



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #5
 April 23, 2014
 BZZ-6475 and Vac1614

LAND USE APPLICATION SUMMARY

Property Location: 912 East 24th Street, 2301 Elliot Avenue South, 2218-20 10th Avenue South, 1000 East 24th Street and 2321 10th Avenue South

Project Name: Village Market

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Applicant: Omar Sabri with Eagle Management

Project Contact: Scott Nelson with DJR Architecture, Inc.

Request: 12,000 square addition to an existing shopping center and an expansion of the surface parking lot.

Required Applications:

Expansion of a Legal Nonconforming Use	Of a non-conforming use to add approximately 12,000 square feet of floor area to an existing shopping center in the II Light Industrial zoning district.
Rezoning	To add the TP Transitional Parking Overlay District to the property located at 2218 10 th Avenue South.
Conditional Use Permit	For a parking lot in the TP Transitional Parking Overlay District.
Site Plan Review	For a 12,000 square addition to an existing shopping center.
Vacation	Vacating and replacing the alley in Block 2, Chicago Avenue 2 nd Addition, bounded by Elliot Avenue, 10 th Avenue South, East 24 th Street and East 22 nd Street.

SITE DATA

Existing Zoning	II Light Industrial District and NP North Phillips Overlay District R2B Two Family District, TP Transitional Parking Overlay District and NP North Phillips Overlay District
Lot Area	102,390 square feet / 2.35 acres
Ward(s)	6
Neighborhood(s)	Ventura Village; adjacent to Midtown Phillips
Designated Future Land Use	Transitional Industrial and Urban Neighborhood
Land Use Features	Community Corridor (Chicago Avenue, one block to the west)
Small Area Plan(s)	None

Date Application Deemed Complete	April 1, 2014	Date Extension Letter Sent	April 9, 2014
End of 60-Day Decision Period	May 31, 2014	End of 120-Day Decision Period	July 30, 2014

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in south Minneapolis along East 24th Street. The property stretches between 10th Avenue South and Elliot Avenue South and occupies the southern portion of the block. The site is currently used as a shopping center with accessory surface parking.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by residential properties and small-scale commercial uses. The site is located in the Ventura Village neighborhood and is adjacent to the Midtown Phillips neighborhood.

PROJECT DESCRIPTION. The applicant is proposing to construct an addition to the existing building. The addition would be constructed on the corner of East 24th Street and 10th Avenue South. The addition would be two stories and would connect the existing Gullet Deli and Grocery to the rest of the building. In 2001, when the building was first converted from a manufacturing use to what it is today, it was determined that one of the uses within the building was a farmer's market per the Minneapolis Zoning Code. However, in June of 2006, as farmer's markets were becoming more popular in the City of Minneapolis, the City Council defined the use and established them as an open-air establishment. Given this change in policy, it has been determined that the use is now classified as a shopping center per the Minneapolis Zoning Code.

The property where the building and the proposed addition are located is zoned II Light Industrial District. Shopping centers are not allowed in the II zoning district therefore the applicant has applied for an expansion of a non-conforming use application. In addition to the building addition the applicant is proposing to add the TP Transitional Parking Overlay District to the parcel located at 2218 10th Avenue South in order to expand the surface parking lot. Parking lots in the TP Transitional Parking Overlay District require a conditional use permit. Both the building and parking lot expansions require site plan review.

The applicant has also applied to vacate the southern portion of the alley that currently leads out to Elliot Avenue South and redirect it towards 10th Avenue South in the area of 2218 10th Avenue South. By realigning the alley it will no longer separate the parking areas for the building from the building itself.

As a result of several conversations regarding traffic and parking, trash and loitering, CPED is recommending that all of the applications be continued to the May 5, 2014, City Planning Commission meeting in order for further conversations to take place between the applicant, Council Member's offices, the neighborhood groups and City staff.

RELATED APPROVALS. In March of 2001, the City Planning Commission approved a conditional use permit, parking variance and a site plan review application for a mixed-use building including an indoor farmer's market, a grocery store, food and beverage uses, offices, warehousing and light manufacturing space. The parking variance that was approved was from 138 spaces to 42 spaces.

In January of 2004, the City Planning Commission approved a rezoning application to add the TP Transitional Parking Overlay District to the parcels located at 1000 and 1010 East 24th Street and 2321 10th Avenue South, an amendment to the previously approved conditional use permit to convert warehousing and light manufacturing space into additional commercial space, a number of variances including a parking variance and site plan review. The parking variance that was approved was from 244

spaces to 102 spaces where 96 spaces were already varied. The City Council approved the rezoning application in February of 2004.

In May of 2004, the City Council approved a rezoning application to add the TP Transitional Parking Overlay District to the parcel located at 2220 10th Avenue South.

PUBLIC COMMENTS. Public comments have been submitted regarding the project. Any other correspondence received prior to the public meeting will be forwarded on to the City Planning Commission for consideration.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Expansion of a Nonconforming Use:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the expansion of a nonconforming use application to add approximately 12,000 square feet of floor area to an existing shopping center in the II Light Industrial zoning district to the May 5, 2014, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the Rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the rezoning petition to add the TP Transitional Parking Overlay District to 2218 10th Avenue South to the May 5, 2014, City Planning Commission meeting.

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 **continue** the application for a conditional use permit to allow a parking lot in the TP Transitional Parking Overlay District to the May 5, 2014, City Planning Commission meeting.

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 **continue** the site plan review application for a 12,000 square addition to an existing shopping center to the May 5, 2014, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development for the Vacation:

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the vacation application vacating the public alley in Block 2, Chicago Avenue 2nd Addition, bounded by Elliot Avenue, 10th Avenue South, East 24th Street and East 22nd Street to the May 5, 2014, City Planning Commission meeting.