



CPCD STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4
April 23, 2014
BZZ-6469

LAND USE APPLICATION SUMMARY

Property Location: 3520 43rd Street East
Project Name: Metro Taxi & Limo
Prepared By: [Shanna Sether](#), Senior City Planner, (612) 673-2307
Applicant: Metro Taxi & Limo, LLC
Project Contact: Javad Feghahati
Request: To allow a new taxi service, specifically for fleet maintenance and office only

Required Applications:

Conditional Use Permit	To allow for a new taxi service (fleet maintenance and office only).
Variance	Of the specific development standards to allow for a new taxicab service less than 300 feet to a residence or office-residence district.
Site Plan Review	For an automobile services use.

SITE DATA

Existing Zoning	11 Light Industrial District 1L Industrial Living Overlay District
Lot Area	11,013 square feet / .25 acres
Ward(s)	12
Neighborhood(s)	Longfellow Community Council
Designated Future Land Use	Transitional Industrial
Land Use Features	Not applicable
Small Area Plan(s)	46th and Hiawatha Station Area Master Plan

Date Application Deemed Complete	March 28, 2014	Date Extension Letter Sent	
End of 60-Day Decision Period	May 27, 2014	End of 120-Day Decision Period	

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The previous use of the property was concrete mixing and fleet maintenance; a general industrial use which is nonconforming in the 11 Light Industrial District. The applicant is currently using the property for a taxi service for fleet maintenance and office functions only.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are a variety of uses in the surrounding area. The predominant land use is single-family dwellings to the north and east along Snelling and Dight Avenues. The property across 43rd Street East to the south is a 163-unit multiple family dwelling. Land uses to the west include railroad property and industrial warehouses.

PROJECT DESCRIPTION. The applicant is currently using the property for a taxi service for fleet maintenance and office functions only. The applicant has indicated that taxicabs undergo regularly scheduled maintenance, including oil changes and tire services. The taxicabs are operated and stored by the drivers off-site. Dispatch is also conducted off-site. The applicant has also indicated that office functions, including new hiring will occur at this location. Taxi services are a conditional use in the 11 Light Industrial District. Further, taxi services are a transportation use, which are subject to site plan review.

PUBLIC COMMENTS. Staff has not received public comments regarding the requested land use approvals. Any 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 taxi service for fleet maintenance and office functions only, 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.*
The applicant has indicated that the activity conducted on-site will mainly be for regularly scheduled fleet maintenance, an activity that has occurred on the site for many years. In addition, the property will be used for office functions related to the business. The taxicabs are operated and stored by the drivers off-site. Dispatch is also conducted off-site. The applicant has also indicated that office functions, including new hiring will occur at this location. Therefore, staff finds that the establishment of a taxicab service should not prove detrimental to public health, safety, comfort or general welfare.
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.*

There are a variety of uses in the surrounding area. The predominant land use is single-family dwellings to the north and east along Snelling and Dight Avenues. The property across 43rd Street East to the south is a 163-unit multiple family dwelling. Land uses to the west include railroad property and industrial warehouses. The applicant has indicated that taxicabs will be scheduled

during specific times for maintenance. The applicant has demonstrated sufficient area to park 6 vehicles indoors and no vehicles will not be stored outdoors overnight. Staff is recommending additional landscaping and screening of the parking area at the rear of the site. With the proposed improvements, the proposed use should have little effect on surrounding properties.

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

Utilities and access roads are existing and adequate. Public Works will review the site plan through preliminary development review to ensure that drainage is maintained per their standards.

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

The parking requirement for a taxicab service is one space per 500 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of four spaces) plus one space per two service bays. The gross floor area, not including service bays is 5,620 square feet and there are 3 service bays. Therefore, the minimum parking requirement for the use is 5 spaces. The previous use of the building required a minimum of 9 off-street parking spaces and 3 spaces were provided. The applicant is now proposing to provide 4 off-street parking spaces at the rear of the site and there is additional space for 6 more vehicles inside the building. Therefore, staff finds that adequate measures have been or will be taken to minimize traffic congestion of the public streets.

