

Department of Community Planning and Economic Development
Site Plan Review
BZZ-6269

Date: December 2, 2013

Applicant: DJR Architecture, Inc.

Address of Property: 331 and 341 Lake Street East and 3009 and 3013 Clinton Avenue South

Project Name: Yusuf Center

Contact Person and Phone: Scott Nelson, (612) 676-2714

CPED Staff and Phone: Shanna Sether (612) 673-2307

Date Application Deemed Complete: October 23, 2013

End of 60-Day Decision Period: December 22, 2013

Ward: 8 **Neighborhood Organization:** Central Area Neighborhood Development Organization,
adjacent to Phillips West Neighborhood Association

Existing Zoning: C2 Neighborhood Corridor Commercial District

Existing Overlay District: Not applicable

Zoning Plate Number: 25

Legal Description: See survey.

Proposed Use: An addition to an existing mixed use building to allow for six new retail tenants.

Concurrent Review: Site plan review to allow for an addition to an existing mixed use building to allow for six new retail tenants.

Applicable Code Provisions: Chapter 530, Site Plan Review, Chapter 541 Off-Street Parking and Loading and Chapter 598 Land Subdivision Regulations.

Background: The subject property is approximately 30,307 square feet in area (.7 acres) and includes four properties located at 331 and 341 Lake Street East and 3009 and 3013 Clinton Avenue South. The subject properties were rezoned from C1 Neighborhood Commercial District to C2 Neighborhood Corridor Commercial District by the city council on December 9, 2011. The existing building located at 331 East Lake Street is a one-story, 3,062 square foot restaurant that occupies the entire parcel. The existing property at 341 East Lake Street has an existing two-story mixed use building with retail on the first floor and 9 efficiency dwelling units. The properties at 3009 and 3013 Clinton Avenue South are

used currently used as an accessory surface parking lot that will serve the existing mixed use buildings at 331 and 341 East Lake Street. The applicant is proposing to construct a new one-story, 8,105 square foot addition that will connect the two existing buildings at 331 and 341 East Lake Street. The proposed addition will allow for six new retail tenant spaces. The floor area for each of the proposed tenants will be between 954 and 1,171 square feet. Any addition to a non-residential or mixed use building that would increase its gross floor area by one thousand (1,000) square feet or more requires site plan review.

Staff has received a letter from the Central Area Neighborhood Development Organization outlining specific recommendations related to the proposed project. A copy of the letter is attached to the staff report for reference. Staff will distribute additional written comments to the planning commission at the public hearing.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

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

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.**
- **The area between the building and the lot line shall include amenities.**
- **The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.**
- **Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.**
- **For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.**
- **In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.**
- **Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.**
- **Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.**

- **The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.**
- **The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.**
- **Entrances, windows and active functions:**
 - **Residential uses:**

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**
 - **Nonresidential uses:**

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

 - a. **Windows shall be vertical in proportion.**
 - b. **Windows shall be distributed in a more or less even manner.**
 - c. **The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.**
 - d. **First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.**
 - e. **First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.**
 - f. **Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway. Minimum window area shall be measured as indicated in section 530.20 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. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

Conformance with above requirements:

The proposed addition would allow for six new storefront retail uses, located on the front property line facing Lake Street East. The proposed addition at the front of the building would be located along the front property line to reinforce the street wall.

The six new retail tenants will each have one principal entrance facing East Lake Street.

The existing accessory parking lot is located to the rear of the subject property at 3009 and 3013 Clinton Avenue South.

The existing building and proposed additions provide windows, architectural detail and recesses to avoid blank, uninterrupted walls, not exceeding twenty-five (25) feet in length.

The one-story building located at 331 East Lake Street is stucco and the two-story building located at 341 East Lake Street is brick. The applicant is proposing to have two courses of 12-inch by 12-inch granite tile at the base and stucco and glass for the remainder. The rear of the building addition will be stucco, as well. The neighborhood organization has indicated that their preference to ensure compatibility with the existing building at 341 East Lake Street that the exterior materials be brick, if the applicant does not propose a two-story building.

The principal entrances to each of the proposed retail tenants would be accessed via the public sidewalk along East Lake Street. Each tenant space would have an awning and signage above.

Thirty percent (30%) of the first floor on the addition facing East Lake Street and the on-site parking lot shall be windows. The applicant is showing that 36% of first floor facing East Lake Street and 30% of the first floor facing the on-site parking lot are windows. Windows shall be vertical in proportion with a visible light transmittance ratio of six-tenths (0.6) or higher.

