



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #5
June 23, 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:

Site Plan Review	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

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

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

BACKGROUND

PREVIOUS ACTIONS. The application for this project was continued from the City Planning Commission meeting of June 9, 2014, in order to allow more time to address parking considerations that came out of the applicant's request for an additional child care center after the application was complete.

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 to 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 roof deck portion 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.

During the review process, staff noticed that the submitted drawings do not match what was constructed on the site. In addition, there appears to be mechanical equipment extending over the property line on the west side that is not reflected in any submitted plans. Final plans shall be required to reflect actual construction that meets any approvals of this site plan review.

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

Planning Case #	Application	Description	Action
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 on to the Planning Commission for consideration.

ANALYSIS

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:

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

Building Placement and Design – *Requires alternative compliance*

- The building reinforces the street wall.
- There is no area between the lot building and the lot line on either Lake Street West or Grand Avenue South.
- The principal entrance faces Lake Street West, with other access points along Grand Avenue South
- The parking is located to the rear of the site.
- The new addition contains sufficient windows to create visual interest and increase security of adjacent outdoor spaces.
- Along the public right-of-way there are no areas of the addition that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. The west elevation is along a shared property line, and has no windows or openings.
- The building walls of the addition are wood framed with a stucco finish. The existing first floor is brick. Brick and stucco are compatible materials.
- Rear/side walls materials are stucco as well.
- The addition does not use plain-face concrete block.
- The first floor under the addition and the addition both meet minimum window requirements for nonresidential uses. See Table I, below.
- The structure has a flat roof similar to other structures in the area; however the building façade has an unusually large parapet that is not in keeping with the form and pitch of surrounding buildings. Staff is recommending a condition of approval requiring the removal of the extended parapet.
- There is no parking garage associated with this application.

Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

Nonresidential Uses	Code Requirement		Proposed	
	1 st Floor	30% minimum	100.8 sq. ft.	33.5%
2 nd Floor and Above	10% minimum	33.6 sq. ft.	16.4%	55 sq. ft.

Access and Circulation – Meets requirements

- The front entrances are connected to the public sidewalk on Lake Street West, with additional entrances connected along Grand Avenue South. A walkway at the north side of the building would connect the parking lot to entrances on the north elevation. The building walls are on the front lot line.
- No transit shelters are proposed as part of this development
- Access into the surface parking is proposed via a 22-foot curb cut from Grand Avenue South. 22-foot wide drive aisles are proposed in the parking area to allow for all vehicle maneuvering to occur on-site. The proposed design will minimize conflicts with pedestrian traffic and nearby residential uses.
- The applicant does not propose vehicular access to the adjacent public alley.
- The applicant is proposing landscaping and play areas that total 23.8 percent of the non-building area. Currently the site is 100 percent covered by impervious surfaces.

Landscaping and Screening – Requires alternative compliance

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. Per City records, the lot area of the site is 47,236 square feet. The applicant is showing a lot area of 47,040 square feet. The footprint of the building is 28,590 square feet, resulting in a net lot area of 18,646 square feet. Twenty percent of the net lot area is equivalent to 3,729 square feet. The applicant is proposing 2,326 square feet, or 12.5 percent of the site. The applicant is also proposing two children’s play areas for a total of 1,950 square feet of play area.
- A surface parking lot with 42 spaces is proposed on the north side of the site. The zoning code requires that a seven-foot wide landscaped yard be provided when a parking or loading facility is fronting along a public street, public sidewalk or public pathway and where abutting a residential district. Screening three feet in height and equal to 60 percent opacity is required in the landscaped yard. A seven foot landscaped yard is required along the west property line, and is shown on the proposed plan. The applicant is proposing a wrought iron fence and shrubs three feet in height not less than 60 percent opaque along the landscaped area to meet the screening requirements. The zoning of the properties to the north and to the east across the alley is I2; as a result, landscaping and screening is not required along the north and east property lines.
- All parking spaces are within 50 feet from on-site deciduous tree.
- Other than the children’s play areas, all other areas not occupied by buildings, parking, walkways or drive aisles are covered with turf or other perennial flowering plants, shrubs or trees.
- Staff is recommending alternative compliance to the 20 percent landscaping for the children’s play areas. Together these would total 4,276 square feet, or 22.9 percent. Staff is recommending that the children’s play area be a permeable material to allow for infiltration.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	47,236 sq. ft.
Building footprint	--	28,590 sq. ft.
Remaining Lot Area	--	18,646 sq. ft.
Landscaping Required	3,729 sq. ft.	2,326 sq. ft.
Canopy Trees (1: 500 sq. ft.)	7 trees	9 trees
Shrubs (1: 100 sq. ft.)	37 shrubs	68 shrubs

