



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1  
 March 24, 2014  
 BZZ-6355

## LAND USE APPLICATION SUMMARY

*Property Location:* 2200 Park Avenue  
*Project Name:* Assisted Living  
*Prepared By:* [Kimberly Holien](#), Senior Planner, (612) 673-2402  
*Applicant:* Stallion Properties, LLC  
*Project Contact:* Yemmy Osonowo  
*Request:* To establish an assisted living use with 78 beds in the existing building at 2200 Park Avenue.

*Required Applications:*

<b>Conditional Use Permit</b>	To allow an assisted living use in the OR2, High-density Office Residence District.
<b>Variance</b>	To reduce the minimum vehicle parking requirement from 26 spaces to eight spaces.

## SITE DATA

<b>Existing Zoning</b>	OR2, High-density Office Residence District NP, North Phillips Overlay District
<b>Lot Area</b>	32,469 square feet / 0.74 acres
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Phillips West
<b>Designated Future Land Use</b>	Institutional
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	<a href="#">Phillips West Master Land Use Plan</a>

<b>Date Application Deemed Complete</b>	February 12, 2014	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	April 13, 2014	<b>End of 120-Day Decision Period</b>	N/A

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is located in the southwest corner of the intersection of Park Avenue and 22<sup>nd</sup> Street E. The site contains an existing building that was originally constructed as a single family home in 1892. The building was converted to a school in 1935 and became a nursing home in 1950. In 1963, a large addition was constructed to the rear of the building for use as a nursing home. To the south of this rear addition there is a small surface parking lot. The most recent use of the property was a community residential facility with 32 beds. The property has been vacant since approximately November 2012.

On April 30, 2013, the Heritage Preservation Commission considered the nomination of the property for designation as a local historic landmark. The Heritage Preservation Commission determined that the Property, known as the Sumner T. McKnight Mansion, appears to meet at least one of the local designation criteria. Thus, the property is currently under interim protection and a designation study is underway.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area contains a mix of uses. The properties to the north, south and east contain larger institutional and commercial uses including a clinic, a community residential facility and an office building. The properties west of the site contain residential uses of varying densities. There is a large park in the northeast quadrant of this intersection.

**PROJECT DESCRIPTION.** The applicant is proposing to establish an assisted living use with 78 beds within the existing building. The use will be operated by Amazing Love, LLC, a health care provider licensed by the Minnesota Department of Health. Services provided on site include skilled nursing services, physical therapy and postoperative care. The building has been used as a nursing home in the past and therefore is designed to accommodate the proposed use with little or no alterations to the building. In terms of the floor plan, the basement will contain a kitchen and storage areas. The patient rooms will be located on the first and second floors with two to four beds per room. The first floor also contains an office, reception area and day room.

The use will include a maximum of 18 staff people working at any one time. The staff includes a psychiatrist, a therapist/psychologist, two registered nurses, a nutritionist, two cooks, a human resources officer and ten nursing assistants. The nursing assistants will work in rotating shifts with 4-6 people per shift. The in-house psychiatrist may also provide outpatient services to clients. This is considered an accessory office use and is permitted in the OR2 district.

Assisted living is a conditional use in the OR2 district and the applicant has submitted an application for a conditional use permit accordingly. The parking requirement for assisted living is one space for every four beds. The applicant is proposing 78 beds, equating to a vehicle parking requirement of 26 spaces. There are eight existing spaces on site. The applicant has requested a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces accordingly. Please note, the public hearing notice stated that the parking variance was from 28 spaces to eight spaces. However, the applicant has since modified the application to reduce the number of beds, therefore reducing the parking requirement by two stalls.

**PUBLIC COMMENTS.** No comments were received from the West Phillips Neighborhood Organization as of the writing of this staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a an assisted living use in the OR2 district based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Establishing an assisted living facility on the site should not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards. The applicant will also be required to comply with all applicable licensing requirements of the Minnesota Department of Health.

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

Establishing an assisted living use with up to 78 beds in the existing building will not be injurious to the use and enjoyment of other property in the vicinity nor will it impede the normal and orderly development of surrounding property. The surrounding area is fully developed with a mix of residential densities, a clinic, a park, an office building and a community residential facility. The subject site has contained similar uses since the 1950s when it was first converted to a nursing home. The rear addition constructed in 1963 allowed for additional beds. The property was used as a nursing home until 1997 when it was converted to a community residential facility. The proposed use is consistent with the past use of the property and would allow for continued use of this currently vacant, historic building.

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

Access into the parking lot is from Oakland Avenue S. This condition is not proposed to change as part of the project. The historic mansion also has a porte cochere off of 22<sup>nd</sup> Street E for drop-off functions. All utilities and other necessary facilities are existing and adequate.

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

The proposed use should not contribute to traffic congestion in the adjacent public streets. The applicant has requested a variance to decrease the vehicle parking requirement from 26 spaces to 8 spaces. A full analysis of potential traffic impacts is included in the variance findings below.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed assisted living use would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Land Use 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.**

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.

**Land Use Policy 1.8: Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.

**Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.**

3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.

3.6.5 Promote accessible housing designs to support persons with disabilities and the elderly.

**Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of “reduce, reuse, and recycle” and revitalization for buildings and neighborhoods.**

8.7.1 Protect historic resources from demolition and explore alternatives to demolition.

Allowing an assisted living use with 78 beds to be established within the building is consistent with the above policies of the comprehensive plan. The proposal will allow for adaptive reuse of an historic building and provide an accessible housing type to support persons with long-term care needs.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

With the approval of the requested conditional use permit and variance, the proposal will comply with all application regulations of the OR2, High Density Office Residence district. When reviewing conditional use permit applications, staff also reviews parking lots for compliance with the applicable parking and loading design and maintenance requirements in Chapter 530, Site Plan Review. The existing parking lot is currently paved right up to the public sidewalk along Oakland Avenue. The area between the first parking stall and the public sidewalk is approximately four feet in width. As a condition of approval, this area will need to be landscaped with shrubs that are a minimum of three feet in height and 60 percent opaque. The parking lot will also need to be striped.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the to reduce the vehicle parking requirement from 26 spaces to 8 spaces based on the following [findings](#):

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 parking requirement for assisted living is one space for every four beds. The applicant is proposing 78 beds, equating to a vehicle parking requirement of 26 spaces. There are eight existing spaces on site. The applicant has requested a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces accordingly.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is proposing adaptive reuse of an historic building with an existing parking lot that only contains eight spaces. The property is currently under interim protection while a designation study is conducted. An expansion of the existing parking lot would not be in keeping with the historic character of the site. The property has consistently been used for higher intensity residential uses, including a nursing home and community residential facility, since the 1950's with the eight parking spaces on site. The site is also uniquely situated one block from regular, midday transit service along Franklin Avenue. These unique circumstances have not been created by the property owner.

