

**Department of Community Planning and Economic Development**  
Rezoning, Conditional Use Permit and Variance  
BZZ 6382

**Date:** January 13, 2014

**Applicant:** David Barnhart

**Address of Property:** 2827 Williams Avenue SE

**Contact Person and Phone:** David Barnhart, (612) 242-3442

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

**Date Application Deemed Complete:** December 6, 2013

**End of 60-Day Decision Period:** February 4, 2014

**End of 120-Day Decision Period:** April 5, 2014 (*Staff sent an extension letter to the applicant January 7, 2014*)

**Ward: 2      Neighborhood Organization:** Prospect Park/East River Road Improvement Association

**Existing Zoning:** C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay District

**Proposed Zoning:** R4 Multiple Family District, TP Transitional Parking Overlay District and PO Pedestrian Oriented Overlay District

**Zoning Plate Number:** 22

**Legal Description:** Lot 027 Block 000 Auditor's Subd. No. 021 commencing on northeasterly line of Williams Avenue at a point 5 7/10 feet southeasterly from most westerly corner of Lot 27 thence southerly along the easterly line of Williams Avenue 56 1/10 feet thence northeasterly at right angles to intersection with the line dividing the property of Jeremiah Smith and Mattie H Smith thence northeasterly along said dividing line to a point distance 125 feet along said line from easterly line of Williams Avenue thence northwesterly along a line running toward a point in the northwesterly line of Lot 27 distance 125 feet northeasterly from most westerly corner thereof to a point distance 2 5/10 feet southeasterly at right angles from the northwesterly line of Lot 27 thence southwesterly to beginning

**Proposed Use:** Additional surface parking and children's play area serving commercial and office uses located at 2828 University Avenue SE.

**Concurrent Review:**

- Petition to rezone 2827 Williams Avenue SE from C2 Neighborhood Corridor Commercial District to R4 Multiple-Family District and TP Transitional Parking Overlay District.

Department of Community Planning and Economic Development Report  
BZZ-6382

- Conditional use permit to allow a surface parking lot 2827 Williams Avenue SE serving customers and employees of the 2828 University Avenue SE.
- Variance of the Transitional Parking Overlay District standards requiring that the parking lot be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m.

**Applicable zoning code provisions:** Chapter 525, Article VI Zoning Amendments, Chapter 541 Off-Street Parking and Loading, Chapter 546 Residence Districts, Chapter 548 Commercial Districts and Chapter 551 Overlay Districts

**Background:** The subject property is an irregular shaped parcel, approximately 8,790 square feet in area. The previous use of the property was a single-family dwelling that was razed in 2012 by the applicant. The applicant owns the adjacent property at 2828 University Avenue SE. The existing building at 2828 University Avenue SE has three tenants, two of which are office uses and one is a child care center with up to 108 children. The property at 2828 University Avenue SE is zoned C2 Neighborhood Commercial Corridor District and PO Pedestrian Oriented Overlay District, because it is located within ¼ mile of the Prospect Park Transit Station for the Central Corridor Light Rail Transit Green Line. The minimum off-street parking for the existing uses in the building is 57 spaces. The parking requirement was reduced through the bicycle incentive (10% reduction) and the reduction authorized by the TSA-PO (75% of the minimum parking is required). This reduces the required minimum off-street parking for the existing property to 38 spaces. The applicant has an existing surface parking lot with 36 parking stalls and 10 parking stalls interior to the structure.

The applicant acquired the subject property at 2827 Williams Avenue SE in July 2012, to allow for the existing accessory parking lot expansion. The applicant rezoned the parcel from R4 Multiple Family District to C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District to the subject property to maintain consistent zoning classifications on the zoning lot in August 2013.

The applicant has been meeting with members of the Prospect Park/East River Road Improvement Association. The applicant agreed to pursue an application to rezone the subject property to back to R4 Multiple Family District and add to the TP Transitional Parking Overlay District, to allow for the extension of the parking lot. The existing zoning classification of the parcel is commercial; therefore, the applicant is not required to obtain the consent signatures from 2/3 of the property owners within 100 feet.