Additional Standards – Meets requirements

- The applicant is proposing to accommodate stormwater runoff in the newly landscaped areas. Discontinuous curbing is proposed around the landscaped area. Provisions for stormwater were also reviewed as part of the PDR process and the report is attached.
- With the addition, the building is three stories in height to the top of the 14 foot by 14 foot cupola and does not block views of important elements in the city.
- This building will have minimal shadowing effects on the surrounding area and minimal wind effects.
- The site plan complies with crime prevention design elements as there is a walkway that directs people to the building entrance from the street, walkways connecting the parking lot to the rear entrances and windows facing the street to maximize the opportunities for people to observe adjacent streets and properties.
- This site is neither historically designated nor located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

A multi-tenant commercial/industrial building is a permitted use in the I2 District. Per 530.305, each individual food and beverage use is limited to a maximum gross floor area of 5,000 square feet. Both general retail sales and services uses and reception/meeting halls are prohibited in the I2 District.

Off-street Parking and Loading – Meets requirements with Conditions of Approval

Table 3. Vehicle Parking Requirements Per Use ([Chapter 54I](#))

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Child Care Center (Tayo)	10 + 2 drop off spaces	--	10 + 2 drop off spaces	26 + 4 drop off spaces	--
Child Care Center (Nuna)	10 + 2 drop off spaces	--	10 + 2 drop off spaces	26 + 4 drop off spaces	--
Child Care Center (MN)	10 + 2 drop off spaces	--	10 + 2 drop off spaces	25 + 4 drop off spaces	--
Restaurant, sit down (Grandview)	3		3	21	--
Restaurant, sit down (falafel)	11		11	55	
Coffeeshop (Sabrie)	0		0	4	
Coffeeshop (Tea)	0		0	6	
Clinic	4		4	9	
Offices	4		4	17	
Total	53 +6 drop-off	6 (bicycle incentive) and 4 (shared parking)	42 + 6 drop-off	201	42 + 6 on-street drop-off

Table 4. Shared Parking Calculations ([Chapter 54I](#))

Use	Parking	Weekdays			Weekends		
		2:00 am - 7:00 am	7:00 am - 6:00 pm	6:00 pm - 2:00 am	2:00 am - 7:00 am	7:00 am - 6:00 pm	6:00 pm - 2:00 am
Child Care Center (Tayo)	10	0	10	3	0	3	1
Child Care Center (Nuna)	10	0	10	3	0	3	1
Child Care Center (MN)	10	0	10	3	0	3	1
Restaurant, sit down (Grandview)	3	0	3	4	1	3	4
Restaurant, sit down (falafel)	11	1	8	11	2	8	11
Clinic	4	0	4	1	0	1	0
Offices	4	0	4	0	0	0	0
Total	53 (+6)	1	48	25	3	21	19

Based on the proposed uses, a shared parking agreement will reduce the requirements from 53 + 6 drop off spaces to 48 + 6 drop-off spaces. 42 spaces are provided. The applicant is proposing to utilize the bicycle parking incentive to receive a 10 percent reduction in number of required automobile spaces, reducing the number of required spaces by six (6) to a total of 42 plus 6 drop-off spaces. The applicant may provide the drop-off spaces on the street with approval from the City engineer. Staff is recommending a condition of approval that the applicant complete a Reducing Off-Street Parking Requirements application and obtain approval from the city engineer for the drop-off spaces.

