



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #5  
June 9, 2014  
BZZ-6417

**LAND USE APPLICATION SUMMARY**

*Property Location:* 312 Lake Street West  
*Project Name:* Karmel West  
*Prepared By:* [Brad Ellis](#), Senior City Planner, (612) 673-3239  
*Applicant:* Karmel West, LLC  
*Project Contact:* Basim Sabri  
*Request:* To construct a second story addition above an existing commercial building.  
*Required Applications:*

<b>Site Plan Review</b>	For a 42 foot by 75 foot second story addition with a 25 foot by 42 foot covered roof deck fronting Lake Street West.
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**SITE DATA**

<b>Existing Zoning</b>	Split-zoned; I2 Medium Industrial District and C2 Neighborhood Corridor Commercial District
<b>Lot Area</b>	47,236 square feet / 1.08 acres
<b>Ward(s)</b>	10; adjacent to 08
<b>Neighborhood(s)</b>	Whittier; adjacent to Lyndale
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Lake Street East)
<b>Small Area Plan(s)</b>	<a href="#">Midtown Greenway Land Use and Development Plan</a> <a href="#">Lyn-Lake Small Area Plan</a>

<b>Date Application Deemed Complete</b>	April 22, 2014	<b>Date Extension Letter Sent</b>	June 2, 2014
<b>End of 60-Day Decision Period</b>	June 21, 2014	<b>End of 120-Day Decision Period</b>	August 20, 2014

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property at 312 Lake Street West is a former sign manufacturer building that primarily fronts along Grand Avenue South with a panhandle portion that projects out to Lake Street. The property currently contains two child care centers, a clinic, offices, and small-scale restaurants.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are a mix of commercial, residential, and industrial uses, with residential to the east, industrial to the north, and commercial along Lake Street West to the south.

**PROJECT DESCRIPTION.** The applicant previously applied for an administrative site plan review (BZZ-6141) to construct a 42 foot by 75 foot second story addition above the portion that projects toward Lake Street, with a 14 foot by 14 foot cupola above. The addition has since been constructed; however, the applicant built outside the approved scope, constructing a 25 foot by 42 foot covered roof deck along Lake Street West.

The property is split-zoned, with the bulk of it zoned I2 Medium Industrial and the small panhandle portion zoned C2 Neighborhood Corridor Commercial District. Per 535.210(b)(1)a.:

Where one (1) zoning district occupies at least seventy-five (75) percent of the total lot area and the other zoning district(s) occupies less than five thousand (5,000) square feet of the total lot area, the district regulations of the district occupying the larger portion of the lot shall apply to the entire zoning lot.

In the case of 312 Lake Street West, the I2 District makes up more than 75 percent of the total lot area and the C2 District occupies 4,032 square feet of the lot. Therefore, the requirements of the I2 District apply to the entire lot.

Any addition to a non-residential building that would increase its gross floor area by more than 1,000 square feet is subject to Site Plan Review. No other public hearing applications are triggered by the addition. The building addition is less than 20,000 square feet of gross floor area and, as was proposed under BZZ-6141, did not face a public street, sidewalk, or pathway because it was to be set back from the street. As a result, the site plan review application was reviewed administratively. The applicant constructed the covered deck area without a permit, and as a result the addition may no longer be reviewed administratively, and must be reviewed by the City Planning Commission.

The site has gone through Preliminary Development Review (PDR), although changes required by this site plan review will require modifications to the PDR. The initial report is attached.

As a result of a proposed tenant change by the applicant for a third child care center after the application had been deemed complete, CPED is recommending that the application be continued to the June 23, 2014, City Planning Commission meeting in order to address the additional automobile and bicycle parking requirements.

**RELATED APPROVALS.** An earlier administrative site plan review, as noted above.

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action</b>
BZZ-6141	Administrative Site Plan Review	42' x 75' second story addition	Approved

**PUBLIC COMMENTS.** As of the writing of this report, staff has not received any public comment. Any correspondence received prior to the public meeting will be forwarded to the Planning Commission.

## RECOMMENDATIONS

### **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 continue the site plan review application for a 3,150 square foot addition an existing mixed-use building for the property located at 312 Lake Street West to the City Planning Commission meeting of June 23, 2014.

## ATTACHMENTS

- I. Zoning map