**REZONING:** to change the zoning classification of 2827 Williams Avenue SE from C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay to R4 Multiple-Family District, TP Transitional Parking Overlay District and PO Pedestrian Oriented Overlay District to allow for the existing accessory parking lot serving commercial and office uses in an existing building at 2828 University Avenue SE.

**Findings as required by the Minneapolis Zoning Code for the rezoning petition:**

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The subject property's existing land use classification is medium density and the property is designated Urban Neighborhood on the future land use map. The applicant is proposing to rezone the parcel back to R4 Multiple Family District and TP Transitional Parking Overlay District to allow for the existing accessory parking lot serving the commercial and office building at 2828 University Avenue SE. The property at 2828 University Avenue SE is designated as Mixed Use on the future land use map and University Avenue SE is a designated commercial corridor. The mixed use classification allows for mixed use development, including either a mix of retail, office or residential uses within a building or within a district. Urban Neighborhood areas may include some small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Traditional commercial corridors in the city serve as boundaries connecting a number of neighborhoods and serve as focal points for activity. Development and revitalization of these corridors helps to strengthen surrounding urban neighborhoods. The commercial corridors support all types of commercial uses, with some light industrial and high density residential uses as well. These corridors frequently carry large traffic volumes and must balance significant vehicular through-traffic capacity with automobile and pedestrian access to commercial property.

**a. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following policies are relevant to the rezoning:**

**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.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

**Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.**

1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

1.6.2 In parts of the city outside of designated corridors, nodes, and centers, limit territorial expansions of commercial uses and districts.

**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.

**Policy 1.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.**

1.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.

1.13.2 Pursue opportunities to integrate existing and new development with transit stations through joint development.

1.13.3 Discourage uses that diminish the transit and pedestrian character of areas around transit stations, such as automobile services, surface parking lots, and drive-through facilities.

**b. Consistency with plans:**

The subject property is governed by the Stadium Village Station Area Plan, adopted by the city council August 31, 2012. This small area plan is incorporated into the city's comprehensive plan. The future land use map in the plan classifies the property as medium density, which is primarily smaller scale multi-family residential, between 20-50 units/acre. The existing R4 District and the proposed C2 District would allow for medium density. The subject parcel is approximately 8,800 square feet and medium density would allow between 4 and 10 units. This scale of development may be difficult to construct within the bulk and off-street parking requirements, considering the parcel size, location and lack of alley access. The applicant owns a commercial and office building on a through lot located at 2828 and 2900 University Avenue SE. If rezoned, the subject parcel would complete the last corner of the existing adjacent property.

In terms of transportation, the Stadium Village plan study area is a complex and interesting place. It combines high traffic through streets with heavily used bicycle and pedestrian routes. It has quiet neighborhood streets, and major truck route and interstate access. It has a tremendous in-migration of workers, students, customers, and visitors daily, which creates parking pressures throughout the area. But it also has well-used, high quality transit service – with the implementation of LRT. The applicant is seeking the rezoning to provide additional parking and an outdoor play area for a child care center within the existing building at 2828 University Avenue SE.

The plan identifies the subject property within the Prospect Park Station Area. The plan includes the following land use recommendations in this area:

- Support the redevelopment of this area with high density residential, mixed use, with retail primarily fronting on University Avenue
- Encourage a mix of uses that complements those in the Stadium Village commercial core and expands upon the options available.

- Continue to foster development of arts related businesses and destinations around the station area, as well as other destination- type facilities such as museums, libraries, conference facilities, and other institutional uses.
- Investigate the feasibility of establishing a district parking system to serve parking needs of various uses in a centralized location, while discouraging the development of remote park and rides.
- Support development of office/industrial uses in the adjacent SEMI area and Hubbard site. Ensure uses are appropriately buffered from nearby residential, but also designed with the intent to be connected and accessible from residential areas and the station platform.
- Support the development of the SEMI area to accommodate uses compatible with the vision of a biomedical research park, building on the proximity to University research laboratories.
- Work with St Paul to coordinate the vision and build-out around the Westgate station area. Encourage development of gateway features to mark this entrance to the city.

