



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

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|----------------------------------|
| Status * |
| RESUBMISSION REQUIRED |

| | |
|-------------------------|---|
| Tracking Number: | PDR 1001129 |
| Applicant: | LAKE LTD 3408 LAKE ST E MINNEAPOLIS, MN 55406 |
| Site Address: | 3408 LAKE ST E |
| Date Submitted: | 23-SEP-2013 |
| Date Reviewed: | 27-SEP-2013 |

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Parking lot improvements for a proposed child care & play area.

Review Findings (by Discipline)

Parks - Forestry

- Contact Paul Martinson (612-499-9209) regarding removal or the process for protection of trees during construction in the city right of way.

Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

*Approved: You may continue to the next phase of developing your project.
*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

□ Zoning - Planning

- The accessible space shall be van accessible, as required by the zoning and building codes. This means an eight (8) foot space with an adjoining eight (8) foot loading area
- Shall meet the requirements of 530.170 and 530.230:
- 530.170 Parking and loading landscaping and screening. (a) In general. Parking and loading facilities, and all other areas upon which motor vehicles may be located, including but not limited to drive-through facilities, pump island service areas and stacking spaces, shall comply with the standards of this chapter and the applicable regulations of this zoning ordinance. Where this section requires a landscaped yard, such yard shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed.
- (b) Parking and loading fronting along a public street, public sidewalk or public pathway. Parking and loading facilities, and all other areas upon which motor vehicles may be located fronting along a public street, public sidewalk or public pathway shall comply with the following standards:
 - (1) A landscaped yard at least seven (7) feet wide shall be provided along the public street, sidewalk or pathway, except where a greater yard is required.
 - (2) Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided, except that where areas are devoted principally to the parking or loading of trucks or commercial vehicles of more than fifteen thousand (15,000) pounds screening six (6) feet in height and not less than sixty (60) percent opaque shall be required.
 - (3) Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage.
- 530.230. Concrete curbs and wheel stops.
- 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.
- In particular:
 - There shall be a seven (7) foot landscaping strip along the west property lines. This will cause the loss of two proposed parking spaces.
 - The landscaping proposed along the south property line is sufficient due to the minimum stall depth requirements. An encroachment permit may be required for work in the right-of-way - see Public Works comments.
- --Provide discontinuous curbing and/or wheelstops to drain into landscaping.
- Only two (2) spaces shall be compact spaces.

□ Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

□ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

□ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

□ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

□ Business Licensing

- There is no Minneapolis Business Licensing review required for the proposed project.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information or Contact Karon Cappaert at 651-602-1118 or karon.cappaert@metc.state.mn.us.
http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf.
- Continue to work with a Development Coordinator concerning a Food Plan Review for the food preparation for the proposed child care.

□ Construction Code Services

- Accessible routes shall consist of walking surfaces or slopes not steeper than 1:20.
- Access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2003
- Maximum slope 1:48 for access aisle and parking space per 502.5
- Accessible parking spaces and access aisles to be 96" (8') width 502.4.2.

END OF REPORT

3408 East Lake Street
Land Use Application: Side Yard Set-back Variance Request
Statement of Proposed Use and Description of the Project
October 10, 2013

The applicant on behalf of the property owner is proposing the construction of a new Day Care tot-lot and parking lot at a the property located at 3408 East Lake Street. A requirement of Minneapolis Zoning is the completion of a land use application with the City of Minneapolis Development Review. This correspondence provides a Statement of Proposed Use and Description of the Project.

Description of the project

The property is located on the northeast corner of the intersection of East Lake Street and 34th Ave S. At present the 20,503 sf lot is improved with a 19,804 sf office building. The proposed change to the property relates to the extreme south west corner of the lot where the applicant wishes to construct a 'Child Care/Tot Lot Play Area' and the construction of a new parking lot and Day Care drop-off area adjacent to the Tot Lot. The Street scape and Landscape areas will include decorative paving sidewalks and Special Service District Streetscape ornamental fencing. The tot lot and parking/drop-off areas will support the existing businesses and day care currently occupying the existing building as tenants.