Table 5. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Child Care Center (Tayo)	3	Not less than 50%	--		Low	
Child Care Center (Nuna)	3	Not less than 50%	--		Low	
Child Care Center (MN)	3	Not less than 50%	--		Low	
Restaurant, sit down (Grandview)	3	Not less than 50%	--		None	
Restaurant, sit down (falafel)	3	Not less than 50%	--			
Coffeeshop (Sabrie)	--	--	--			
Coffeeshop (Tea)	--	--	--			
Clinic	3	Not less than 50%	--			
Offices	3	Not less than 50%	--			
Total	21	--	--		I	I

Staff is recommending a condition of approval to provide a bike rack(s) that can accommodate a minimum of 21 spaces in order to meet the minimum requirement and benefit from the bicycle incentive to reduce automobile parking spaces.

Building Bulk and Height – Meets requirements

- The building is a two story building, three stories as measured to the cupola light wells or the top of the parapet. The building has a floor area ratio of 0.91, well below the maximum 2.7 allowable.

Table 6. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	47,236 sq. ft. / 1.08 acres
Gross Floor Area (GFA)	--	42,856 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	0.91
Maximum Building Height	4 stories or 56 feet, whichever is less	3 stories, 38 ft. to cupola 3 stories, 39'4" to top of parapet

Residential Lot Requirements – *Not applicable*

- N/A

Table 7. Residential Lot Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	0 DUs
Density (DU/acre)	--	0 DU/acre

Yard Requirements – *Not applicable*

- N/A

Table 8. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	0 ft.	--	0 ft.	0 ft.
Interior Side (East)	0 ft.	--	0 ft.	0 ft.
Corner Side (West)	0 ft.	--	0 ft.	0 ft.
Rear	0 ft.	--	0 ft.	0 ft.

Signs – *Meets requirements*

- Signs are subject to Chapters [531](#) and [543](#) of the Zoning Code. The applicant is not proposing any new signage at this time.

Table 9. Signage Summary

	Number Allowed Per Zoning Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Freestanding	1	0	--	80 sq. ft.	0 sq. ft.	8 ft.	0 ft.
Total	1	0	80 sq. ft.	80 sq. ft.	0 sq. ft.	8 ft.	0 ft.
Monument	1	0	--	80 sq. ft.	0 sq. ft.	8 ft.	0 ft.
Total	1	0	80 sq. ft.	80 sq. ft.	0 sq. ft.	8 ft.	0 ft.
Projecting	Unlimited	0	--	20 sq. ft.	0 sq. ft.	28 ft.	0 ft.
Total	Unlimited	0	80 sq. ft.	20 sq. ft.	0 sq. ft.	28 ft.	0 ft.
Wall	Unlimited	1	--	180 sq. ft.	55.6 sq. ft.	28 ft.	14 ft.
Total	Unlimited	0	80 sq. ft.	Varies	55.6 sq. ft.	28 ft.	14 ft.

Dumpster Screening – *Meets requirements with Conditions of Approval*

- A refuse storage enclosure is shown in the parking lot, accessible via the loading area. Screening complies with 535, but staff is recommending proper screening as a condition of approval to ensure continued compliance.

Screening of Mechanical Equipment – *Meets requirements*

- Mechanical equipment is screened by the structure.

Lighting – *Meets requirements*

- The applicant has not submitted a lighting plan. There are no existing lights in the parking lot, only along the building to illuminate the lot. All lighting shall be required to comply with Chapters 535 and 541.

