

Department of Community Planning & Economic Development

250 South 4th Street, Room 300

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MEMORANDUM

DATE: March 6, 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 proposed project includes the construction of a two-story grocery store at the corner of 38th Street E and Clinton Avenue S and associated surface parking. The applicant was before the City Planning Commission Committee of the Whole on January 30, 2014, and has revised their plans based on feedback received at that meeting. Since the previous meeting, the plans have been revised to add an entrance in the center of the building facing 38th Street E. The building façade and streetscape have been further refined and the parking lot layout has been slightly modified to accommodate the proposed alley design. 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:

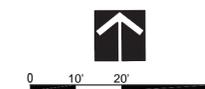
1. Rezoning from the R1A, Single-family district to the C1, Neighborhood Commercial district for the parcels at 3800-08 Clinton Avenue S, 3817 38th Street E and 3805-3815 3rd Avenue S.
2. Rezoning to add the TP, Transitional Parking Overlay district to the parcels at 3817-3825 3rd Avenue S.
3. A conditional use permit to increase the height of the building from 2.5 stories, 35 feet to 42.7 feet.
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 approximately 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 rear yard setback for the parking lot from five feet to 2.3 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. Alley vacation.
14. Plat.
15. Site plan review.

Regarding the alley vacation, the applicant and Planning staff have had additional conversations with Public Works regarding the alley vacation since the January Committee of the Whole meeting. Public Works is agreeable to the proposed alley design. However, there remain unresolved issues with the north-facing garage on the property at 3824 Clinton Avenue S. This needs to be addressed before Public Works will approve any alley vacation. To date, the applicant has been unsuccessful in attempts to contact this homeowner.

Staff has concerns about the number of variances requested. Of particular concern are the interior side yard setback variance and rear yard setback requirement. 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 rear yard setback from five feet to approximately 2.3 feet and no landscaping is proposed in this location. The site plan review chapter requires a landscaped yard a minimum of seven feet in width in this same location. Staff is recommending that, at a minimum, the applicant provide landscaping or other screening along the east

property line to provide a buffer between the large surface parking lot and the residential alley. 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.



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
3	02-25-2014	C.O.W. REVISED REVIEW SET
2	01-21-2014	C.O.W. REVIEW SET

NO	DATE	REVISION

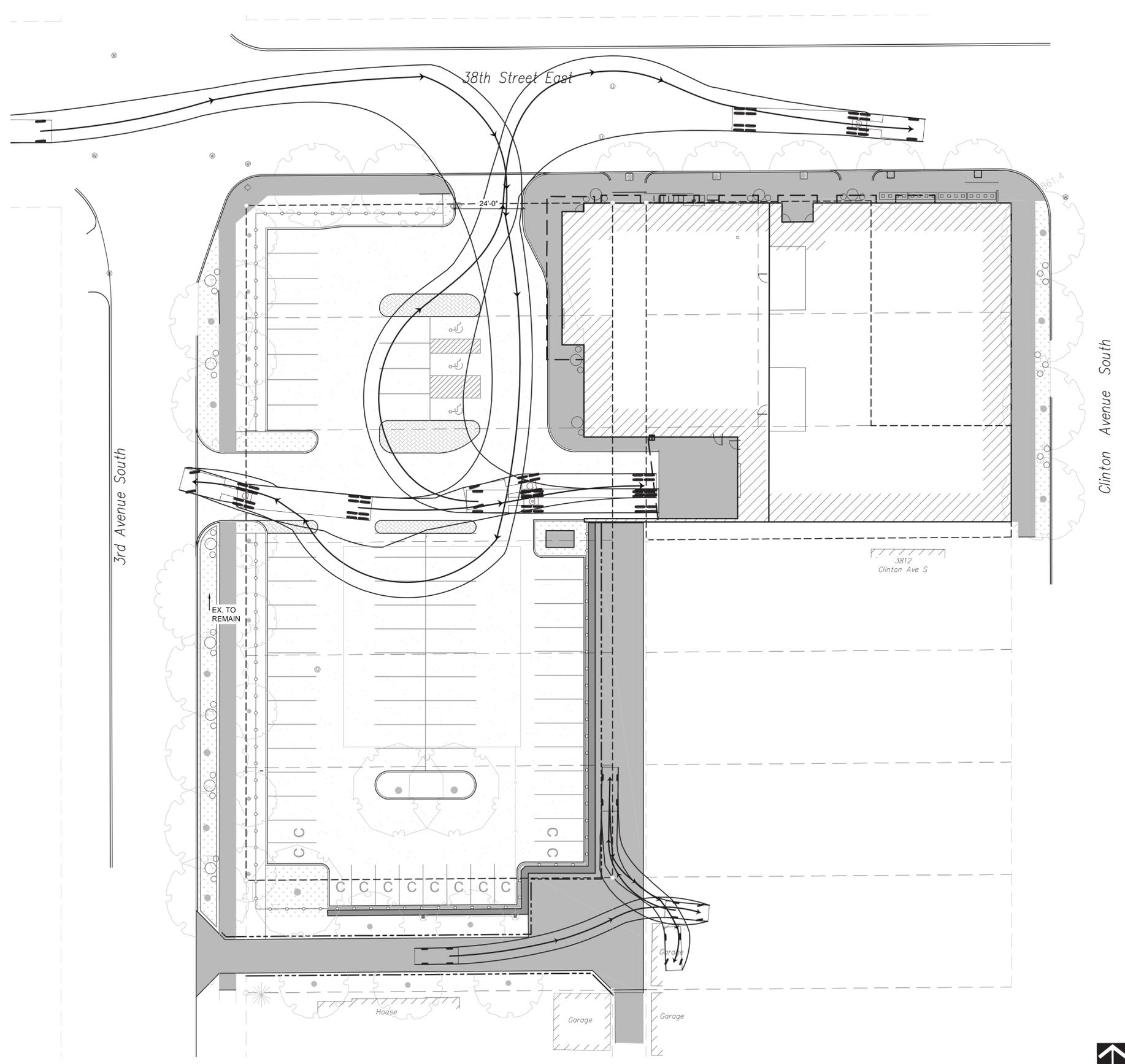
PRELIMINARY
NOT FOR CONSTRUCTION
02-25-2014

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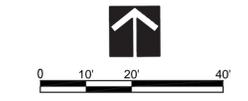
PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
SITE PLAN
CONCEPT A1



1 TRUCK TURNING DIAGRAM
Scale: 1" = 20'-0"



CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN 55406

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NO	DATE	ISSUED FOR
3	02-25-2014	C.O.W. REVISED REVIEW SET
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PROJECT NAME:
**Seward Co-op
Friendship Site**

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
TRUCK TURNING DIAGRAM



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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Seward
COMMUNITY CO-OP

CLIENT:
Seward Co-op

2823 E. Franklin Avenue
Minneapolis, MN55406

THIS SQUARE APPEARS 1/2"x1/2" ON
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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:
FIRST FLOOR PLAN

FILE: 130375 Seward Co-op A13 Central
DRAWN BY: RRG
CHECKED BY: LHB
PROJ. NO: 130375
DRAWING NO:

A2.01



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





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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Seward
COMMUNITY CO-OP

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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02/25/14

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PROJECT NAME:
Seward Co-op
Friendship Site

38th Street East
Minneapolis, MN 55409

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

FILE: 130375 Seward Co-op A13 Central
DRAWN BY: RRG
CHECKED BY: LHB
PROJ. NO: 130375
DRAWING NO:

A2.02



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

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