The tot lot is proposed to be 1530 sf in area (approximately 23 ft wide by 65 ft depth) and will be underplayed with a pervious material such as mulch or recycled recreational mulch (rubber). A 4 ft tall ornamental fence will be constructed around the entire tot lot perimeter. Decorative pavers (also pervious) will separate the tot lot from the parking area. The parking area will include 11 parking spaces of which 1 is a handicap space and 3 are compact spaces (i.e. 15th foot depth which affords an area behind the curb for snow storage). Bicycle racks will be provided on site.

The parking lot will be improved with bituminous pavement and striped in accordance with the city of Minneapolis building code. The parking and Day Care drop-off area will be ingress/egress is from 34th Ave S. via a newly constructed concrete drive apron. The perimeter of the parking lot will be screened with the Lake Street Streetscape plantings and vegetation, native prairie grasses and ornamental fencing which will match the East Lake Street Special Service District Standard. A site and landscape plan (attached) describes more detail.

Land Use Application

In a meeting with the City of Minneapolis we were informed that a land use application would be required for a variance from a 7 ft side yard setback along 34th Ave. We are proposing a 2.5 ft set back along 34th Ave in addition to the ornamental fencing and landscape screening.

1. Practical Difficulties:

The building owner is completing a total restoration of the existing building to provide new spaces for a child care center, chiropractic doctor's office and new office spaces for small area businesses. The existing building footprint covers 69% of the overall land parcel which limits the remaining area available to provide necessary support services for building tenants. State of Minnesota code requires a minimum size child care play area and a required vehicle drop-off area for the children. The office use proposed for the building also requires adequate parking. The proposed site plan improvements afford each of these needs to be met while incorporating high design standards and quality materials resulting in the highest and best use of the property.

2. Proposed Use will be Keeping with the Spirit and Intent of the Ordinance:

The proposed use and design of the new child care playground and parking areas is in full compliance with the specifications and requirements of the Lake Street Reconstruction Streetscape Improvements within the Lake Street Special Service District. The proposed design exceeds the minimum landscaping requirements and includes additional decorative wrought iron fencing at the entire perimeter of the child play area and along the entire frontage of 34th Avenue South.

3. Proposed Variance will not alter the essential Character of the Locality or be Injurious to the Enjoyment of Other Properties in the Area:

The request to reduce the side yard landscaping setback off 34th Avenue from 7' to 2.5' will be in keeping with the design of the Lake Street Streetscape Improvements. Placement of the decorative wrought iron fence at back of sidewalk and continuous plantings of Karl Forester Nature Grasses will be an added visual compliment to the street face. The proposed variance affords the maximum use of the available improvement area and will not be detrimental to the health, safety, or welfare of the general public. In fact, the proposed improvements will provide an extremely attractive blend of landscape design coupled with the practical use for unloading, parking and pedestrian access to the new building uses.

Jason Haugen

From: Jason Haugen
Sent: Wednesday, October 09, 2013 11:49 AM
To: 'melanie@longfellow.org'
Cc: Don Gerberding
Subject: 3408 East Lake Street - Land Use Application Notification
Attachments: 3408 LAKE PDR SUBMITTAL 10 08 13.pdf; Photos 3408 East Lake Street.pdf

Melanie Majors
Executive Director
Longfellow Community Council

Ms. Majors,

The purpose of this correspondence is to notify your office of the proposed construction of a new tot lot and parking lot at a property located at 3408 East Lake Street. A requirement of Minneapolis Zoning is the completion of a land use application with the City of Minneapolis Development Review. This correspondence provides a narrative with the following information: 1. Description of the project 2. Land use applications that are needed for the project 3. Address of the property 4. Applicant Information

For your information we also provided a plan set and photos of the existing condition of the subject property

Description of the project

The property is located on the northeast corner of the intersection of East Lake Street and 34th Ave S. At present the 20,503 sf lot is improved with a 19,804 sf office building. The proposed change to the property relates to the extreme south west corner of the lot where the applicant wishes to construct a 'Child Care/Tot Lot Play Area' and the construction of a new parking lot and Day Care drop-off area adjacent to the Tot Lot. The Street scape and Landscape areas will include decorative paving sidewalks and Special Service District Streetscape ornamental fencing. The tot lot and parking will support the existing businesses and day care currently occupying the existing building as tenants.