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.*

Staff finds that the applicant is proposing to use the property in a reasonable manner consistent with the spirit and intent of the ordinance and comprehensive plan. The intent of parking and loading regulations are established to recognize the parking and loading needs of uses and structures, to enhance the compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. While the parking requirement is based on the number of beds, the residents in the building will not drive or have vehicles on site. According to the statement submitted by the applicant, there will be a maximum of 12 employees on the site at any one time. Two Metro Transit bus lines with midday service run along Franklin Avenue, which is one block north of the site. There is also a fairly significant amount of on-street parking available along each of the three public streets that border the site; Park Avenue, 22<sup>nd</sup> Street E and Oakland Avenue. Park Avenue is a dedicated bikeway and includes a designated bike lane. To encourage employees to utilize alternative modes of transportation, staff is recommending that the applicant provide a minimum of four bicycle parking spaces on site as a condition of approval.

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.*

Staff finds that the granting of this variance would not negatively alter the essential character or be injurious to the use or enjoyment of other property in the area. The applicant is adaptively reusing an historic building with limited parking and alternative forms of transportation are available in the area. Ample on-street parking is also available. As noted above, staff is recommending that bike parking be

added to the site as a condition of approval. Staff finds that the proposed variance will not be detrimental to the health, safety or welfare of the general public.

## RECOMMENDATIONS

### **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 application for a conditional use permit to allow an assisted living use with 78 beds at the property located at 2200 Park Avenue, subject to the following conditions:

1. 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.
2. A landscaped yard a minimum of four feet in width with planting a minimum of three feet in height and 60 percent opaque shall be provided between the parking lot and the public sidewalk along Oakland Avenue, in compliance with Section 530.170 of the zoning code.
3. All parking stalls shall be properly striped in compliance with Section 541.320 of the zoning code.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the vehicle parking requirement from 26 spaces to eight spaces at the property located at 2200 Park Avenue, subject to the following conditions:

1. A minimum of four short-term bicycle parking spaces shall be provided on site.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence
3. Zoning map
4. Site plan
5. Floor Plans
6. Photos

# Amazing Love, LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-561-3434 Fax: 763-561-3636

Email: amazinglovelc@aol.com

City of Minneapolis

Community Planning & Economic Development

Development Services Division

250 South 4<sup>th</sup> Street, Room 300

Minneapolis, MN 55415-1316

01/21/2014

## Proposed Use for 2200 Park Avenue South, MN 55404

Amazing Love, LLC is a full-fledged health care provider licensed by the Minnesota Department of Health as a Class A and a Class F provider. We provide both assisted living services and home health care to the community. Some of the services we provide are:

- Skilled Nursing Services
- Physical Therapy
- Vent Care
- Home Health Care

The property will comprise of both office space and a 78-bed assisted living facility for vulnerable adults. It will have amenities such as recreational rooms, conference room, fitness room, spirituality/meditation room and counseling rooms.

When fully functional, the staff strength will be about 18.

. This comprises of:

- An in-house Psychiatrist to provide inpatient and outpatient services to our clients in the facility and our other locations.

- A Therapist/Psychologist
- 2 Registered Nurses
- Nutritionist
- 2 Cooks
- Human Resources Officer
- 10 Nursing Assistants. They will be working rotating shifts. There will be 4-6 Nursing Assistants per shift.

Attached are copies of our licenses and brochure.

A handwritten signature in black ink, appearing to read 'Yemmy Osonowo', with a stylized flourish at the end.

Yemmy Osonowo

Administrator

## YORKSHIRE MANOR HISTORY

### "THE STORY OF A HOUSE---2200 PARK AVENUE"

In 1870 the city of Minneapolis had reached a population of 14,000. Just one year before, in 1869, 33-year old Sumner T. McKnight came to Minnesota from Truxton, N.Y. He became involved in the lumber business and settled in Minneapolis, residing at 97 South 10th Street. By this time, 1880, the city had tripled in size and claimed 47,000 residents. Nicollet Avenue was lined with the mansions of prominent citizens.

The first deed recorded on the property was in 1877 when Sally Farrand Morley sold 2200 Park to George Merriam. He gave his name to the general area in South Minneapolis still called the George Merriam Addition.

Sumner T. McKnight, by then president of the Northwest Lumber Co., perhaps felt the pressures of the growing city which numbered 165,000 in 1891. He purchased the property at 2200 Park for \$20,000 from George Merriam.

In July 1891 building permits were taken out for a 50'X80' foundation with a frame dwelling. (Cost; \$2,500) The following May, 1892, a permit was granted for the stone veneer dwelling. (Cost; \$30,000)

Perhaps because of the lack of city building codes, certain conditions could be made as to use of property. Mr. McKnight was bound to the following stipulations as to the use of his new property:

1. The property could be used as a private residence only.
2. The dwelling must be 75 feet from Park Avenue.
3. Residence must be facing Park Avenue (meaning living rooms must be facing Park Avenue, but entrance should be on 22nd Street).
4. Additional conditions were set up regarding out-buildings and their location.

The house completed in 1893, was designed by architect Charles Sedwick. He is also responsible for the old YMCA, University of Minnesota Library, old Dayton Co., Boutell's, Westminster Presbyterian Church, and Andrew Presbyterian Church.

The house was fireproofed by four inches of cement in every floor. The basement had an enclosure that would make a bomb shelter for at least 15 persons. The walls and ceiling in the enclosure are of stone and 3 feet thick. It also states in a 1951 Minneapolis Tribune article that hair from the tails and manes of 20,000 horses was used as insulation.

In 1935 permission was granted by city planners to allow the house to be used as a private school, Northwest College of Speech Arts. The house was on the verge of being dismantled when the city saved the landmark.

When it was sold in 1950 and became a rest home, the updating of heating and plumbing became necessary. A dumbwaiter was installed in 1958, an exhaust fan in 1960, kitchen remodeling in 1961. In 1963 the barn was razed (\$800), elevators installed (\$13,000), and an addition constructed (\$163,000) to create a contemporary nursing home.