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

The proposed development 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.

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

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

Staff comment: The subject property is designated as transitional industrial on the future land use map. Transitional industrial districts may transfer to another use over time, while Industrial Employment Districts are preserved for industrial use. The proposed taxicab service will allow for on-site fleet maintenance and office functions only. The property was also located within the 46th and Hiawatha Station Area Plan. The Plan does not offer any additional guidance for the reuse of this site. With the recommended site improvements, staff finds that the proposed use is consistent with the above policies of the comprehensive plan.

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

If the requested land use and zoning applications are approved, the proposal will comply with all provisions of the I1 Light Industrial District.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the specific development standards to allow for a new taxicab service to be located less than 300 feet from a residence or office-residence district 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.*
Staff finds that practical difficulties existing in complying with the ordinance due to the historic land uses on the site and the location of the residential uses and districts. The zoning code requires that new taxicab services in the I1 Light Industrial District be a minimum of 300 feet from a residence or office residence district. The previous use of the property was concrete mixing and fleet maintenance; a general industrial use which is nonconforming in the I1 Light Industrial District. Minor automobile repair also requires a minimum distance of 300 feet from an R or OR district. The properties immediately across Dight Avenue are zoned R1A Single-Family District and across 43rd Street East is zoned R5 Multiple Family District. The block where the subject property is located has been zoned Light Industrial since 1924, as well as the properties on the east side of Dight have been zoned for low-density residential uses. 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.*
Staff finds that the applicant is proposing to utilize the property in a reasonable manner consistent with the spirit and intent of the ordinance. The previous land use was nonconforming and would first be allowed in the I3 General Industrial District. In addition, fleet maintenance occurred on the property, as well, and is subject to the same distance requirements in Chapter 536 Specific Development Standards as the taxicab service. The applicant is proposing to allow for a new taxicab service for fleet maintenance and office functions. Staff finds that the applicant is proposing to move the property closer to conformance through the change in land use and the recommended site improvements.
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 proposed variance will not alter the essential character of the locality due to the historic industrial use of the property. The property was originally constructed in 1932 as a brick and tile store. In 1951, the property received a special council permit for an addition to the rear of an existing tool and die company. Most recently the property was used for concrete mixing and fleet maintenance, a general industrial use. Further, staff finds with the recommended site improvements the proposed variance will not be injurious to the use or enjoyment of property in the vicinity. The applicant has indicated that the activity conducted on-site will mainly be for regularly scheduled fleet maintenance, an activity that has occurred on the site for many years. In addition, the property will be used for office functions related to the business. The taxicabs are operated and stored by the

drivers off-site. Dispatch is also conducted off-site. The applicant has also indicated that office functions, including new hiring will occur at this location.

If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or those utilizing the property. The proposed taxicab service will be required to comply with environmental regulations for venting of the repair area, storage of oil, etc.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – Meets requirements

- The existing building is located at the corner of Dight Avenue and 43rd Street East. The building is located along the property lines on both streets.
- The existing building is located at the corner of Dight Avenue and 43rd Street East. The building is located along the property lines on both streets.
- There are two principal entrances; one faces Dight Avenue and one faces 43rd Street East.
- The on-site accessory parking is located at the rear of the principal building. Additional parking area is provided within the enclosed building.
- There are no blank, uninterrupted walls exceeding 25 feet in length.
- The exterior materials facing Dight Avenue, 43rd Street East and the north interior side yard are brick. The rear elevation is cement block.
- The ground level functions are devoted to office and service areas along Dight Avenue and 43rd Street East.
- The roof pitch is flat, which is consistent with surrounding buildings.

Access and Circulation – Meets requirements with Conditions of Approval

- Well-lit walkways at least 4-ft in width to connect building and adjacent public sidewalk and any on-site parking.
- There are no transit shelters near or incorporated into the development.
- Vehicular access is through the existing alley.
- With the proposed landscaping improvements, the impervious surface will be reduced on the site.