The first floor facing East Lake Street shall have active ground level functions. The proposed addition is proposed to be six new commercial storefront uses, which will allow for active ground

level functions of the building

The two existing structures have a flat roof. The applicant is proposing to have a flat roof with a pyramidal shaped parapet wall. A flat roof style is consistent with the other non-residential and mixed use buildings in the immediate 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.**

Conformance with above requirements:

The proposed retail tenants have direct access to the public sidewalk via the proposed vestibule. A pedestrian walkway is proposed to connect the on-site parking area to the rear entry of the building. The applicant is proposing to add lighting above the entry along the front elevation.

There is an existing transit stop serving the #21 and #53 Metrotransit bus, but it is not incorporated into the building or the project.

The accessory parking lot will be accessed via Clinton Avenue South only. The applicant is proposing to provide screening and landscaping adjacent to the public alley; therefore, there will not be any vehicular traffic accessing the alley.

The existing properties have approximately 314 square feet of landscaped area. With the proposed landscaped improvements, the subject properties will have approximately 3,072 square feet of impervious surface.

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.**

Conformance with above requirements:

The total lot area is approximately 30,307 square feet. The total building footprint is proposed to be 16,252 square feet. 20 percent of the net site, not including the building, or 2,811 square feet, is required to be landscaped. The applicant is proposing a landscaped area of 3,072 square feet, or 22 percent of the total site area.

The zoning code requires at least one canopy tree for each 500 square feet of required landscaping and at least one shrub for each 100 square feet of required landscaping. The tree and shrub requirement for this site is 6 and 28 respectively. The applicant is proposing 12 canopy trees and 45 shrubs.

A landscaped yard of at least 7 feet wide shall be located along the south, east and west interior side and rear property lines. The applicant is providing a minimum of a 7-foot wide landscaped area along the south, east and west interior side and rear property lines. The proposed site plan shows at least one tree per 25 feet of linear parking frontage along Clinton Avenue South.

Screening is required along south, east and west interior side and rear property lines. The applicant is proposing to have a three-foot tall wrought iron fence in the required front yard and a six-foot tall chain link fence around the remainder of the site. Staff is recommending that the applicant provide a consistent fencing material for the perimeter of the parking lot in the form of a decorative, wrought iron fence.

The corners of the parking lot not available for parking will be landscaped areas.

All of the parking spaces are located within fifty (50) feet of an on-site deciduous tree.

Turf, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees shall cover all areas that are not paved or 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.**

Conformance with above requirements:

The applicant is proposing to add landscaped yards along the periphery of the parking to encourage on-site filtration. The parking lot and driveways will have continuous curbing, but will direct stormwater out the curb cut to Clinton Avenue South.

The proposed addition will not shadow public spaces or adjacent properties, block views, or generate wind currents at ground level.

The plan meets the CPTED guidelines. There are two existing light poles within the parking area and the site is well lit and designed with opportunities for people to observe adjacent spaces and public sidewalks. Fencing will control access to through the site.

There are no historic landmarks or districts on the property or in the immediate area.

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: General retail serving sales, restaurant and residential uses are permitted in the C2 Neighborhood Corridor Commercial District.

Parking and Loading:

Minimum automobile parking requirement: The existing building located at 331 East Lake Street is a restaurant with 3,062 square feet of gross floor area. The minimum off-street parking requirement for this property is eight spaces. This property does not have access to off-street parking and has nonconforming rights to the eight required spaces. The existing building located at 341 East Lake Street requires 4 off-street parking spaces for the restaurant and 8 spaces for the two retail tenants and required nine spaces for the dwellings. The proposed addition would allow six new retail tenants, five of which require a minimum of four parking spaces, because one of the commercial tenant spaces is less than 1,000 square feet. With the bicycle incentive (ten spaces) and transit incentive (one space) applied, the minimum off-street parking for the existing and proposed uses is 30 stalls and the applicant is providing 30 off-street parking stalls.

Maximum automobile parking requirement: There is not a maximum automobile parking requirement for dwellings. The maximum automobile parking requirement for restaurant uses is 1 space per 75 square feet of floor area; for the two existing restaurants the maximum parking is 63 spaces. The maximum automobile parking requirement for retail is 1 space per 200 square feet of GFA. Based on the gross floor area of each of the existing and proposed retail tenants, the maximum off-street parking would be 38 stalls. The maximum automobile parking requirement for the project is 101 parking stalls.

Bicycle parking requirement: The minimum bicycle requirement for a sit-down restaurant and retail uses is 3 spaces that meet the short-term parking standards. The minimum bicycle requirement for 9 dwellings is 4 spaces that meet the long-term parking standards. There are nonconforming rights for 12 spaces for the existing restaurant and retail uses and 4 for the dwellings. The minimum bicycle parking for the new proposed retail uses is 15 spaces that meet the short-term parking standards. The applicant is proposing to have 48 bicycle stalls and is utilizing the additional bicycle parking for an incentive to reduce 10 spaces of vehicle parking. The bicycle stalls will be located at the rear of the building and staff is recommending that the applicant provide signage to direct bicycle traffic to the bicycle parking area as a way-finding measure.

