

Department of Community Planning & Economic Development

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MEMORANDUM

DATE: January 30, 2014

TO: City Planning Commission Committee of the Whole

FROM: Kimberly Holien – Senior City Planner

SUBJECT: Seward Co-op Friendship Site - 3805-3825 3rd Ave S, 317 38th St E, 3800-08 Clinton Ave S

The applicant and the Department of Community Planning and Economic Development (CPED) would like to introduce and seek feedback from the City Planning Commission (CPC) on the proposed development of two story grocery store at the corner of 38th Street E and Clinton Avenue S. This input will be used by the applicant as they prepare formal applications. The attached plans include a site plan, floor plans and color renderings.

The project site includes eight parcels that are all zoned R1A, Single-family residential. One parcel contains a commercial building that has most recently been used as a place of assembly. Two of the parcels are vacant and the remainder contain single family homes. All existing structures would be demolished as part of the project. The parcels that front on 38th Street are identified as mixed use on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The comprehensive plan identifies 38th Street E as a community corridor in this location. The remainder of the site is designated as urban neighborhood on the future land use map. The 38th Street and Chicago Avenue Small Area/Corridor Framework plan identifies the portion of the site that fronts on 38th Street E as being appropriate for mixed use development up to four stories in height.

The applicant is proposing to construct a grocery store at the corner of 38th Street E and Clinton Avenue S. A portion of the grocery store would be two stories in height. The remainder of the site, including the parcel at the corner of 38th Street E and 3rd Avenue S and four additional parcels fronting along 3rd Avenue S, would contain a surface parking lot. Access into the site would be from 38th Street E and 3rd Avenue S. Trucks would enter the site from 3rd Avenue S to access the loading dock on the west side of the building. As part of the project, the applicant is proposing to vacate the north end of the alley on this block and construct a new alley extension to 3rd Avenue S. Public Works has not formally weighed in on the proposed alley alignment.

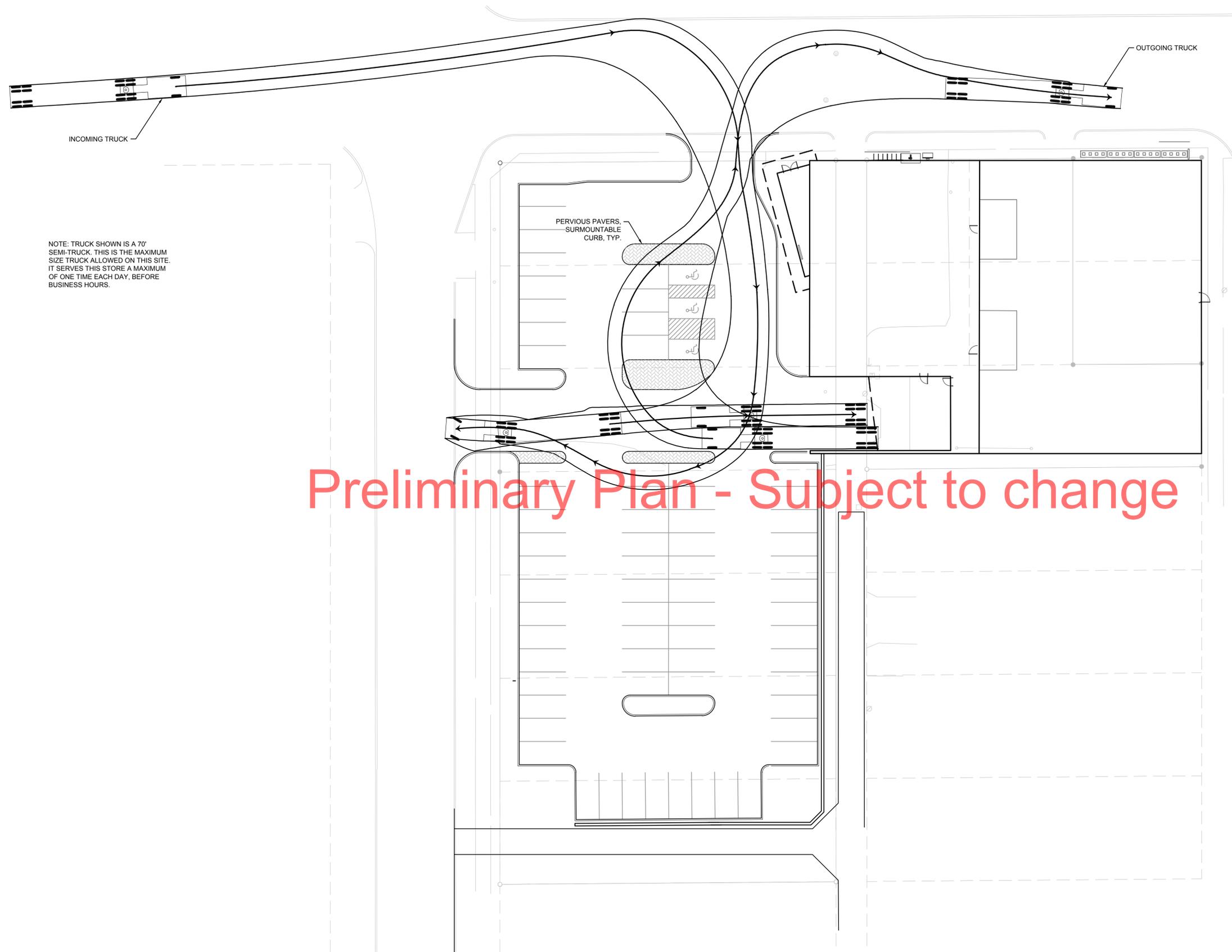
The following land use applications have been identified thus far:

1. Rezoning from the R1A, Single-family district to the C1, Neighborhood Commercial district for the parcels at 3800-08 Clinton Avenue S, 3817 38th Street E and 3805-3815 3rd Avenue S.

2. Rezoning to add the TP, Transitional Parking Overlay district to the parcels at 3817-3825 3rd Avenue S.
3. A conditional use permit to increase the height of the building from 2.5 stories, 35 feet to 42'7".
4. A conditional use permit to establish a surface parking lot in the TP, Transitional Parking overlay district.
5. A variance to increase the width of a surface parking lot in the TP, Transitional Parking overlay district from 75 feet to approximately 136 feet.
6. A variance to decrease the front yard setback for the parking lot from 20 feet to seven feet.
7. A variance to decrease the front yard setback for the first 25 feet along Clinton Avenue S from approximately 17 feet (established) to zero.
8. A variance to decrease the interior side yard setback for the building from seven feet to five feet.
9. A variance to decrease the interior side yard setback for the parking lot from five feet to 4.4 feet.
10. A variance to increase the maximum size of a commercial use in the C1 district from 4,000 square feet to approximately 22,700 square feet.
11. A variance to increase the maximum amount of impervious surface on the parcels at 3817-3825 3rd Avenue S.
12. A variance to increase the height of a wall sign in the C1 district from 14 feet to approximately 40 feet.
13. A variance to increase the maximum area of a single wall sign from 45 square feet to approximately 78 square feet.
14. Alley vacation.
15. Plat.
16. Site plan review.

Staff has concerns about the number of variances requested. Of particular concern are the interior side yard setback variances. In both instances, the variances to reduce the interior side yard are in locations directly adjacent to single family residential homes. The building setback is proposed at five feet where the district requirement is seven feet. Staff is recommending that the applicant meet the required 7-foot setback along the south property line. Additionally, where the parking lot abuts the proposed alley a variance is required to reduce the interior side yard setback from five feet to approximately 4.4 feet. The site plan review chapter requires a landscaped yard a minimum of seven feet in width in this same location. Staff is recommending that the applicant provide the required 7-foot landscaped yard along this south property line. Doing so will likely result in the loss of parking stalls. For the variance to sign area, staff is recommending that the applicant reduce the size of the sign to a maximum of 45 square feet to eliminate the need for this variance. All other variances and required applications will be further reviewed as the plans are refined.