Landscaping and Screening – Requires alternative compliance

- The applicant is required to provide 478 square feet (20%) of landscaped area, one canopy tree and 5 shrubs. Seven feet of landscaping is required along the north property line, due to the adjacent residential use. Seven feet of landscaping is required along the south property line, along the public street. The applicant is not proposing to add any landscaped area or materials. Staff finds that the applicant is able to provide a minimum of 6 feet of landscaping along the north property line, without interfering with the existing driveway to the overhead door. In addition the applicant has sufficient area to provide a combination of a 4-foot landscaped yard on the property and a 3-foot landscaped yard in the boulevard along the south property line.

- The applicant would be able to provide approximately 380 square feet of landscaping on the property without eliminating parking spaces and driveways. Further, staff finds that the applicant will have sufficient area to provide 1 canopy tree and 5 shrubs. Staff finds that the proposed landscaped yards will allow be feasible, considering the constraints on the property.
- The zoning code requires a minimum screen of 6 feet along the north property line, to adequately screening the parking area. There is an existing fence along the north property line that appears to belong to the adjacent property owner. Staff finds that if the existing fence is removed, the applicant shall provide a new screening fence, 6 feet in height and at least 95% opaque along the north property line.
 - There is an existing 5-foot high, chain-link fence along the south property line. The zoning code requires a 3-foot, 60% opaque screen along the south property line. Staff is recommending that the applicant replace the existing fence with a 3-foot high screen, not less than 60% opaque along the south property line to screen the parking area along 43rd Street East, when the existing fence is in need of repair or replacement.

Table 1. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	11,013 sq. ft.
Building footprint	--	8,621 sq. ft.
Remaining Lot Area	--	2,392 sq. ft.
Landscaping Required	478 sq. ft.	0 sq. ft.
Canopy Trees (1: 500 sq. ft.)	1 trees	0 trees
Shrubs (1: 100 sq. ft.)	5 shrubs	0 shrubs

Additional Standards – Meets requirements with Conditions of Approval

- With the proposed site plan improvements, the parking lot will allow for on-site retention and filtration of stormwater. Stormwater that cannot be retained on-site is directed towards the public alley and to the public street and storm sewer.
- There are no proposed changes to the existing building; therefore, there are no changes to block views of important city elements, shadowing of public spaces or adjacent properties or the generation of wind currents at the ground.
 There are a number of existing windows that are covered along the Dight elevation. Staff is recommending that the applicant remove the window coverings to provide views in and out of the property.

2. Conformance with all applicable regulations of the zoning ordinance.
 The proposed use is *conditional* in the 11 District.

Off-street Parking and Loading – Meets requirements

Table 2. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Taxicab Service	5	Nonconforming Rights (6)	0	31	4

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Taxicab Service	0	--	--	0	None	None

Building Bulk and Height – Not applicable

Residential Lot Requirements – Not applicable

Yard Requirements – Not applicable

Signs – Meets requirements with Conditions of Approval

- Signs are subject to Chapters [531](#) and [543](#) of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. The applicant has not proposed to have an on-premise sign at this time. However, the previous tenant’s sign is still located on the property. The sign is made of plywood and is an illegal roof sign. The removal of the abandoned sign, including all supporting brackets, frames or other structural elements is required per 543.170 of the zoning code.

Dumpster Screening – Meets requirements

- Dumpsters are proposed to be stored within the enclosed building.

Screening of Mechanical Equipment – Meets requirements

- There is no existing outdoor mechanical equipment.

Lighting – Meets requirements

- Exterior lighting is provided along the front and rear elevations.

Impervious Surface Area – Meets requirements

Specific Development Standards – Requires alternative compliance

- The applicant is seeking a variance of the specific development standards to allow for a new taxicab service to be located less than 300 feet from a residence district. Staff is recommending approval of the requested variance, with conditions.

IL Overlay District Standards – Meets requirements

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth and applicable

See Finding #5 under Conditional Use Permit.