2200 Park Avenue is presently known as Yorkshire Manor. It provides quality care for 84 residents.

The above article was researched and written by Shirley Russell, Volunteer.



# Stallion Properties LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-923-9413 Fax: 763-561-0104

City of Minneapolis

Community Planning & Economic Development

Development Services Division

250 South 4<sup>th</sup> Street, Room 300

Minneapolis, MN 55415-1316

01/21/2014

## RE: Variance for 2200 Park Avenue South, MN 55404

We hereby request for variance for hard surfacing parking for the property mentioned above.

We are requesting for eighteen (18) additional parking spaces in addition to the eight (8) parking spaces already existing on the property. This brings the total parking spaces to twenty six (26).

- The property was previously an 84-bed nursing home. Parking regulations at that time are different from what exists at present.  
It was most recently used as a 32-bed rehabilitation care facility and because of its use, the available parking spaces were adequate.  
The additional parking is required to accommodate the parking needs of our staff.
- The proposed use of the property will be in a reasonable manner by ensuring that the spirit and intent of the ordinance and comprehensive plan are kept.
- The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of the properties in the vicinity. It will not be detrimental to health, safety or welfare of the general public or of those utilizing the property or properties nearby.

Traffic congestion in public streets will be minimal since staff will be working rotating shift and there are plenty of parking spaces on the property to accommodate staff's needs.

A handwritten signature in black ink, appearing to read 'Yemmy Osonowo', written in a cursive style.

Yemmy Osonowo

Executive Director

# Stallion Properties LLC

5724 Bass Lake Road, Crystal, MN 55429

Tel: 763-923-9413 Fax: 763-561-0104

Email: stallionproperties1@gmail.com

Phillips West Neighborhood Organization

2400 Park Avenue S. #240

Minneapolis, MN 55404

11/12/2013

RE: Conditional Use Permit for 2200 Park Avenue South, MN 55404

We hereby request for Conditional Use Permit for the property mentioned above.

We are proposing to use the property as both office space and assisted living facility for vulnerable adults.

- The property was previously used as a nursing home. The operation of the conditional use will therefore not be detrimental to public health, safety or welfare. It will provide needed service to the community and the neighborhood as a whole.
- The property has been empty for one year and becoming detraction in the neighborhood. The conditional use of the property is an added value to the neighborhood without impeding the normal and orderly improvement of surrounding properties. It will also minimize opportunities for vandalism and transience.
- Existing utilities, access roads, drainage and necessary facilities are sufficient and adequate.
- Traffic congestion in public streets will be minimal since staff will be working rotating shifts and there are plenty of parking spaces on the property to accommodate staff's needs. The residents of the proposed use of the property do not have vehicles and do not drive.
- The conditional use of the property is for a health care facility which will promote the integration of major public and private institutions in the city. It will preserve the stability and diversity of the city's neighborhood while allowing for increased density in order to attract and retain long-term residents and business. It will also support the

development of neighborhood businesses by bringing more jobs and housing to the community.

A handwritten signature in black ink, appearing to read 'Yemmy Osorowo', with a stylized flourish at the end.

Yemmy Osorowo

Executive Director

**re: hearing of 2200 Park Ave**

 Jim & Kathy Abens <jkabens@charter.net>

 You replied to this message on 3/13/2014 8:59 AM.

Sent: Wed 3/12/2014 8:21 PM

To:  Holien, Kimberly

Cc:  Matt Abens

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We own the property at 2209 and 2211 Portland Ave. We support the land use application for an assisted living facility at the address of 2200 Park Ave. It would benefit the neighborhood greatly to have that empty building be open and functioning as an assisted living facility.

Please register our comments with the Planning Commission or Department. Thank you.

James and Kathy Abens ( trustees for Abens- Olson Chiropractic 401; owner of 2211 Portland Ave) Home address: Eau Claire

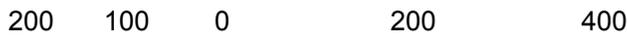
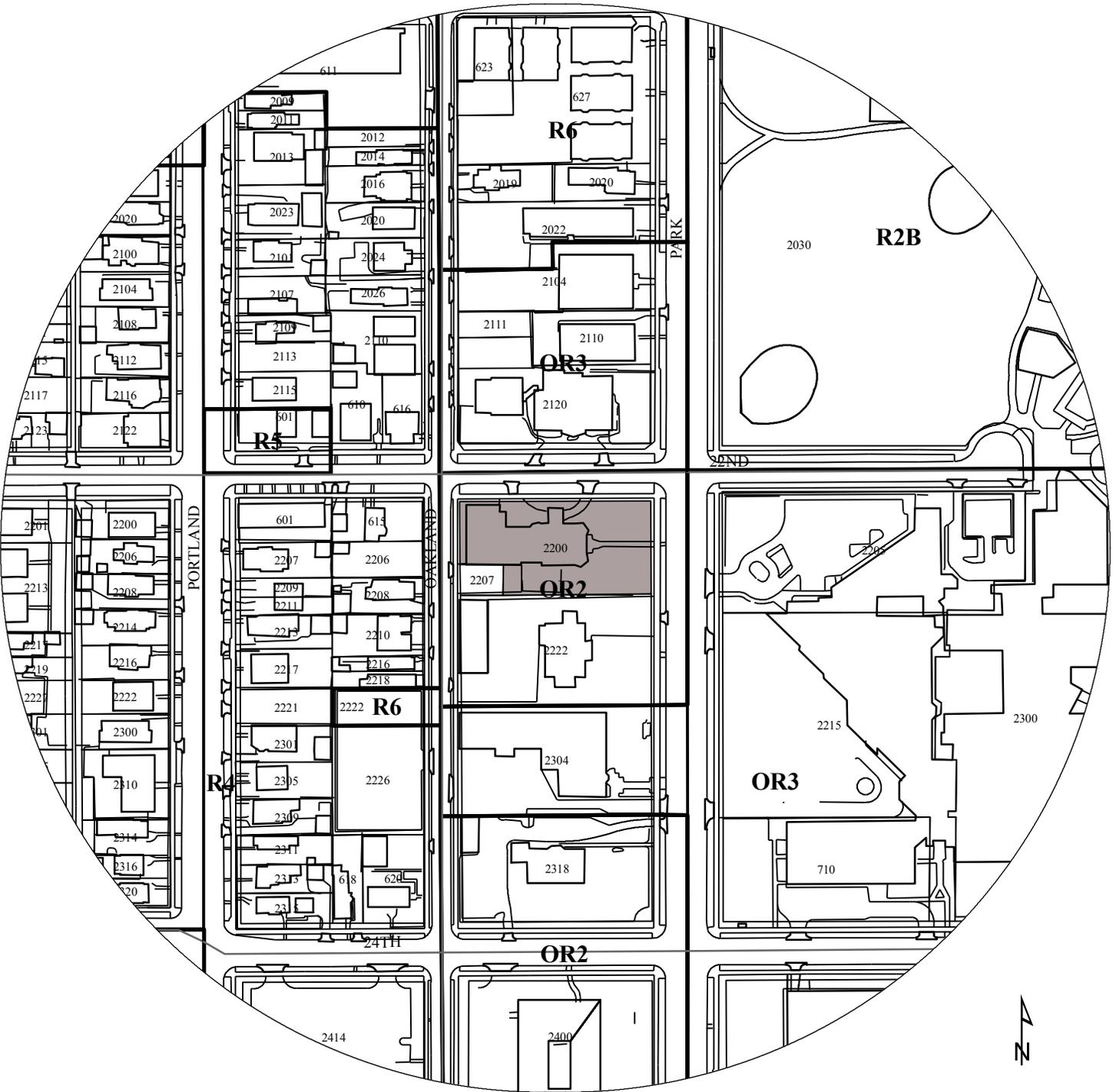
WI,  
832-4446