*Staff comment:* The applicant is proposing to return the R4 Multiple Family District to the subject parcel and add the TP Transitional Parking Overlay District to allow for the existing off-street parking spaces and an outdoor children's play area serving 2828 University Avenue SE. The TP Overlay District was established to allow parking lots in residence and office residence districts when adjacent to a zoning district in need of additional parking for customers and employees. Parking lots in TP Overlay Districts are typically small in scale and subject to various standards including a location requirement which states that parcel on which the parking lot is located shall have a side lot line that abuts the zoning district served or shall be part of the zoning lot served. The applicant has indicated that the rezoning of the subject parcel is required to ensure the vitality of the uses within the existing commercial and office building at 2828 University Avenue SE, which is located on a commercial corridor. The existing land use map in the plan classifies the property as medium density, which is primarily smaller scale multi-family residential, between 20-50 units/acre. The proposed R4 District and the existing C2 District would both support medium density. The subject property is designated as urban neighborhood and is not located on the commercial corridor. The proposed rezoning would return the residential zoning classification into the neighborhood. The design of the parking lot complies with the landscaping and screening requirements of Chapter 530, Site Plan Review and provides an adequate transition to the residential uses east of the site. Staff finds that the proposed rezoning is consistent with these goals of *The Minneapolis Plan for Sustainable Growth*.

**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

The existing parking area currently alleviates the short-term parking need in the immediate and nearby community. One of the uses within the building at 2828 University Avenue SE is a child care center that serves up to 108 children at one time. The property owner and tenants have found that parking is unavailable at peak times to allow for the pick-up and drop-off related to the daycare. Therefore, staff finds that the amendment is in the public interest and not solely in the interest of the property owner.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

The surrounding area has a mix of zoning classifications. The adjacent properties with frontage along University Avenue SE are zoned C2 Neighborhood Corridor Commercial District. The immediate properties to the west on the same block and the east across Williams Avenue SE are zoned R4 Multiple Family District. The applicant owns a commercial and office building on a through lot located at 2828 and 2900 University Avenue SE. The proposed rezoning would return the subject parcel to the R4 District, which is consistent with the residential character along Williams Avenue SE. The applicant has provided staff with a site plan that shows improvements and open yards in the required setbacks. Therefore, the proposed rezoning to R4 and TP should be compatible with the surrounding uses and zoning classifications.

**4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

The R4 District allows residential uses from low to medium density. The regulations of the proposed district are generally more restrictive than the existing C2 District. The previous use of the property was a single-family dwelling without off-street parking. The applicant acquired the subject property at 2827 Williams Avenue SE in July 2012, to allow for the existing accessory parking lot expansion. The subject property was rezoned from R4 District to C2 District in August 2013. Accessory parking for commercial uses is prohibited in the R4 District; therefore, the applicant is also applying to add the TP Transitional Parking Overlay District to allow the continued use of the parking lot serving the existing commercial and office building at 2828 University Avenue SE. The existing land use map in the plan classifies the property as medium density, which is primarily smaller scale multi-family residential, between 20-50 units/acre. The proposed R4 District would allow for medium density.

**5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

On June 17, 2005, U Garden at 2725 University Avenue SE was rezoned from OR2 High-Density Office Residence District to C3A Community Activity Center District. On June 15, 2007, the City Council adopted the Pedestrian Oriented Overlay District in response to the future Central Corridor Transit Station at 29<sup>th</sup> Avenue SE. The overall trend in development in the Stadium Village area is increased residential densities and expanded facilities for the University of Minnesota, including TCF Bank Stadium.

**CONDITIONAL USE PERMIT:** to allow a surface parking lot 2827 Williams Avenue SE serving customers and employees of the 2828 University Avenue SE.

**Findings as required by the Minneapolis Zoning Code:**

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

**1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

A surface parking lot that complies with the applicable landscaping and screening standards of Chapter 530, Site Plan Review will not be detrimental to or endanger the public health, safety, comfort or general welfare. The continued use of a surface parking lot will alleviate congestion in the public street by providing a surface lot for a use for existing office and commercial uses located at 2828 University Avenue SE.