4. Conformance with applicable development plans or objectives adopted by the City Council.

See Finding #5 under Conditional Use Permit.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Required Landscaping.** The applicant is required to provide 478 square feet (20%) of landscaped area, one canopy tree and 5 shrubs. Seven feet of landscaping is required along the north property line, due to the adjacent residential use. Seven feet of landscaping is required along the south property line, along the public street. The applicant is not proposing to add any landscaped area or materials. Staff finds that the applicant is able to provide a minimum of 6 feet of landscaping along the north property line, without interfering with the existing driveway to the overhead door. In addition the applicant has sufficient area to provide a combination of a 4-foot landscaped yard on the property and a 3-foot landscaped yard in the boulevard along the south property line. The applicant would be able to provide approximately 380 square feet of landscaping on the property without eliminating parking spaces and driveways. Further, staff finds that the applicant will have sufficient area to provide 1 canopy tree and 5 shrubs. Staff finds that the proposed landscaped yards will allow be feasible, considering the constraints on the property.
- **Required Screening.** The zoning code requires a minimum screen of 6 feet along the north property line, to adequately screening the parking area. There is an existing fence along the north property line that appears to belong to the adjacent property owner. Staff finds that if the existing fence is removed, the applicant shall provide a new screening fence, 6 feet in height and at least 95% opaque along the north property line.
- **Parking and loading facilities along public street/sidewalk.** There is an existing 5-foot high, chain-link fence along the south property line. The zoning code requires a 3-foot, 60% opaque screen along the south property line. Staff is recommending that the applicant replace the existing fence with a 3-foot high screen, not less than 60% opaque along the south property line to screen the parking area along 43rd Street East, when the existing fence is in need of repair or replacement.
- **Crime prevention through environmental design (surveillance, lighting, space delineation, natural access control).** There are a number of existing windows that are covered along the Dight elevation. Staff is recommending that the applicant remove the window coverings to provide views in and out of the property.

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 a new taxi service (fleet maintenance and office only) for the property located at 3520 43rd Street East in the II Light Industrial District and II Industrial Living Overlay District, 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.

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 of the specific development standards to allow for a new taxicab service to be located less than three hundred (300) feet from a residence or office residence district for the property located at 3520 43rd Street East in the II Light Industrial District and II Industrial Living Overlay District, subject to the following conditions:

1. The applicant shall provide landscaping and screening of the parking lot along the north and south property line.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

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 for a new taxicab service for the property located at 3520 43rd Street East in the II Light Industrial District and II Industrial Living Overlay District, 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 February 3, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The applicant shall remove the window coverings on the front elevation of the building facing Dight Avenue.
4. At least 380 square feet of landscaped area shall be provided on-site and at least 1 deciduous canopy trees and 5 shrubs shall be provided as required by section 530.160 of the zoning code. The applicant is encouraged to plant native grasses and perennials in addition to the required trees and shrubs.
5. The applicant shall provide a landscaped yard of at least 6 feet along the north property line, 4 feet along the south property and reestablish the landscaped boulevard along the public sidewalk, south of the parking area.
6. The applicant shall provide screening, not less than 6 feet high and 95% opaque, along the north property line when the existing fence along the north property line is in need of repair or replacement.

7. The applicant shall replace the existing fence with a 3-foot high screen, not less than 60% opaque along the south property line to screen the parking area along 43rd Street East, when the existing fence is in need of repair or replacement.
8. The existing, abandoned roof sign, including all supporting brackets, frames or other structural elements of the abandoned sign shall be removed per section 543.170 of the zoning code.
9. All proposed signage will require review for compliance with Chapter 543 On-Premise Signs and shall receive a sign permit.

ATTACHMENTS

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

Executive Summary

Metro Taxi & Limo (MT&L) is a client transport service that offers a complete service. MT&L will serve passengers leaving the Twin Cities International Airport needing transport to the greater metropolitan area. MT&L will grow to become a premiere transport service provider.

The Concept

The transport market has a lot of competition, however, almost all only offer service. MT&L will differentiate themselves by not only offering a hassle-free transport service, but also an independent repair service. The service department will support the transport department by allowing the later to turnaround jobs far faster with increased efficiency and reliability.