phone 715-

Matthew Abens ( owner/resident of 2209 and rental manager for 2211 Portland Ave) , Home Address: 2209 Portland Ave, phone 715-456-6471

NAME OF APPLICANT

WARD

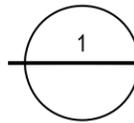
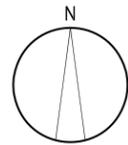
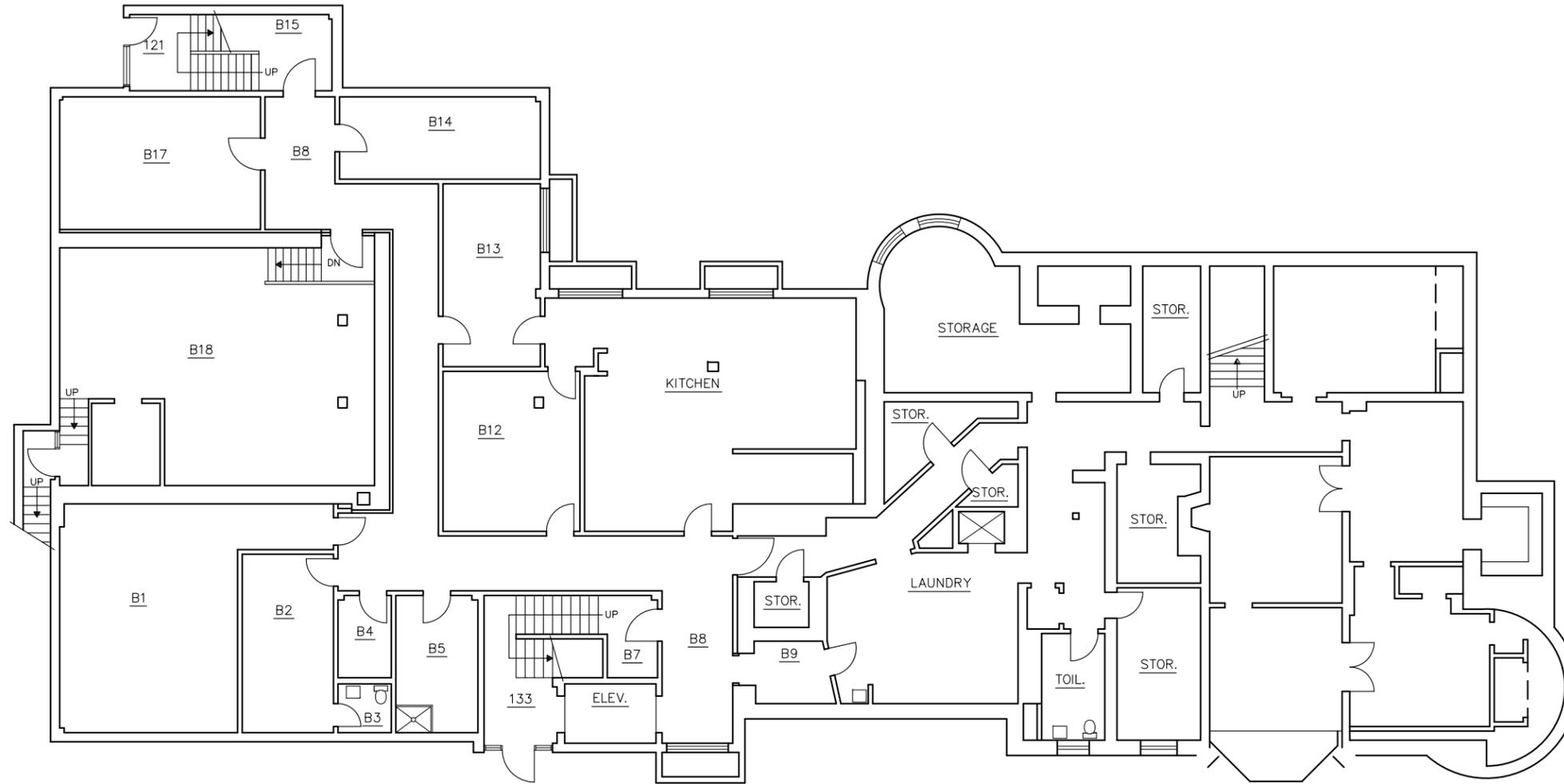


PROPERTY ADDRESS  
**2200 Park Avenue**

FILE NUMBER  
**BZZ-6355**



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EXISTING BASEMENT PLAN

1/16"=1'-0"

2748 Hennepin Avenue South  
 Minneapolis, Minnesota 55408  
 612.870.7507 (p)  
 612.870.7509 (f)  
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ARCHITECTURE & DESIGN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

24341

ARCHITECT

LICENSE NO.

