all have existing signage. Separate permits are required from the Zoning Office for any signage on site.

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.

Floor Area Ratio: The maximum floor area ratio in the C3S district is 1.7. The minimum floor area ratio for new commercial development in the WB, West Broadway overlay district is 1.0. However, this requirement does not apply to the expansion of buildings existing on the effective date of the ordinance, as is the case with this development. With the construction of the new building, the total building square footage on this 4.28 acre site will be 90,979 square feet. This is equivalent to a floor area ratio of .48, within the required parameters.

Minimum Lot Area/Lot Width: The minimum lot area requirement for a retail sales and service use with a drive through in the commercial districts is 12,000 square feet and the minimum lot width is 100 feet. The subject site is 4.28 acres in size and approximately 540 feet in width, greatly exceeding the minimum requirement.

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

Height: The WB, West Broadway overlay district requires buildings that front on West Broadway to be a minimum of two floors in height for the length of the West Broadway frontage. The maximum height limitation in the C3S, Community Shopping Center district is four stories or 56 feet. The applicant is proposing a two-story building, in compliance with these requirements.

Yard Requirements: The site is located in the C3S, Community Shopping Center district and no minimum setback requirements apply. The site is also located in the WB, West Broadway overlay district, which has a maximum setback of eight feet. The building will be located up to the property lines facing both West Broadway and Lyndale Avenue N.

Building coverage: There is no building coverage limitation in the C3S district.

Impervious surface area: There is no impervious surface limitation in the C3S district.

MINNEAPOLIS PLAN

The site is designated for mixed use on the future land use map in *The Minneapolis Plan for Sustainable Growth*. West Broadway is a commercial corridor in this location and Lyndale is a community corridor. The site is also designated as a Major Retail Center. Major Retail Centers are unique locations that can accommodate large-scale retail uses. These locations are characterized by their immediate and easy connections to regional road networks. Although these sites may be more oriented to the automobile, they can be designed for pedestrians and other modes of transportation to increase their compatibility with urban form and character. The following policies of the comprehensive plan apply:

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.

- 1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.
- 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.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

Policy 1.16: Support a limited number of Major Retail Centers, while promoting their compatibility with the surrounding area and their accessibility to transit, bicycle and foot traffic

- 1.16.1 Encourage the development of mixed residential, office, institutional and, where appropriate, small-scale retail sales and services to serve as transitions between Major Retail Centers and neighboring residential areas.
- 1.16.2 Incorporate principles of traditional urban design in new and phased development, including buildings that reinforce the street wall, have windows that provide “eyes on the street”, and principal entrances that face the public sidewalks.
- 1.16.3 Encourage and implement buffering to lessen potential conflicts between uses in Major Retail Centers and surrounding areas.
- 1.16.4 Ensure the provision of high quality transit, bicycle and pedestrian access to Major Retail Centers.
- 1.16.5 Support district parking strategies in Major Retail Centers, including shared parking facilities, uniform signage for parking facilities, and other strategies.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- 1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.
- 1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

The proposed project is consistent with the above policies of the comprehensive plan. The applicant is proposing a multi-tenant, two-story building along a commercial corridor and at a Major Retail Center. The proposed building incorporates principles of traditional urban design by reinforcing the street wall and providing significant window coverage facing the streets and parking area. Additional landscaping is also being proposed within the parking area. This infill development will add bulk to an underutilized site with a large surface parking lot and reinforce the principles of the West Broadway Alive plan and the WB, West Broadway overlay district, which requires buildings to be a minimum of two floors.

SMALL AREA PLANS

The site is also within the study area of the *West Broadway Alive!* small area plan. The small area plan identifies the site as mixed use on the future land use map and designates the area as a retail center, similar to the Comprehensive Plan. The plan states that the retail center designation for the site gives policy support for pursuing additional destination businesses, and improving the number and mix of retail businesses. The development intensity of the site is identified as transit scale with typical building types guided as apartments (three to five stories) or tall apartments (five stories or more). The subject site is also specifically identified as a redevelopment site.

As noted above, the site is currently underdeveloped and contains a very large surface parking lot fronting on West Broadway. The plan addresses sites such as this with the following:

Underdeveloped sites are detrimental to the long-term vitality of West Broadway. Low intensity commercial developments spread the commercial district and increase the distance between commercial establishments. This makes the commercial district less attractive because it is not as convenient to come to the district and pick up goods and services from multiple businesses. For this reason, mechanisms should be put in place to deter new low intensity development, and particularly single story commercial developments.

The applicant is proposing infill development on this underutilized site at a height of two stories that will bring traditional urban form to the corner of West Broadway and Lyndale Avenue N.

Under the site design guidelines, the plan calls for buildings on West Broadway to be a minimum of two stories in height. This policy was later codified with the adoption of the WB, West Broadway overlay district. These design guidelines also call for buildings facing West Broadway to have an urban frontage, which means the building is immediately accessible to the public sidewalk, and there are active ground floor uses. The proposed design has an urban frontage on West Broadway with entrances opening to the public sidewalk and significant glass coverage facing the street. There will be an active retail use on the first floor. The plan addresses surface parking by stating that parking lots along West Broadway should be kept to a minimum in number and in length of their West Broadway

frontage. Parking lots that front on West Broadway and intersecting streets should be screened with fencing, walls or shrubbery. The length of the parking lot along West Broadway will be reduced with the proposed infill development and a landscaped buffer will be intensified between the parking area and the public sidewalk. Landscaped islands are also proposed within the parking area.