Loading: The total area of the existing and proposed restaurant and retail is approximately 16,210 square feet and does not require an additional off-street loading space. However, the uses shall provide adequate shipping and receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot, per section 541.490 of the zoning code. The applicant is proposing to add one small loading space within the existing parking area.

Maximum Floor Area: The site is subject to a maximum floor area ratio of 1.7 in the C2 District. The proposed F.A.R. is .71.

Height and Bulk: The maximum height for structures in the C2 district is 4 stories or 56 feet, whichever is less. The proposed addition is 1-story, between 19 feet to 31 feet at the peak of the parapet.

Minimum Lot Area: The existing and proposed uses are not subject to a minimum lot area requirement.

Dwelling Units per Acre: There are nine existing dwelling units proposed as part of the project. There are 11.7 units per acre.

Yard Requirements: The subject site is zoned C1 and there are yard requirements along the south interior side and front yard along Clinton Avenue South for the property located at 3013 Clinton Avenue South. The proposed additions to the structure at 341 East Lake Street are not located in any of the required setbacks.

Signs: Signs are subject to the requirements of Chapter 543, On-Premise Signs. In the C2 zoning district one can have one-and-a-half square feet of signage for every one foot of primary building wall. However, if there is a freestanding sign on the zoning lot then there can only be one square foot of signage for every one foot of primary building wall. Wall signs are limited to 180 square feet in size. Projecting signs are limited to 20 square feet in size. The height limitation for both wall signs and projecting signs is 28 feet. Freestanding signs are limited to 80 square feet and can be no taller than eight feet. The zoning code also limits the number of freestanding signs on a zoning lot to one. The applicant is proposing six new wall signs on the front of the building; one above the principal entry to each new tenant space. Staff encourages the applicant to provide a master sign plan for the six new tenant spaces to ensure the existing and proposed signs meet the requirements found in Chapter 543, On-Premise Signs.

Refuse screening: 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 uses. The dumpster area is currently out of conformance with the zoning code. The proposed trash area will be enclosed with a sliding wood screen, 7 feet 4 inches in height.

Lighting: Lighting proposed for the development shall comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as not to shine directly on any residential property. Lighting fixtures not of a cutoff type shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb).
- (2) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility from any permitted or conditional residential use.
- (3) Lighting shall not directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest

the light.

- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

MINNEAPOLIS PLAN AND RELEVANT SMALL AREA PLANS:

The future land use of the site is designated as Urban Neighborhood by *The Minneapolis Plan for Sustainable Growth* and is located on East Lake Street, a commercial corridor. Staff has found the following applicable policies in comprehensive plan that are consistent with the proposed development:

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. (Land Use chapter)

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.

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

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

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

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

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

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

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. (Land Use chapter)

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.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect 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.

Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base. (Economic Development chapter).

4.2.3 Continue to assist businesses in identifying appropriate locations within the city.

4.2.5 Encourage small business opportunities, such as appropriate home occupations and business incubators, in order to promote individual entrepreneurs and business formation.

Staff comment: Staff finds that the proposed uses are consistent with the above policies of the Comprehensive Plan. The policies of the comprehensive plan would encourage at least a two-story building in this location or have the building constructed in such a way to allow for a second story to be built in the future, consistent with policies relevant on a Commercial Corridor.

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, 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.**

The applicant is not seeking alternative compliance.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow for an addition connecting two existing commercial and mixed use buildings located at 331 and 341 East Lake Street in the C2 Neighborhood Corridor Commercial District, where accessory parking for the project area will be provided at 3009 and 3013 Clinton Avenue South in the C2 Neighborhood Corridor Commercial District, subject to the following conditions:

1. Approval of the final site, landscape, floor and elevation plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by December 2, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The applicant shall provide a master sign plan for the properties.
4. Signage shall be provided directing one-way traffic through the parking lot.
5. The applicant shall provide a consistent ornamental fencing material around the perimeter of the parking lot.
6. The applicant shall provide wayfinding signage directing bicycle traffic to the bicycle parking located at the rear of the building.

Attachments:

- 1) Statement and findings from applicant
- 2) Copies of letters sent to council member Glidden and Lilligren, Central Area Neighborhood Development Organization and Phillips West Neighborhood Association
- 3) Correspondence
- 4) Zoning map
- 5) Existing survey
- 6) Site plan
- 7) Landscape plan
- 8) Building elevations
- 9) Renderings
- 10) Photos