No land use applications have been submitted thus far. The applicant has indicated that they intend to submit land use applications at the end of March.



NOTE: TRUCK SHOWN IS A 70' SEMI-TRUCK. THIS IS THE MAXIMUM SIZE TRUCK ALLOWED ON THIS SITE. IT SERVES THIS STORE A MAXIMUM OF ONE TIME EACH DAY, BEFORE BUSINESS HOURS.

Preliminary Plan - Subject to change



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DRIVEN DESIGN.
LHBcorp.com

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Seward
COMMUNITY CO-OP

CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN 55406

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
2	01-21-2014	C.O.W. REVIEW SET
1	10-04-2013	SCHEMATIC DESIGN

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
01-21-2014

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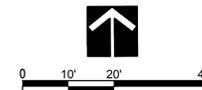
PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
TRUCK MANEUVERING
DIAGRAM

FILE: ..12\projects\13Proj\130375\600 Drawings\LA\Site Color Rendering\HSB\130
DRAWN BY: LAM
CHECKED BY: XXX
PROJ. NO: 2\proj
DRAWING NO:

L1.1





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Seward
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CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN55406

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01/21/14

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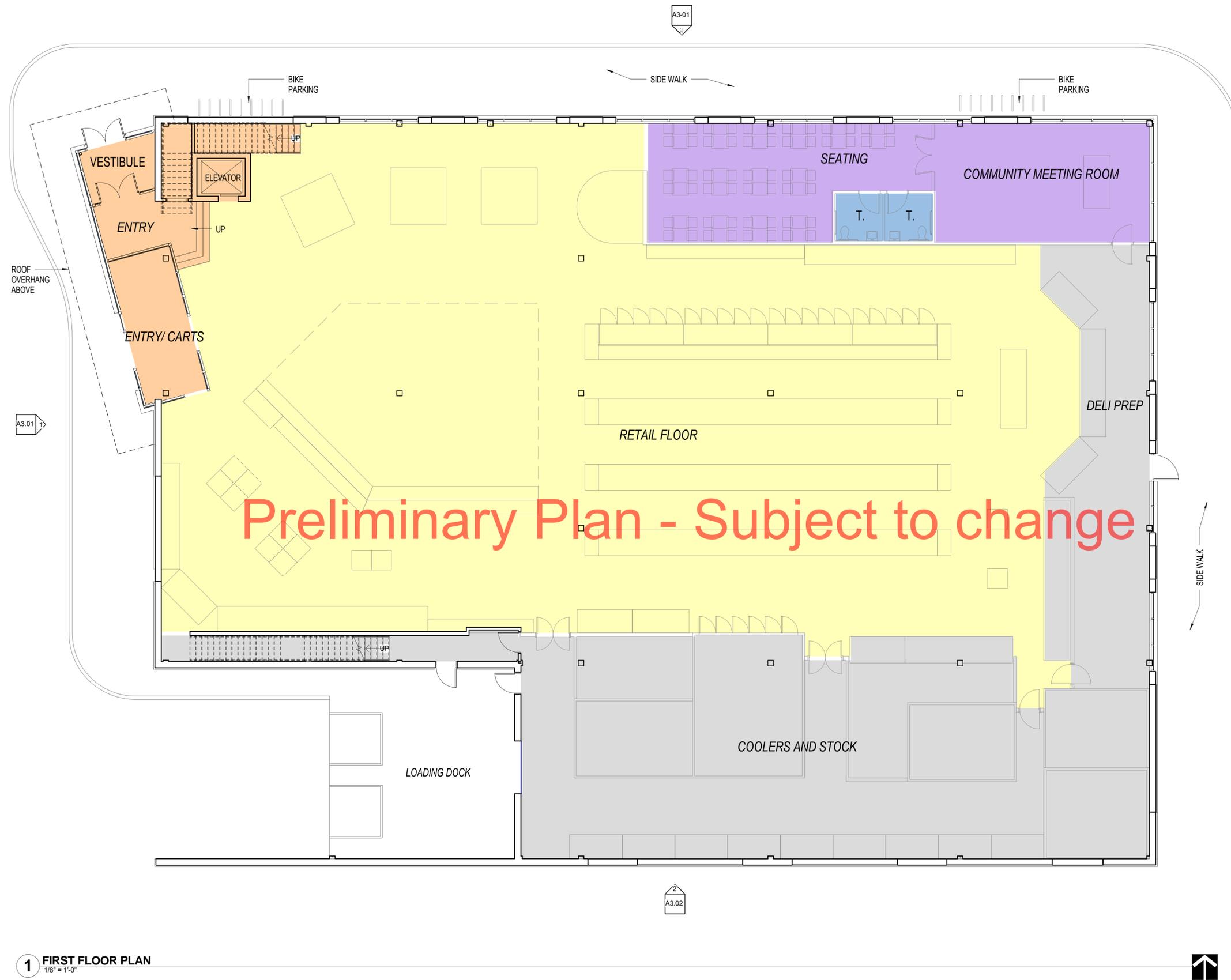
PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO:
DRAWING NO:

A2.01



1 FIRST FLOOR PLAN
1/8" = 1'-0"



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COMMUNITY CO-OP

CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN55406

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FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

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PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
EXTERIOR ELEVATIONS

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO:
DRAWING NO:

A3.01



1 WEST ELEVATION
1/8" = 1'-0"

Preliminary Plan - Subject to change



2 NORTH ELEVATION
1/8" = 1'-0"



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Seward
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CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN55406

THIS SQUARE APPEARS 1/2"x1/2" ON
FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

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PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
EXTERIOR ELEVATIONS

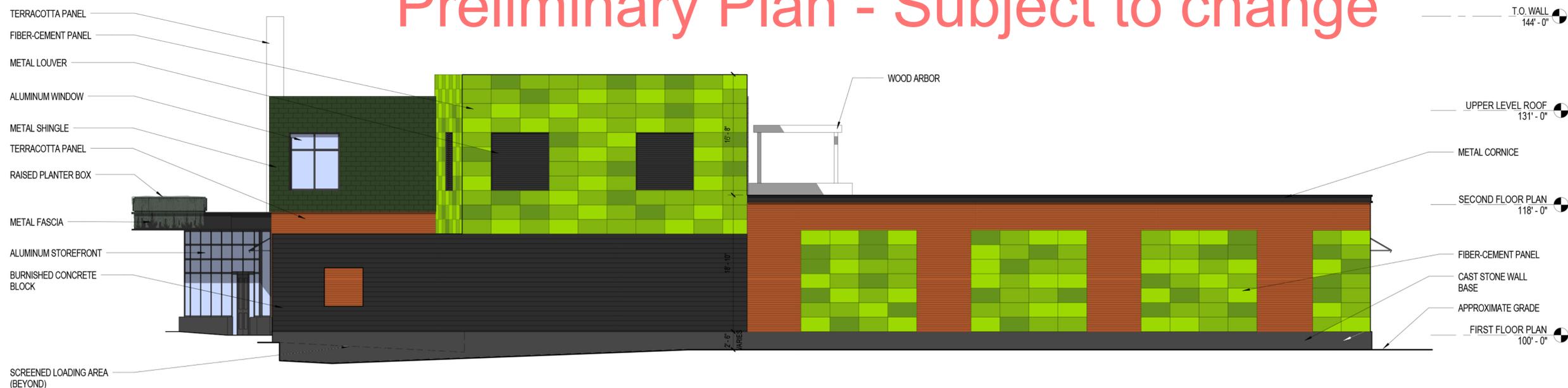
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DRAWING NO:

A3.02



1 EAST ELEVATION
1/8" = 1'-0"

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2 SOUTH ELEVATION
1/8" = 1'-0"



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PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
STREET VIEW