Impervious Surface Area – *Meets requirements*

- There is no maximum impervious surface limitation in the I2 District

Specific Development Standards – *Meets requirements*

- Child Care Centers have the following specific Development Standards:
 - (1) In the residence and ORI Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.
 - (2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
 - (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
 - (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
 - (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Overlay District Standards – *Not applicable*

- The property is not located in an overlay district

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

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood. The site is also along the Lake Street Commercial Corridor. Urban Neighborhood is described as predominantly residential with a range of densities. It may include other small-scale uses, including neighborhood-serving commercial, and institutional and semipublic uses scattered throughout. A commercial corridor is described as a street that has historically been a prominent destination with a mix of uses, with commercial uses dominating. Residential along commercial corridors is envisioned as high density (50-120 du/acre), transitioning down to medium density in surrounding areas. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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.

1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.

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 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

I.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

I.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Land Use Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.

10.10.7 Encourage the renovation of existing commercial buildings.

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

The site is also located within the boundaries of the Lyn-Lake Small Area Plan and the Midtown Greenway Plan. Both plans call for high-density residential as the future land use designation. Dwelling units are not permitted under the current zoning of I2 Medium Industrial District. The property was not rezoned as part of the Midtown Greenway Rezoning Study.

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:

- **Twenty-Percent Landscaping Requirement.** Alternative compliance is requested for the minimum landscaped area of twenty percent. The children's play areas will be filled with pea gravel with soil underneath; landscaping would not meet the state's requirements for a play area. Staff recommends alternative compliance be granted. In the event of tenant changes the play areas could be converted to landscaping.
- **Blank, uninterrupted walls shall not exceed 25 feet in length.** Alternative compliance is requested for the maximum 25 foot length of blank, uninterrupted walls along the west elevation of the addition. The western elevation is along the property line of 318 Lake Street West, and the building code does not allow openings within three feet of a shared property line. There is also the potential for redevelopment of the 318 Lake Street West site, which would obscure any architectural details on the addition at 312 Lake Street West. Staff recommends alternative compliance be granted.
- **Form and pitch of roof lines shall be similar to surrounding buildings.** Alternative compliance is requested for the 11 foot tall pyramid parapet above the addition. The parapet is not in keeping with the form and pitch of roof lines in surrounding buildings. Staff is recommending alternative compliance not be granted, and that a condition of approval be placed requiring the removal of a substantial portion of the parapet in order to comply with this requirement.

RECOMMENDATIONS

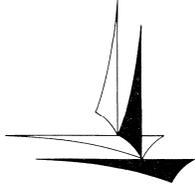
Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** 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, subject to the following conditions:

1. Approval of the final site plan, landscaping plan, and elevations by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by June 23, 2015 unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Completion of a Reducing Off-Street Parking Requirements application to meet the parking requirement on-site, to include the provision of bicycle racks to accommodate no fewer than twenty-one (21) bicycles on the property that shall meet the minimum requirements for short term bicycle parking.
4. The maximum gross floor area of all food and beverage products uses shall be limited to 5,000 square feet per use in accordance with section 550.305.
5. The play areas shall be pea gravel over soil or other permeable surface.
6. Refuse storage containers shall be screened on all four sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container.
7. The parapet shall be flat and shall extend no higher than forty-two 42 inches above the roof.
8. The applicant shall provide proof of easement for the mechanical equipment on the west façade of the addition or shall be required to move it to the interior.

ATTACHMENTS

1. PDR report
2. Written description submitted by applicant
3. Zoning map
4. Site survey
5. Site plan/Floor Plans
6. Building elevations
7. Photos



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001058
Applicant:	SABRI PROPERTIES 207 LAKE ST E, #300 MINNEAPOLIS, MN 55408
Site Address:	312 LAKE ST W
Date Submitted:	12-MAR-2013
Date Reviewed:	19-MAR-2013

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Proposed changes to the paved parking area to accommodate the parking required for the proposed childcare center.