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AMAZING LOVE  
 CARE FACILITY

2200 PARK AVENUE SOUTH  
 MINNEAPOLIS, MN

ISSUE DATE

REVIEW 2013 NOV 1

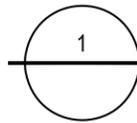
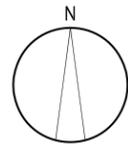
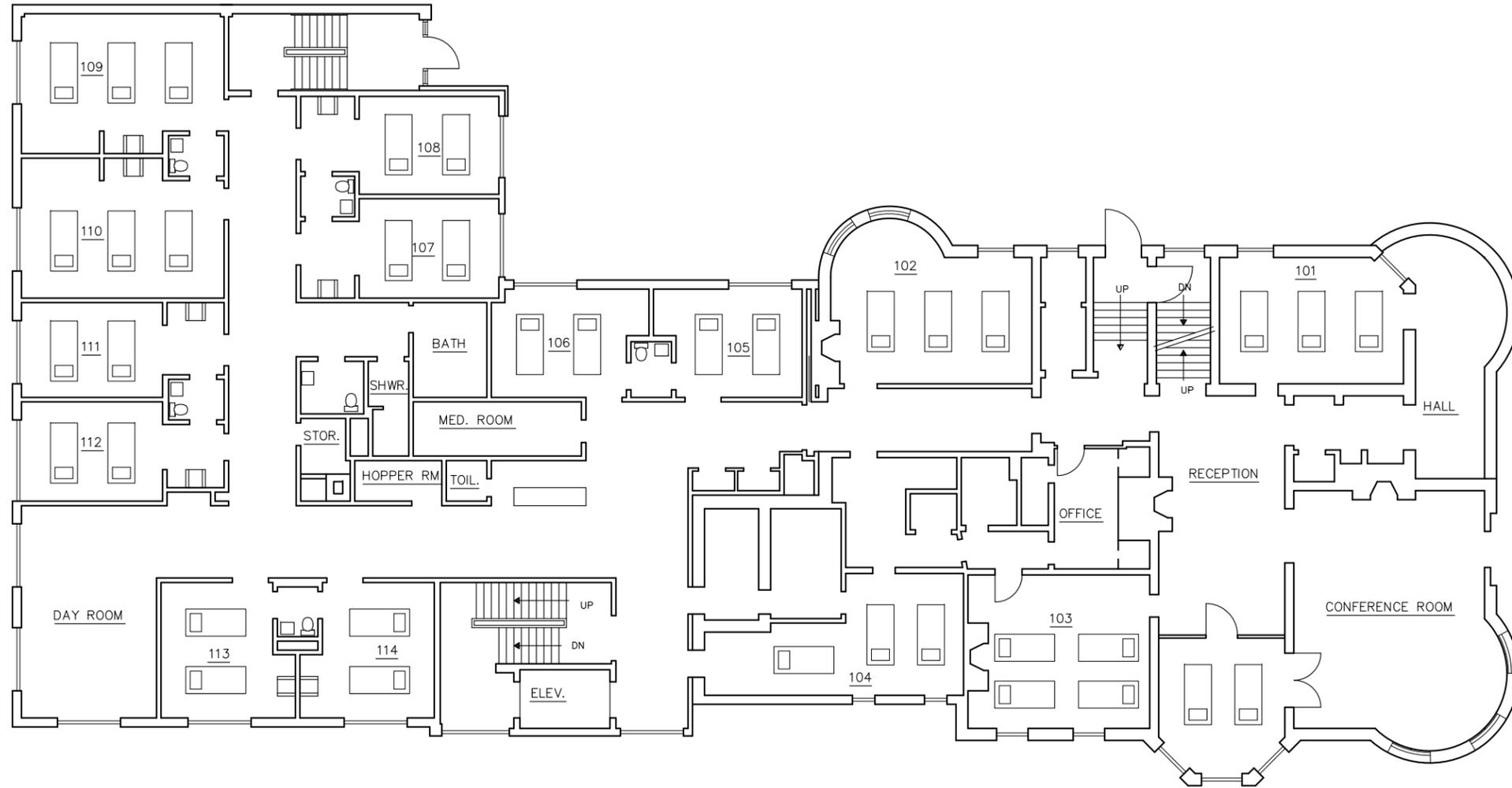
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**EXISTING MAIN LEVEL PLAN**