The tot lot is proposed to be 1530 sf in area (approximately 23 ft wide by 65 ft depth) and will be underplayed with a pervious material such as mulch or recycled recreational mulch (rubber). A 4 ft tall ornamental fence will be constructed around the entire tot lot perimeter. Decorative pavers (also pervious) will separate the tot lot from the parking area. The parking area will include 11 parking spaces of which 1 is a handicap space and 3 are compact spaces (i.e. 15th foot depth which affords an area behind the curb for snow storage). Bicycle racks will be provided onsite.

The parking lot will be improved with bituminous pavement and striped in accordance with the city of Minneapolis building code. The parking and Day Care drop-off area will be ingress/egress is from 34th Ave S. via a newly constructed concrete drive apron. The perimeter of the parking lot will be screened with vegetation and ornamental fencing which will match the East Lake Street Special Service District Standard. A site and landscape plan (attached) describes more detail.

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Property Address

3408 East Lake Street

Jason Haugen

From: Jason Haugen
Sent: Wednesday, October 09, 2013 11:33 AM
To: 'Gary.Schiff@ci.minneapolis.mn.us'
Cc: Don Gerberding
Subject: 3408 East Lake Street - Notification of Land Use Application
Attachments: 3408 LAKE PDR SUBMITTAL 10 08 13.pdf; Photos 3408 East Lake Street.pdf

Council Member Gary Schiff,

The purpose of this correspondence is to notify your office of the proposed construction of a new tot lot and parking lot at a property located at 3408 East Lake Street. A requirement of Minneapolis Zoning is the completion of a land use application with the City of Minneapolis Development Review. This correspondence provides a narrative with the following information: 1. Description of the project 2. Land use applications that are needed for the project 3. Address of the property 4. Applicant Information

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The tot lot is proposed to be 1530 sf in area (approximately 23 ft wide by 65 ft depth) and will be underplayed with a pervious material such as mulch or recycled recreational mulch (rubber). A 4 ft tall ornamental fence will be constructed around the entire tot lot perimeter. Decorative pavers (also pervious) will separate the tot lot from the parking area. The parking area will include 11 parking spaces of which 1 is a handicap space and 3 are compact spaces (i.e. 15th foot depth which affords an area behind the curb for snow storage). Bicycle racks will be provided onsite.

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Property Address

3408 East Lake Street

Applicant Information (please direct all correspondence to Master Properties with contact info below)

Dan Kennedy is a property owner and businessman on East Lake Street.

4103 East Lake Street

Minneapolis, Minnesota 55406
612-728-8080
dan@lakestreetlaw.com

Applicant's Representative(s)

Don Gerberding/Jason Haugen
Master Properties Minnesota, LLC
1221 Nicollet Mall Suite 310
Minneapolis, Minnesota 55403
612-872-9200
don@masterpropertiesmn.com
jasonh@masterpropertiesmn.com

Please contact Don or myself if you should have any questions.

Sincerely,
Jason Haugen

Jason Haugen
Director of Real Estate Development

Master Properties Minnesota LLC
1221 Nicollet Mall – Suite 310
Minneapolis, MN 55403

Direct Phone: (612) 236-1612
Cell: (612) 669-5862
Fax: (612) 872-9201
Email: jasonh@masterpropertiesmn.com

<http://www.masterpropertiesmn.com>



Applicant Information (please direct all correspondence to Master Properties with contact info below)

Dan Kennedy is a property owner and businessman on East Lake Street.
4103 East Lake Street
Minneapolis, Minnesota 55406
612-728-8080
dan@lakestreetlaw.com

Applicant's Representative(s)

Don Gerberding/Jason Haugen
Master Properties Minnesota, LLC
1221 Nicollet Mall Suite 310
Minneapolis, Minnesota 55403
612-872-9200
don@masterpropertiesmn.com
jasonh@masterpropertiesmn.com

Please contact Don or myself if you should have any questions.