MT&L also differentiates itself by having two bays at it's central location. This offers incredible value to drivers who need their taxi checked right away.

All drivers are trained and held responsible for providing superior service, developing a long lasting trust bond with customers. This is very important, especially in the transport industry.

The Management Team

MT&L has a strong management team that will allow them to execute on this exciting idea. MT&L is family owned, Javad Feghahati. Javad has a background in business, 12 years of starting and operating. He oversees the service and marketing for the organization. His vast breadth of skill sets and knowledge will allow MT&L to accomplish their goals.

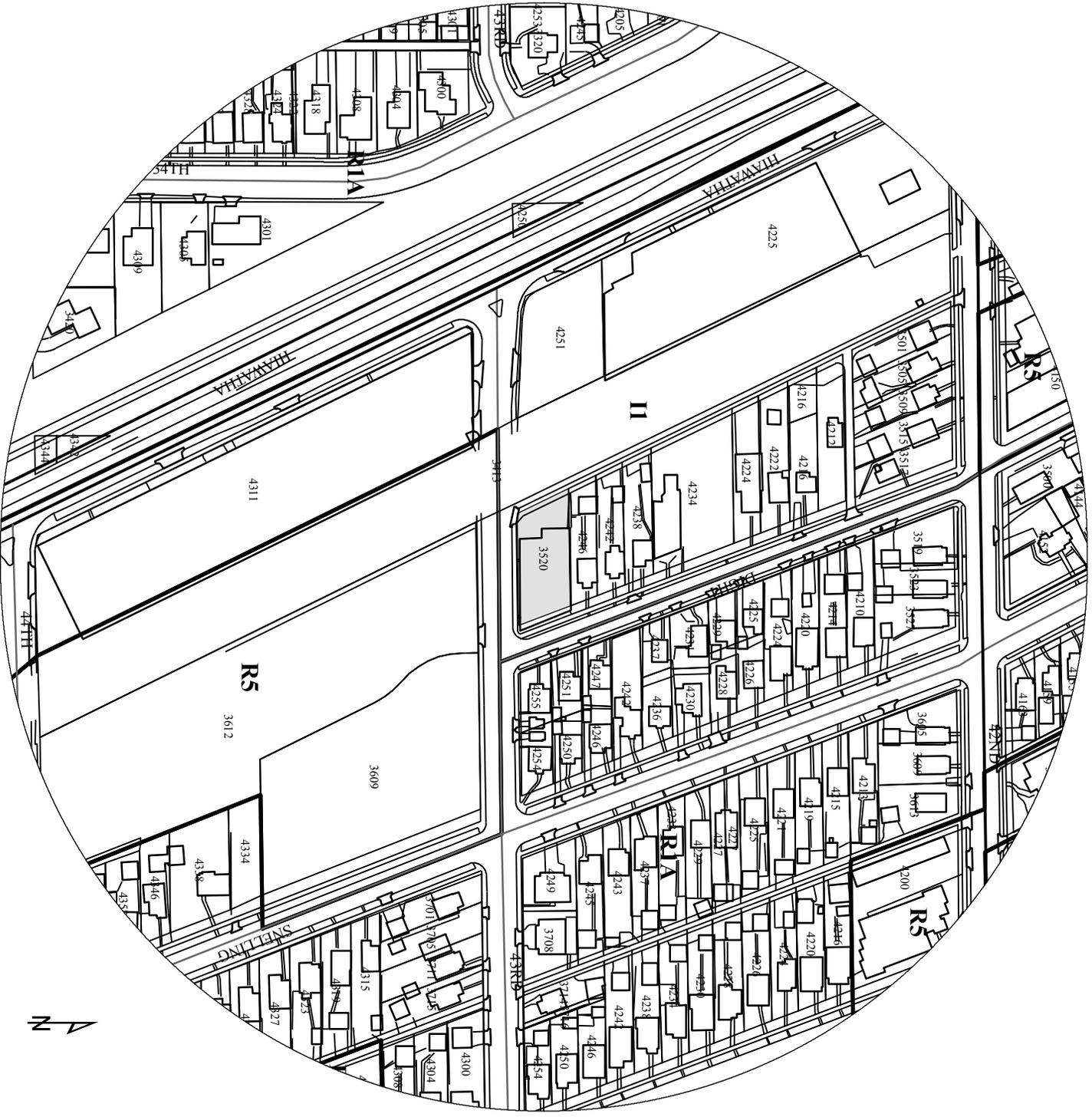
MT&L is an exciting business opportunity that addresses the unmet need of having a transport service in addition to an auto repair facility that also has a independent service center. These distinct but complimentary services will have benchmarked customer service, something that the industry is not known for having. MT&L will be led by a seasoned management team whom not only have extensive industry experience, but the skill sets necessary to face challenging problems moving forward.