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*[Signature]* 24341  
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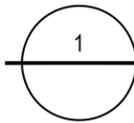
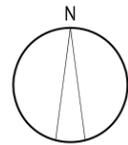
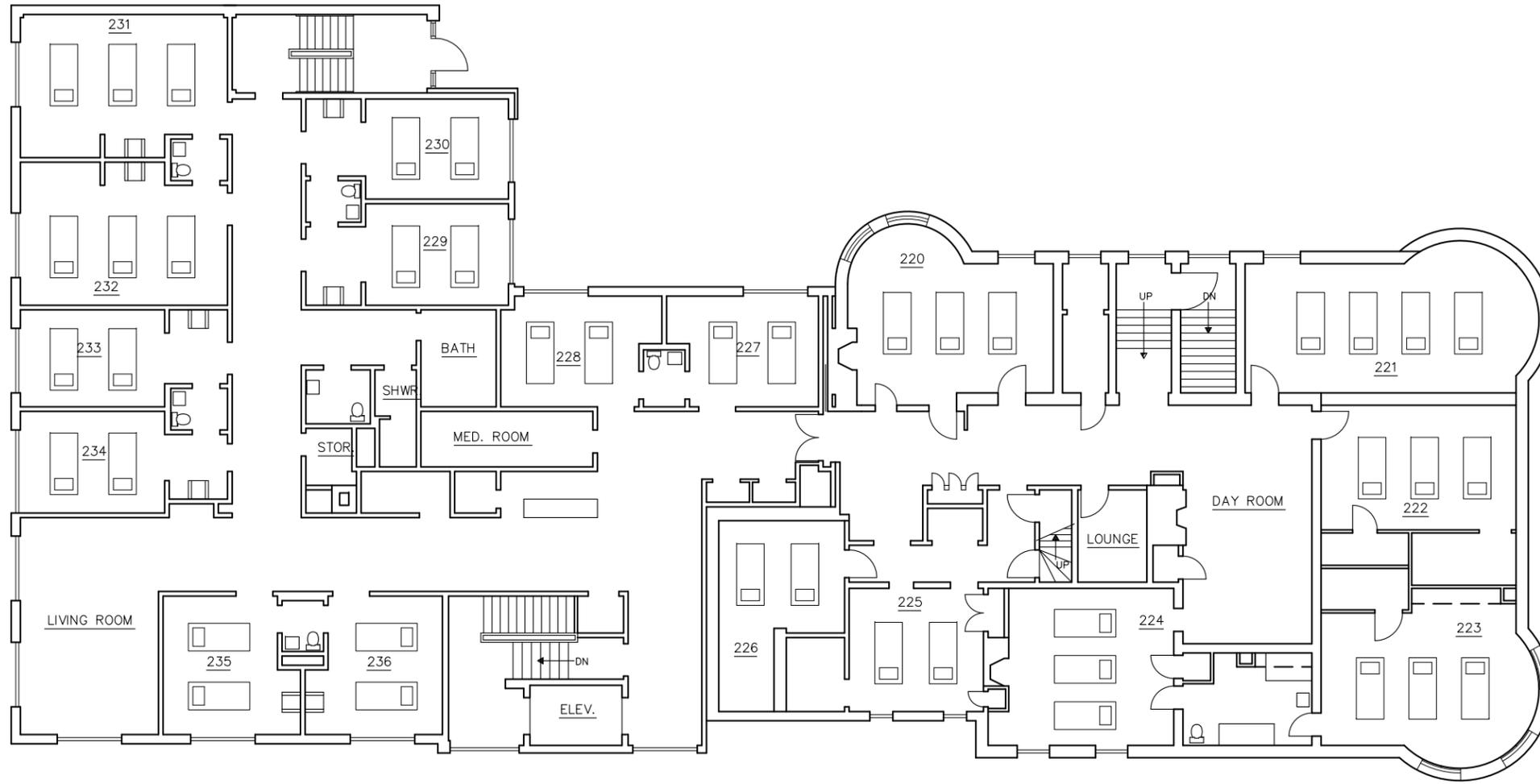
**AMAZING LOVE  
 CARE FACILITY**  
 2200 PARK AVENUE SOUTH  
 MINNEAPOLIS, MN

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PERMIT	2014 JAN 29

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1 EXISTING SECOND LEVEL PLAN  
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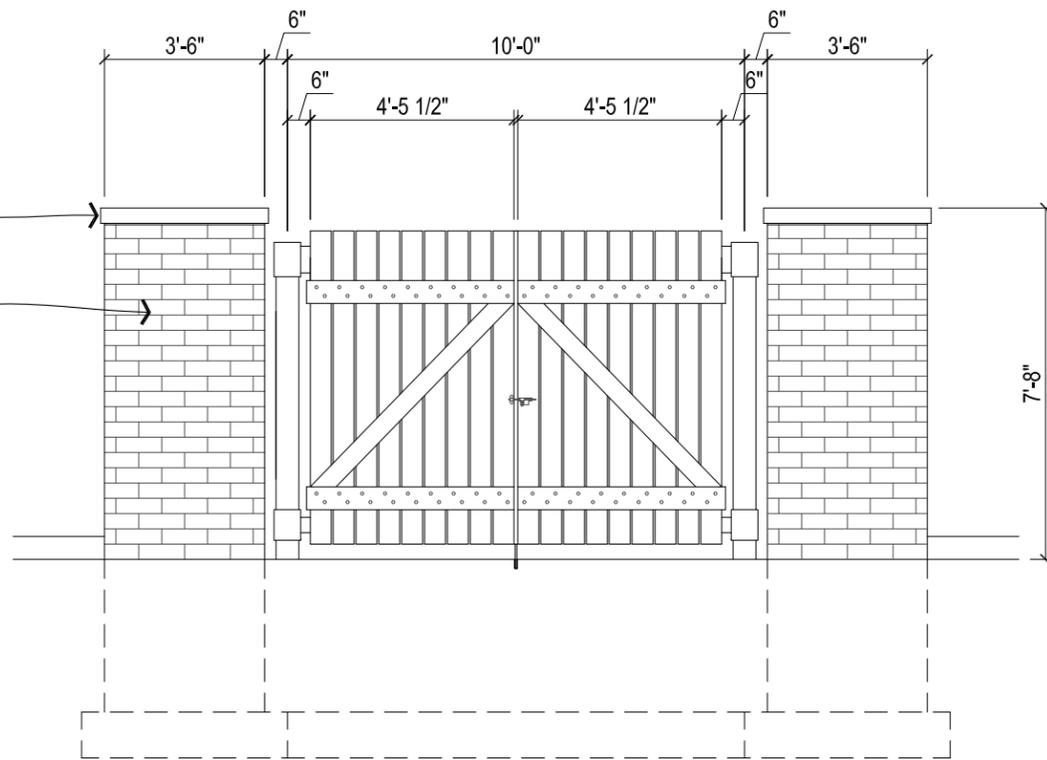
**AMAZING LOVE  
CARE FACILITY**  
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REVIEW	2013 NOV 1
PERMIT	2014 JAN 29
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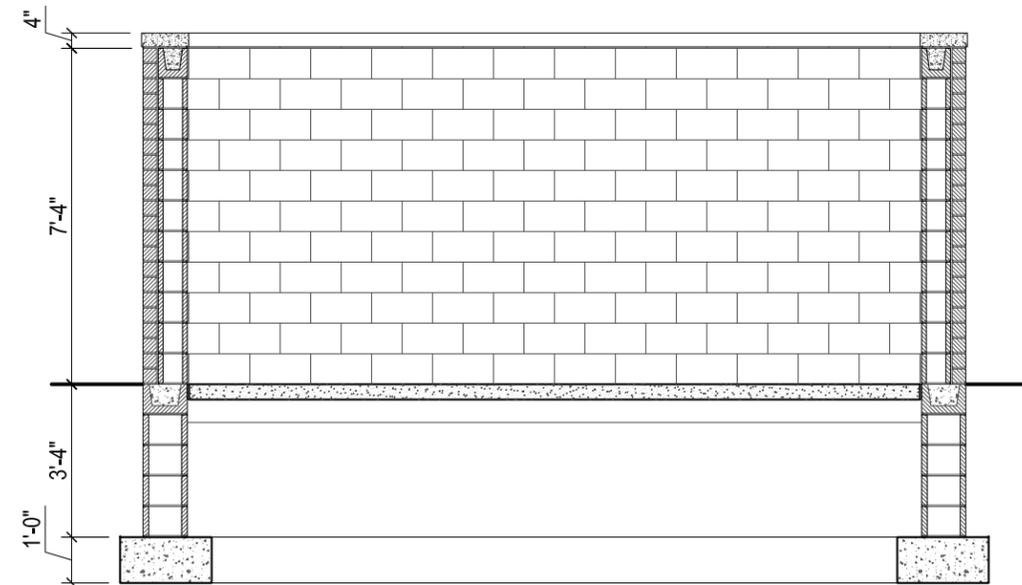
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PRECAST  
CONCRETE CAP  
BRICK OR STONE  
TO MATCH  
BUILDING