Sincerely,
Jason Haugen

Jason Haugen
Director of Real Estate Development

Master Properties Minnesota LLC
1221 Nicollet Mall – Suite 310
Minneapolis, MN 55403

Direct Phone: (612) 236-1612
Cell: (612) 669-5862
Fax: (612) 872-9201
Email: jasonh@masterpropertiesmn.com

<http://www.masterpropertiesmn.com>



From: c523carlson@q.com
To: [Sether, Shanna M](#)
Subject: RE: site plans for 3408 Lake st.
Date: Monday, October 28, 2013 8:59:26 AM

Hi Shanna,

I see from the plans that the driveway entrance will be located on 34th Avenue. This will not improve the parking and traffic problems. The entrance should be on Lake street to minimize the neighborhood impact of a school with no parking. These plans will provide no relief to the neighbor who lives directly across from this driveway. In fact it will create more problems and block the residents street access to Lake street. There will be little parking benefit as there are only 10? spaces and those will be used by teachers. Where is the egress from this lot? Again on 34th Avenue. It will be a mess as often there is 20 cars trying to drop off/pick up. Think of winter. Bad news. People getting stuck, the street effectively closed. Please get the information regarding the number of students to get a better idea of what we are facing. Please see if you think the immediate neighbors should be forced to deal with an entrance/exit of a school with only approx 100 ft between their homes and the school door.

This is not a good plan. I would like to talk with you further. I can be reached at 612-722-1528. in the evening.

Thanks,

Candace Carlson
2912 34th Ave S.

----- Original Message -----

From: Shanna M Sether <Shanna.Sether@minneapolismn.gov>
To: Candace Carlson <c523carlson@q.com>
Sent: Mon, 28 Oct 2013 08:22:01 -0400 (EDT)
Subject: RE: site plans for 3408 Lake st.

Hi Candace,

Thank you again for providing your additional background and context with the site. Is there a school or child care center in the building right now?

Shanna

From: Candace Carlson [c523carlson@q.com]
Sent: Monday, October 28, 2013 7:17 AM
To: Sether, Shanna M
Subject: Re: site plans for 3408 Lake st.

Yes. There are two doors to this building. One is on Lake Street and one is on 34th avenue. The 34th Avenue entrance is the one that is used the most. Cars and people congregate around this door making and egress on the street difficult. No residents can park on the street when school or activities are in session. By previous school permit, this door was not used due to the issue I described as it disturbed the block and encouraged the same type of congestion issues I have described. A school with no parking is a pain for our block. 10 spaces won't do it either.

Thanks for the plans . Will send comment after review.

Candace
On Oct 28, 2013, at 6:16 AM, Sether, Shanna M wrote:

> Good morning Candace,
>

> I have attached a copy of the site and landscape plans for the proposed parking lot at 3408 East Lake Street. I am not familiar with a primary entrance along 34th Avenue South. Could you please tell me more about this?

>

> Thank you,

>

> Shanna Sether

> Senior City Planner

>

> City of Minneapolis | Community Planning and Economic Development Department | Development Services Division

> 250 4th Street South, Room 300 | Minneapolis, MN 55415

> 612-673-2307 | Shanna.Sether@minneapolismn.gov

>

>

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From: Candace Carlson [c523carlson@q.com]

> Sent: Sunday, October 27, 2013 11:47 AM

> To: Sether, Shanna M

> Subject: site plans for 3408 Lake st.

>

> Hi Shanna,

>

> I will be unable to attend the community hearing. Will you please send me a pdf of the proposed changes and possibly a site drawing? You may be unaware of the parking issues our block is facing regarding this school and when winter comes and we have one sided parking- well, thats going to be bad. We have already suffered this and not gladly. There is an entrance on 34th Ave that is approx 100 feet from a residence. By previous permit this door was not supposed to be used. What happened to that in the permitting process? Additionally there is no rental license listed for this property. Why?

>

>

> Thanks for any info you can provide,

>

> Candace Carlson

> 2912 34th Ave S

> <Site and landscape plans.pdf>