Metro Taxi & Limo, Inc.

12th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

FILE NUMBER

3520 43rd Street East

BZZ-6469

ADVANCE SURVEYING & ENGINEERING CO.
 5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVVSUR.COM

SURVEY FOR: **HAMED FEGHAHATI**

SURVEYED: July, 2013

DRAFTED: July 16, 2013

LEGAL DESCRIPTION:
 Lots 6 and 7, Block 3, Elmwood Park Addition, Hennepin County, Minnesota

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site.

5. We have not been provided documentation to verify the above legal description or determine if any easements affect the property. If you provide us said documentation, we can review the legal description and show easements, if any, that affect the property.

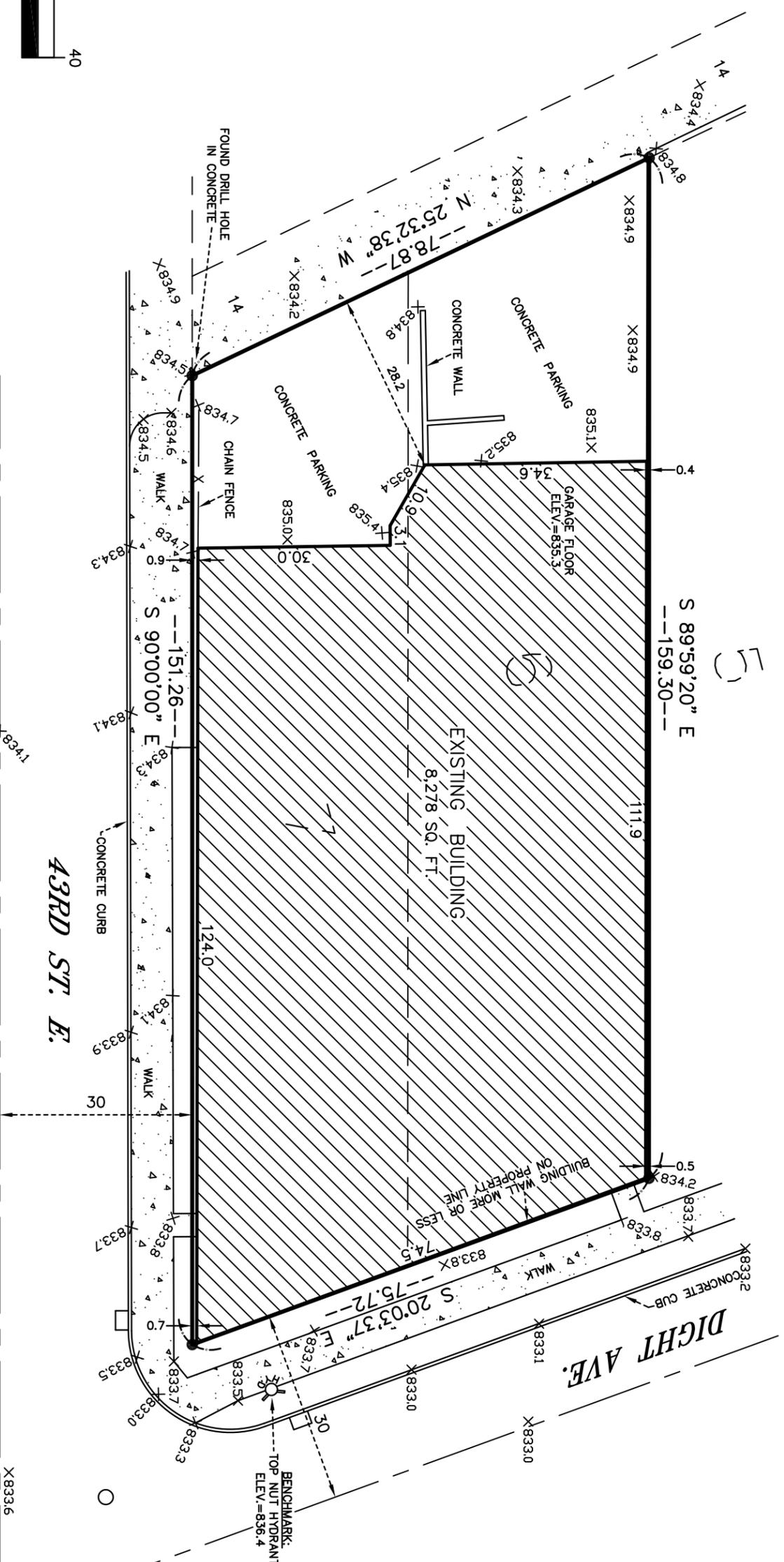
STANDARD SYMBOLS & CONVENTIONS:
 "●" Denotes found iron pipe, unless otherwise noted.