Additionally, the plan contains the following guidelines for building design:

Materials: The restoration of original exterior materials (for example, brickwork) should be prioritized where possible. Front facades of new buildings should include some brick to provide an element of continuity with the historic character of West Broadway structures.

Staff comment: The primary building material is face brick with stone accents and a significant amount of glass coverage.

Doors and windows: Facades should include prominent front entrances and abundant window glass. Principal entrances to West Broadway buildings, commercial or residential, should face the street. They should be clearly defined and emphasized through the use of architectural design features. Storefronts should have an abundance of large display windows with transparent glass. Front facades of commercial buildings fronting on Broadway should contain a minimum of 50% window space for the first floor, which exceeds that which is required by the zoning code. Windows and balconies above the first floor should be vertically oriented, and in scale and proportion to the building, and the context and character of other buildings along the street. Windows should be open, and not covered by bars, signage, shelving, or other obstructions.

Staff comment: The ground floor retail space has a prominent front entrance facing West Broadway and the on-site parking lot. The second floor office tenant has a prominent entrance facing Lyndale Avenue N. When the WB, West Broadway overlay district was adopted into the zoning code the minimum requirement for glazing on the first floor was adopted at 40 percent. The proposed design meets this 40 percent minimum requirement where facing a public street or on-site parking lot on the ground floor. The 40 percent calculation does not include any windows that would be obscured by shelving, as depicted in the floor plan.

Awnings or other horizontal projections: Awnings, projecting trellises or similar design elements provide depth, distinctive character, and color to building facades. West Broadway facades should incorporate one of these elements. It should be brightly colored or patterned.

Staff comment: The applicant is proposing awnings along the street frontages and facing the parking lot to provide emphasis on entrances and visual interest along West Broadway.

Signs and identification: All commercial establishments should provide exterior signage. The position of signage can vary within the constraints provided by the city's zoning code. Projecting signage is encouraged, as are designs that are highly colorful, or that evoke a sense

of movement or playfulness. The creation of building or business signage is an opportunity to hire an artist or designer that can create something truly unique and distinctive.

Staff comment: The applicant is proposing wall signage that is typical for the Walgreens franchise in terms of design. All proposed signage complies with the zoning code requirements.

As proposed, the building is consistent with the *West Broadway Alive!* plan and the policies of the WB, West Broadway overlay district that were adopted in response to the small area plan.

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 for a number of the landscaping requirements. First, the proposed site is deficient of the minimum landscaped area requirement. The proposed amount of landscaping equates to 11.7 percent of the site not occupied by buildings, in lieu of the 20 percent required. Staff recommends granting alternative compliance for this requirement. The site is currently dominated by a large surface parking lot that is devoid of landscaping. The site currently has 10,931 square feet of landscaped area and the applicant is proposing a total of 13,571 square feet of landscaping as part of the project. The additional landscaping proposed is primarily located within parking lot islands that will be distributed throughout the site for benefit.

Alternative compliance is also requested for the number of required plantings. The minimum tree requirement is 46 and the minimum shrub requirement is 232. The landscape plan

proposes 25 ornamental trees, 135 shrubs, 226 grass plantings (Karl Forester and Blue Oat Grass), and 125 perennials. There are an additional ten ornamental trees surrounding the existing shopping center building and one canopy tree in this location. These trees will be protected during construction and retained. Another 22 canopy trees are located in the right-of-way directly adjacent to the site. Between the existing and proposed ornamental and canopy trees, there will be 32 total on site and 22 more in the right-of-way. Staff recommends granting alternative compliance for the tree requirement due to the number of canopy trees within the right-of-way directly adjacent to the site that, if counted in conjunction with the proposed ornamental trees, would bring the site into compliance with the total number of required trees. Staff does not recommend granting alternative compliance for the number of shrubs. While a number of ornamental grasses are proposed on site, these plantings are not considered shrubs. Staff recommends that a portion of these ornamental grasses be replaced with shrubs to achieve the minimum of 226 shrubs as required by the zoning code.

Finally, alternative compliance is requested to allow the required landscaped yard between the parking area and the street to be reduced from nine feet to seven feet. The existing landscaped yards in these locations are five feet in width and the applicant is proposing to expand them and provide additional plantings. The typical required landscaped yard is seven feet in width. However, because this parking lot has more than 100 spaces the required width is increased to nine feet. Increasing the width of these yards by an additional two feet may be impractical as it would require reconfiguration of the parking lot. The proposed landscaped yards will have dense plantings that will provide the screening benefit that this requirement is designed to achieve. Therefore, staff recommends granting alternative compliance.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **approve** the site plan review application for a new two-story, 30,660 square foot building at 621 West Broadway, subject to the following conditions:

1. All site improvements shall be completed by November 12, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED Staff review and approval of the final site, elevation, floor plans, landscaping and lighting plans before building permits may be issued.
3. No shelving, signage, merchandise, newspaper racks or other similar fixtures shall be placed in front of the required ground level transparent windows.
4. A minimum of 226 shrubs shall be planted on site, in accordance with Section 530.160 of the zoning code.

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5. All on-site dumpsters shall be screened in accordance with Section 535.80 or stored within the building.
6. A minimum of six short-term bicycle parking spaces be provided on-site or within the right-of-way adjacent to the site.

Attachments:

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