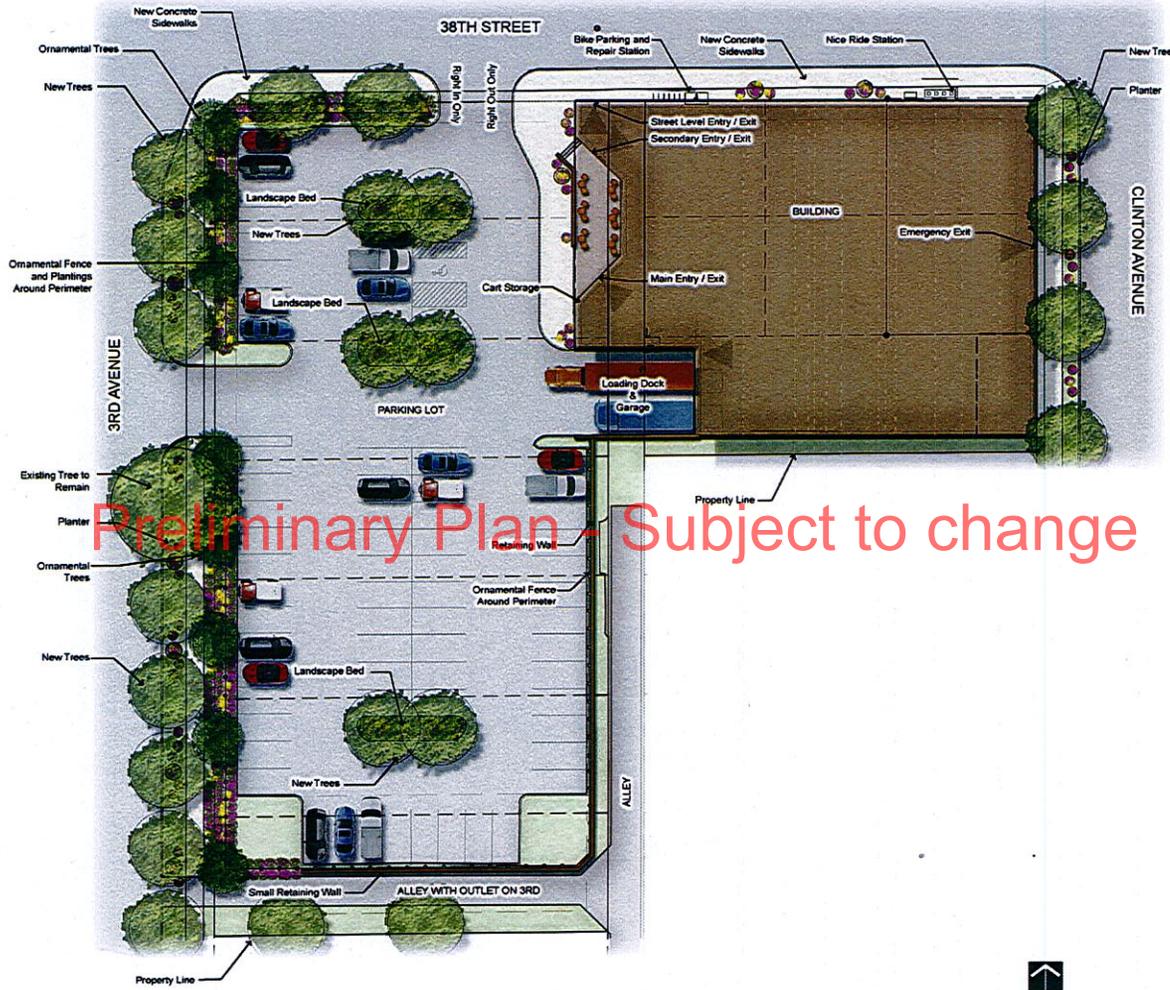
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PROJ. NO:
DRAWING NO:

A3.03



1 VIEW FROM 38TH STREET
NOT TO SCALE - FOR REFERENCE ONLY

Preliminary Site Plan



Preliminary Plan - Subject to change

1 PRELIMINARY SITE PLAN WITH CITY PREFERRED ALLEY DESIGN
Scale: 1" = 20'-0"