CERTIFICATION:

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: *James H. Parker* Typed Name: James H. Parker Reg. No.: 9235

Date: July 16, 2013



(IN FEET)

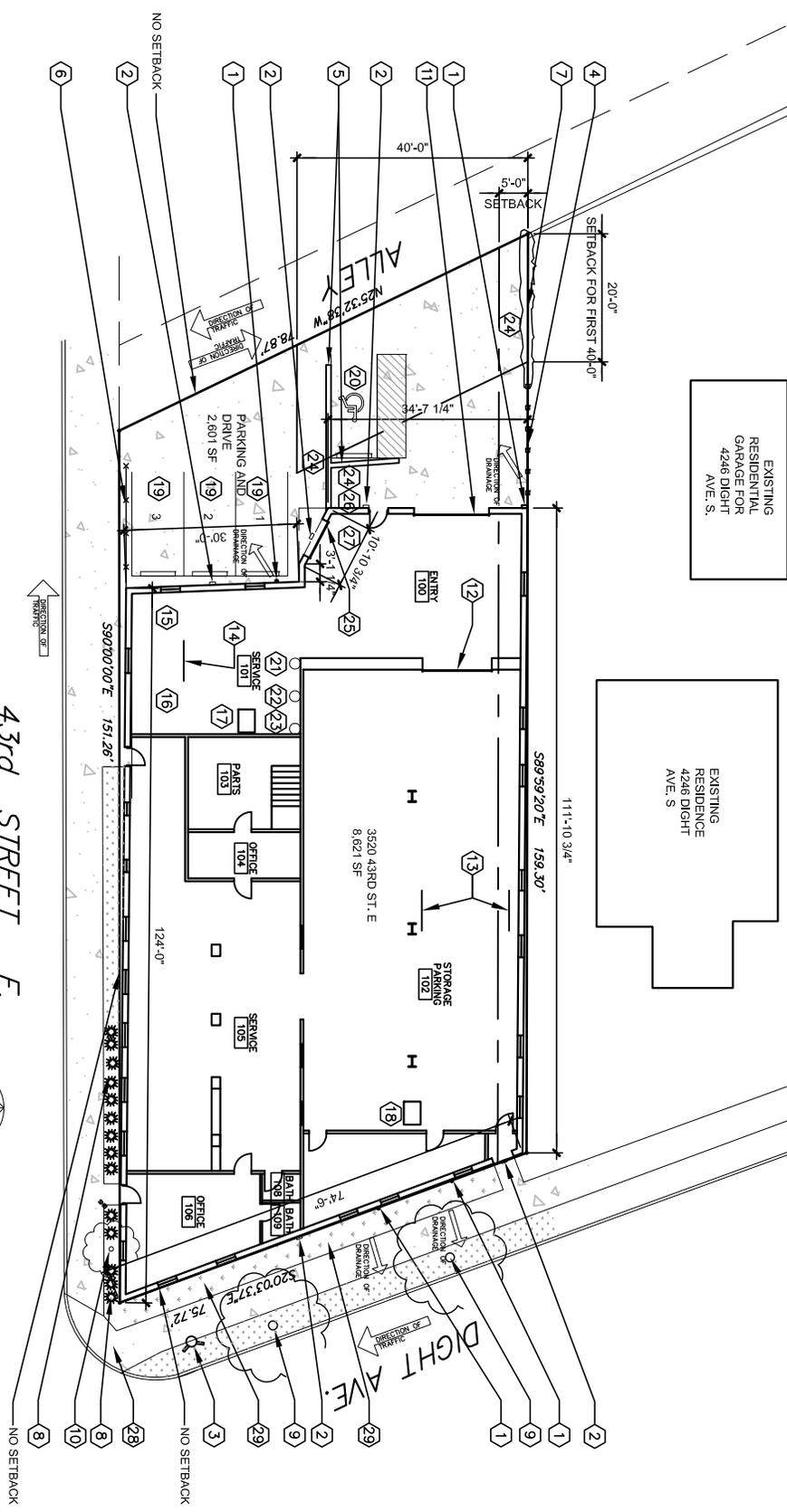
DWG. NO. 130441 WP

- CONSTRUCTION LEGEND**
- EXISTING WALLS
 - PROPERTY LINES
 - SETBACK LINES
 - PAVED AREA
 - GRASS
 - FLOWER PLANTINGS
 - SHRUB
 - TREE

GENERAL NOTES
 1. SEE SITE SURVEY FOR FURTHER SITE DIMENSIONS

KEY NOTES

- ① EXISTING DOWNSPOUT
- ② EXISTING WALL PACK LIGHT
- ③ EXISTING FIRE HYDRANT
- ④ EXISTING WOOD FENCING 7'-0" HIGH
- ⑤ EXISTING CONCRETE WALL 4'-0" HIGH
- ⑥ EXISTING CHAIN LINK FENCE 6'-0"
- ⑦ EXISTING HEDGE
- ⑧ EXISTING SHRUBS
- ⑨ EXISTING TREE ASH
- ⑩ EXISTING TREE BUCKTHORN TO BE REMOVED
- ⑪ EXISTING OVERHEAD DOOR 13'-0" X 10'-0"