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

The existing parking area currently alleviates the short-term parking need in the immediate and nearby community. One of the uses within the building at 2828 University Avenue SE is a child care center that serves up to 108 children at one time. The property owner and tenants have found that parking is unavailable at peak times to allow for the pick-up and drop-off related to the daycare. The previous use of the property was a single-family dwelling without off-street parking. The applicant acquired the subject property at 2827 Williams Avenue SE in July 2012, to allow for the existing accessory parking lot expansion. The design of the parking lot complies with the landscaping and screening requirements of Chapter 530, Site Plan Review and provides an adequate transition to the residential uses east of the site. Further, the proposed access to the parking area will be via an existing curb cut along University Avenue SE, instead of Williams Avenue SE a predominately residential street. Therefore, the continued use of the parking lot will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

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

The site is served by existing infrastructure and would be accessed from an existing curb cut on University Avenue SE, ensuring that traffic will not increase along Williams Avenue SE. The Public Works Department has reviewed the plans as part of the Preliminary Development Review process and found the final plan is in compliance with standards related to access and circulation, drainage, infiltration and sewer/water connections.

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

The applicant owns the adjacent property at 2828 University Avenue SE. The existing building at 2828 University Avenue SE has three tenants, two of which are office uses and one is a child care center with up to 108 children. The property at 2828 University Avenue SE is zoned C2 Neighborhood Commercial Corridor District and PO Pedestrian Oriented Overlay District, because it is located within ¼ mile of the Prospect Park Transit Station for the Central Corridor Light Rail Transit Green Line. The minimum off-street parking for the existing uses in the building is 57 spaces. The parking requirement was reduced through the bicycle incentive (10% reduction) and the reduction authorized by the TSA-PO (75% of the minimum parking is

required). This reduces the required minimum off-street parking for the existing property to 38 spaces. The applicant has an existing surface parking lot with 36 parking stalls and 10 parking stalls interior to the structure.

The existing parking area on the subject parcel 22 parking stalls, which alleviates the short-term parking need in the immediate and nearby community. The child care center at 2828 University Avenue SE serves up to 108 children at one time. The property owner and tenants have found that parking is unavailable at peak times to allow for the pick-up and drop-off related to the daycare. Therefore, staff finds adequate measures will be provided to minimize traffic congestion in the public streets.

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

See Finding #1 under Rezoning.

**6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.**

Surface parking lots in the TP, Transitional Parking Overlay district are subject to the following additional requirements:

- The width of the parking lot shall not exceed seventy-five (75) feet.

*Staff comment: The parking lot is 56 feet 9 inches wide and meets this requirement.*

- The use of the parking lot shall be restricted to the parking of passenger automobiles only. No commercial vehicles shall be parked or stored.

*Staff comment: The parking lot is intended to be used for employee and customer parking for 2828 University Avenue SE only.*

- The parking lot shall be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., except as specifically authorized by the conditional use permit.

*Staff comment: The existing lot at the subject parcel is accessed through an existing parking lot at 2828 University Avenue SE. The applicant has stated that adding a security gate in the middle of the parking lot would be impractical. Therefore, the applicant has requested a variance of the TP Overlay District standards requiring that the parking lot be closed with a secured gate or other appropriate mechanism between 10:00 p.m. and 6:00 a.m.*

- The parking lot shall at no time be used for outdoor sales, display or storage.

*Staff comment: These activities are not proposed.*

- Each entrance to and exit from such parking lot shall be located at least twenty (20) feet from any adjacent property located in a residence or office residence district.

*Staff comment: The parking lot would be accessed via an existing curb cut along University Avenue SE which is greater than 20 feet any residential or office residence district.*

- The parking lot shall be landscaped and screened pursuant to the provisions of [Chapter 530](#), Site Plan Review.

*Staff comment: Staff previously evaluated the existing parking lot and found it to be in compliance with all of the applicable provisions for landscaping and screening found in Chapter 530 of the zoning code.*

**VARIANCE:** of the Transitional Parking Overlay District Standards requiring that the parking lot be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m.