1 DUMPSTER ELEVATION  
1/4"=1'-0"



2 DUMPSTER SECTION  
1/4"=1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

*William* 24341  
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CARE FACILITY  
2200 PARK AVENUE SOUTH  
MINNEAPOLIS, MN

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ARCHITECTURE & DESIGN

*AERIAL VIEW*

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\*Outline approximate

# YORKSHIRE MANOR PROPERTY



**2200 PARK AVE SO ADDITIONAL**  
*Mansion portico and carriage/car drop-off entrance*



**Rear of addition facing SE**



**Rear of addition from Oakland Ave**



**Rear view towards proposed new**

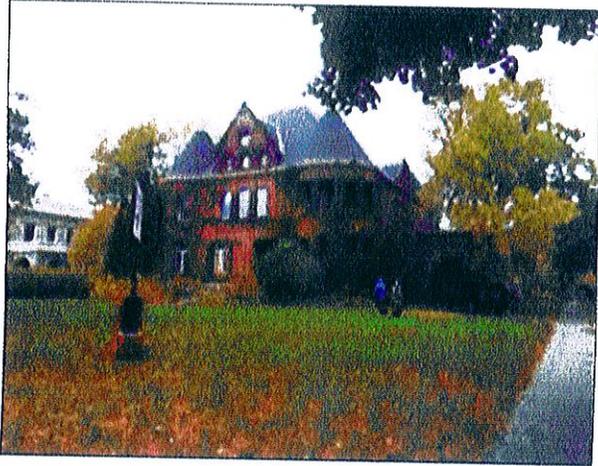


**Closeup of Mansion Portico from 22 St**

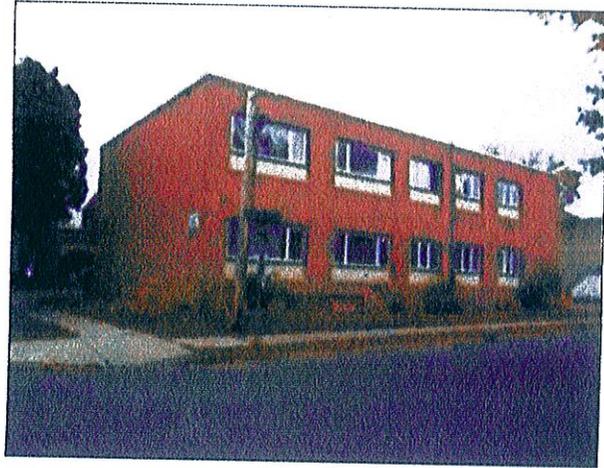


**Area of proposed added parking rear**

SUBJECT PHOTOGRAPHS



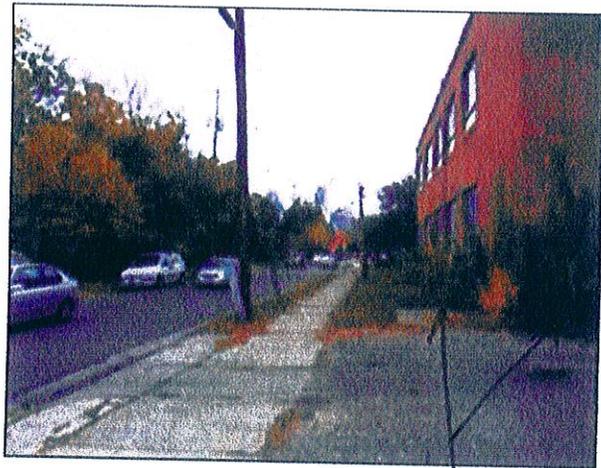
Front View



Rear View



Side View



Looking north on Oakland Avenue South

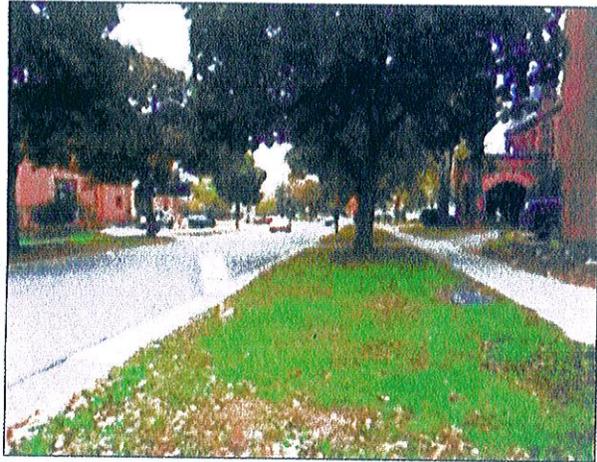
*Existing parking*

*Enclosed  
Trash Can  
Recycle*

Subject Photographs -- continued



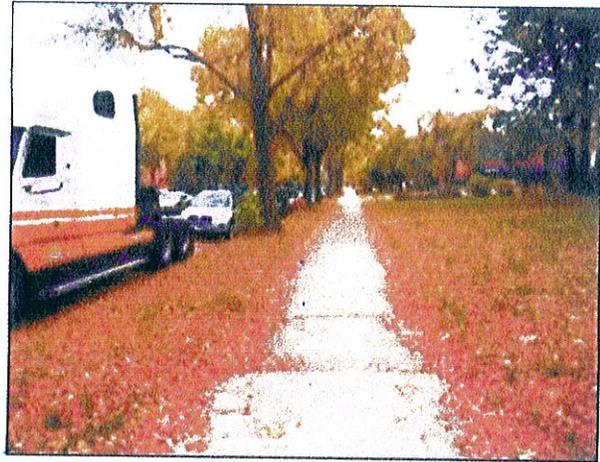