- ⑫ EXISTING OVERHEAD DOOR 13'-0" X 8'-0"
- ⑬ EXISTING CRANE
- ⑭ EXISTING CRANE
- ⑮ SERVICE 1
- ⑯ SERVICE 2
- ⑰ EXISTING OVERHEAD HEATER INSIDE
- ⑱ EXISTING FURNACE INSIDE
- ⑲ NEW PARKING 18'-0" X 9'-0" WITH 6'-0" X 8' X 6 1/2" CONC. WHEEL STOP
- ⑳ NEW HC PARKING 18'-0" X 8'-0" WITH 8'-0" X 9" X 6 1/2" CONC. WHEEL STOP
- ㉑ USED ANTIFREEZE RECYCLING
- ㉒ USED OIL FILTER RECYCLING
- ㉓ USED OIL RECYCLING
- ㉔ SNOW STORAGE AREA
- ㉕ EXISTING OVERHEAD DOOR 7'-0" X 8'-0" DOOR OUTSIDE
- ㉖ EXISTING CURB CUT
- ㉗ EXISTING FLOWER PLANTINGS



1 3520 43RD ST. E. PROPOSED SITE PLAN
 1" = 20'-0"

3520 43RD ST. EAST
 MINNEAPOLIS, MN
 55406
 MARCH 5, 2014



South elevation – looking west



South elevation – looking east



Front elevation – looking north



South elevation – looking west



Front elevation – looking south