**Findings as required by the Minneapolis Zoning Code for the variances:**

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

The applicant proposes to vary the TP Overlay District standards requiring that the parking lot be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m. The TP Overlay District was established to allow parking lots in residence and office residence districts when adjacent to a zoning district in need of additional parking for customers and employees. Parking lots in TP Overlay Districts are typically small in scale and subject to various standards including a location requirement which states that parcel on which the parking lot is located shall have a side lot line that abuts the zoning district served or shall be part of the zoning lot served; the widths of parking lots in the TP Overlay District are restricted to 75 feet; use is restricted to passenger automobiles; no outdoor sales, display or storage; entrances must be located 20 feet from adjacent property located in a residence/office residence district; the parking lot shall comply with landscaping and screening provisions in Chapter 530; and the parking lot must be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m.

As proposed, the parking lot will not comply with the provision requiring that the parking lot be secured between the hours of 10:00 p.m. and 6:00 a.m. Practical difficulties exist in complying with the ordinance as it would not be practical to secure the portion of the parking lot located in the TP Overlay District. The existing parking lot is accessed via a curb cut along University Avenue SE and an existing parking lot at 2828 University Avenue SE. Staff finds that these circumstances have not been created by the applicant.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The TP Overlay District was established to allow parking lots in residence and office residence districts when adjacent to a zoning district in need of additional parking for customers and employees. Parking lots in TP Overlay Districts are typically small in scale and subject to various standards including a location requirement which states that parcel on which the parking

lot is located shall have a side lot line that abuts the zoning district served or shall be part of the zoning lot served. The TP Overlay standards would require a gate in the middle of the existing parking lot securing the portion of the lot within the TP Overlay District between the hours of 10: :00 p.m. and 6:00 a.m. Practical difficulties exist in complying with the ordinance as it would not be practical to secure the portion of the parking lot located in the TP Overlay District. The existing parking lot is accessed via a curb cut along University Avenue SE and an existing parking lot at 2828 University Avenue SE. Staff finds that the applicant is proposing to utilize the property in a reasonable manner, consistent with the spirit and intent of the ordinance and comprehensive plan.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

A surface parking lot that complies with the applicable landscaping and screening standards of Chapter 530, Site Plan Review will not be detrimental to or endanger the public health, safety, comfort or general welfare. The continued use of a surface parking lot accessed via University Avenue SE, will not alter the character of the locality or be injurious to the use of enjoyment of other property in the vicinity. The Public Works Department has reviewed the plans as part of the Preliminary Development Review process and found the final plan is in compliance with standards related to access and circulation, drainage, infiltration and sewer/water connections.

### **RECOMMENDATIONS:**

#### **Recommendation of the Department of Community Planning and Economic Development for the petition to rezone:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the petition to rezone 2827 Williams Avenue SE from the C2 District to the R4 Multiple Family District, TP Transitional Parking Overlay District and retaining the PO Pedestrian Oriented Overlay District.

#### **Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit to allow a surface parking lot located at 2827 Williams Avenue SE serving customers and employees at 2828 University Avenue SE, subject to the following conditions:

1. Approval of the final site, landscape and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 12, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Department of Community Planning and Economic Development Report  
BZZ-6382

3. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
4. The use of the parking lot shall be restricted to the parking of passenger automobiles only. No commercial vehicles shall be parked or stored.
5. The parking lot shall at no time be used for outdoor sales, display or storage.
6. Each entrance to and exit from such parking lot shall be located at least twenty (20) feet from any adjacent property located in a residence or office residence district. Signage shall be provided directing one-way traffic through the parking lot.
7. The parking lot shall be landscaped and screened pursuant to the provisions of Chapter 530, Site Plan Review.
8. The parking lot shall only be accessed via University Avenue SE.

**Recommendation of the Department of Community Planning and Economic Development  
Department for the Variance:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and approve the variance of the Transitional Parking Overlay District standards requiring that the parking lot be closed with a secured gate or other appropriate mechanism between the hours of 10:00 p.m. and 6:00 a.m., subject to the following condition of approval:

1. The parking lot shall only be accessed via University Avenue SE.

**Attachments:**

1. PDR Report
2. Written descriptions and findings submitted by the applicant
3. Letters to Council Member Gordon and Prospect Park/East River Road Improvement Association
4. Correspondence
5. Zoning map
6. Future land use map
7. Site plan
8. Photos