Looking south on Oakland Avenue South



Looking east on 22nd Street East



Looking north on Park Avenue South



Looking south on Park Avenue South

# YORKSHIRE MANOR PROPERTY



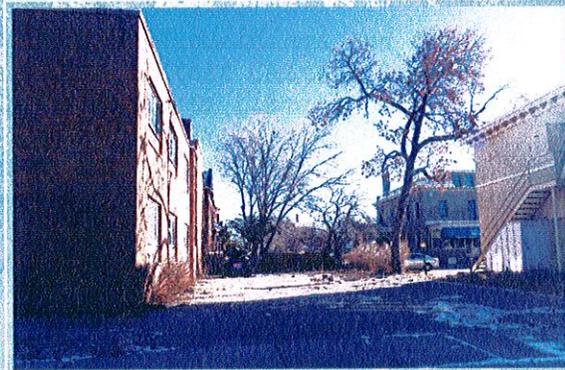
**2200 PARK AVE SO ADDITIONAL**  
*Mansion portico and carriage/car drop-off entrance*



**Rear of addition facing SE**



**Rear of addition from Oakland Ave**



**Rear view towards proposed new**



**Closeup of Mansion Portico from 22 St**



**Area of proposed added parking rear**

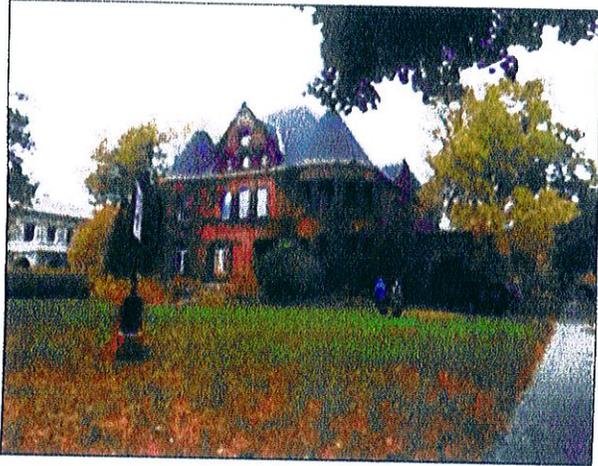
*AERIAL VIEW*

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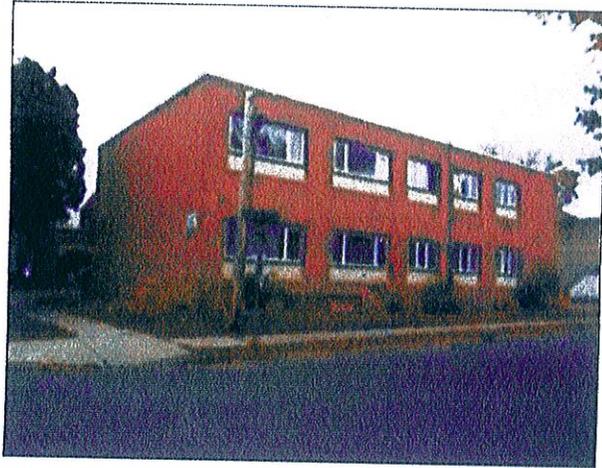


\*Outline approximate

SUBJECT PHOTOGRAPHS



Front View



Rear View



Side View



Looking north on Oakland Avenue South

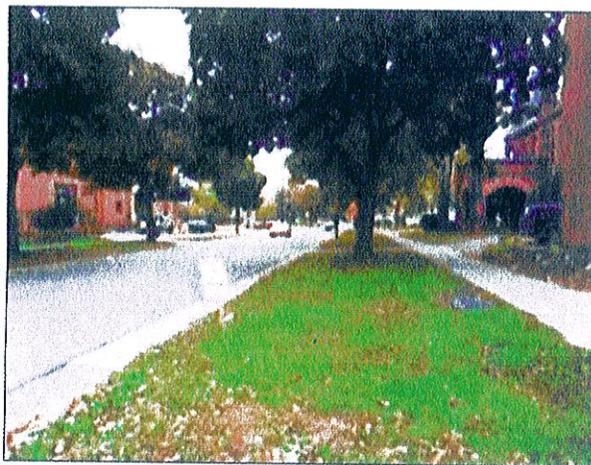
*Existing parking*

*Enclosed  
Trash  
Recycle*

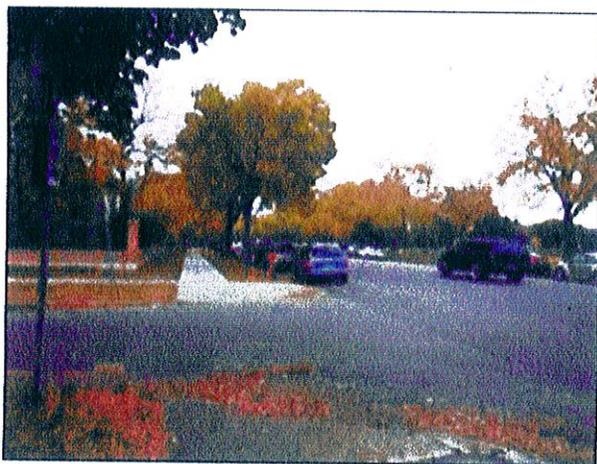
Subject Photographs -- continued



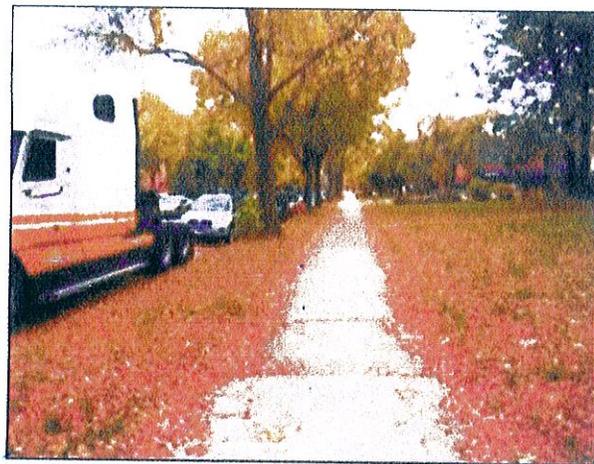
Looking south on Oakland Avenue South



Looking east on 22nd Street East



Looking north on Park Avenue South



Looking south on Park Avenue South