Review Findings (by Discipline)

Zoning - Planning

- Please remove any reference to "retail" from the plan.

Right of Way

- The plan as re-submitted meets the requirements of the Public Works Right-Of-Way Division.

***Approved:** You may continue to the next phase of developing your project.
***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Street Design

- The plan as re-submitted meets the requirements of the Public Works Street Design Division.

❑ Sidewalk

- The plan as re-submitted meets the requirements of the Public Works Sidewalk Inspections Division.

❑ Traffic and Parking

- The plan as re-submitted meets the requirements of the Public Works Traffic & Parking Services Division.

❑ Water

- The plan as re-submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

❑ Sewer Design**Surface Drainage:**

- Clearly detail all site drainage (including roof tops) through contours or spot elevations. Stormwater may not run over the public sidewalk, into the sanitary sewer or onto adjacent properties. To be approved, proposed building projects must conclusively demonstrate that:
 - The site is being adequately drained.
 - Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.
 - The project will not adversely impact roads and adjacent or down slope properties.
- The Applicant shall provide, in tabular format, on the site plan the amount of pervious and impervious areas on the site and a calculation of the pervious to impervious ratio.

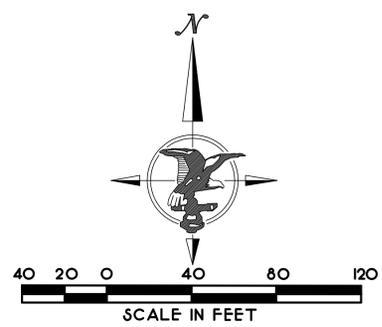
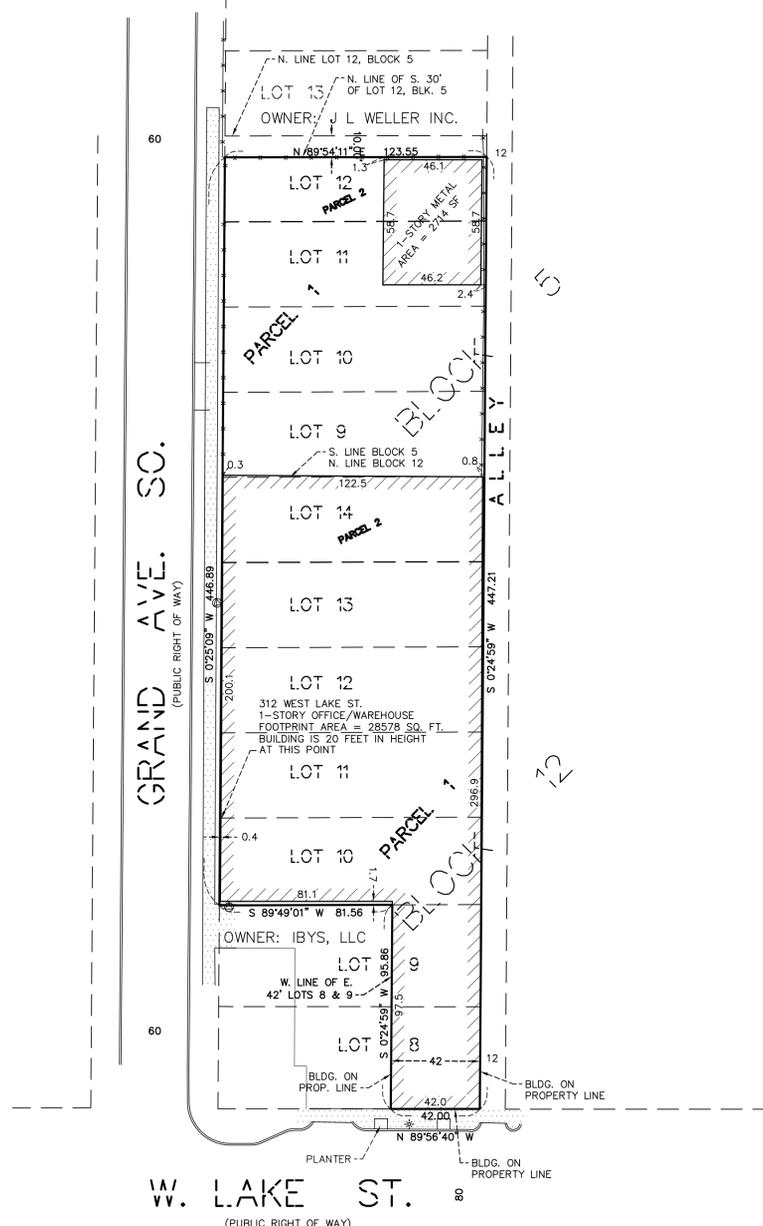
Erosion Control:

- It appears that the land disturbing activities on the site exceed 5,000 square feet. Therefore an erosion control plan is required in conformance with Chapter 52 of the Minneapolis Code of Ordinances. Please submit an erosion control plan complying with the requirement of Chapter 52.
- For further information on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

❑ Historic Preservation

- Although there is not a preservation flag on this property, the removal of the existing structure at the back of the lot will require a Wrecking Permit to be obtained by a licensed wrecking contractor. As part of the Wrecking Permit process a review by Preservation Staff is required.

END OF REPORT



LEGEND

	Property Monument
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Underground Telephone
	Water
	Gas
	Sanitary Sewer
	Storm Sewer
	Electric Meter
	Electric Box
	Electric Manhole
	Power Pole
	Hydrant
	Unknown Manhole
	Gate Valve
	Catchbasin
	Catchbasin
	Air Conditioning Unit
	Light Pole
	Gas Meter
	Telephone Manhole
	Telephone Box
	Water Manhole
	Window Well
	Sanitary Manhole
	Storm Manhole

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Panel Not Printed - No Special Flood Hazard Area" on Flood Insurance Rate Map, Community-Panel No. 27053C0358E, effective date September 2, 2004.
- Site area = 47427 square feet = 1.089 acres.
- There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by WFG National Title Insurance Company, having an effective date of November 9, 2012 and bearing file number 3Z21-12-W045. This includes but is not limited to locating and identifying recorded descriptions (e.g. property and easement descriptions).
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a or 6b.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- Extreme snow and ice cover of subject survey area may cause some improvements to be non visible at time of survey.
- All utilities serving the subject property enter and exit the subject property through public rights of way or through easements specifically dedicated to each utility's use.
- The "Property" as described is internally contiguous and contains no gaps or gores.

LEGAL DESCRIPTION

Parcel 1:
Lots 9, 10 and 11, Block 5; Lots 10 through 13, Block 12; East 42 feet of Lots 8 and 9, Block 12; all in Excelsior Addition to Minneapolis. (Abstract property)

Parcel 2:
Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis and Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

NOTES CORRESPONDING TO SCHEDULE B:

7. Subject to easement for cable/telecommunications services in favor of KBL Cablesystems of Minnesota LP over a portion of the subject premises dated September 30, 1999, recorded January 28, 2000 as Doc. No. 7251258. Affects Parcel 1. (DOES NOT AFFECT SUBJECT PROPERTY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

LAND TITLE SURVEY
ALTA/ACSM
for:
SABRI PROPERTIES
SITE: 312 WEST LAKE STREET
MINNEAPOLIS, MINNESOTA

CERTIFICATION:

To Kamel West, L.L.C., a Minnesota limited liability company; Franklin National Bank of Minneapolis, its successors and/or assigns, as their interests may appear herein (names WFG National Title Insurance Company):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on February 5, 2013.

Date of Plat or Map: February 15, 2013

Thomas E. Hodorff
Thomas E. Hodorff, L.S. 00
Minn. Reg. No. 23677

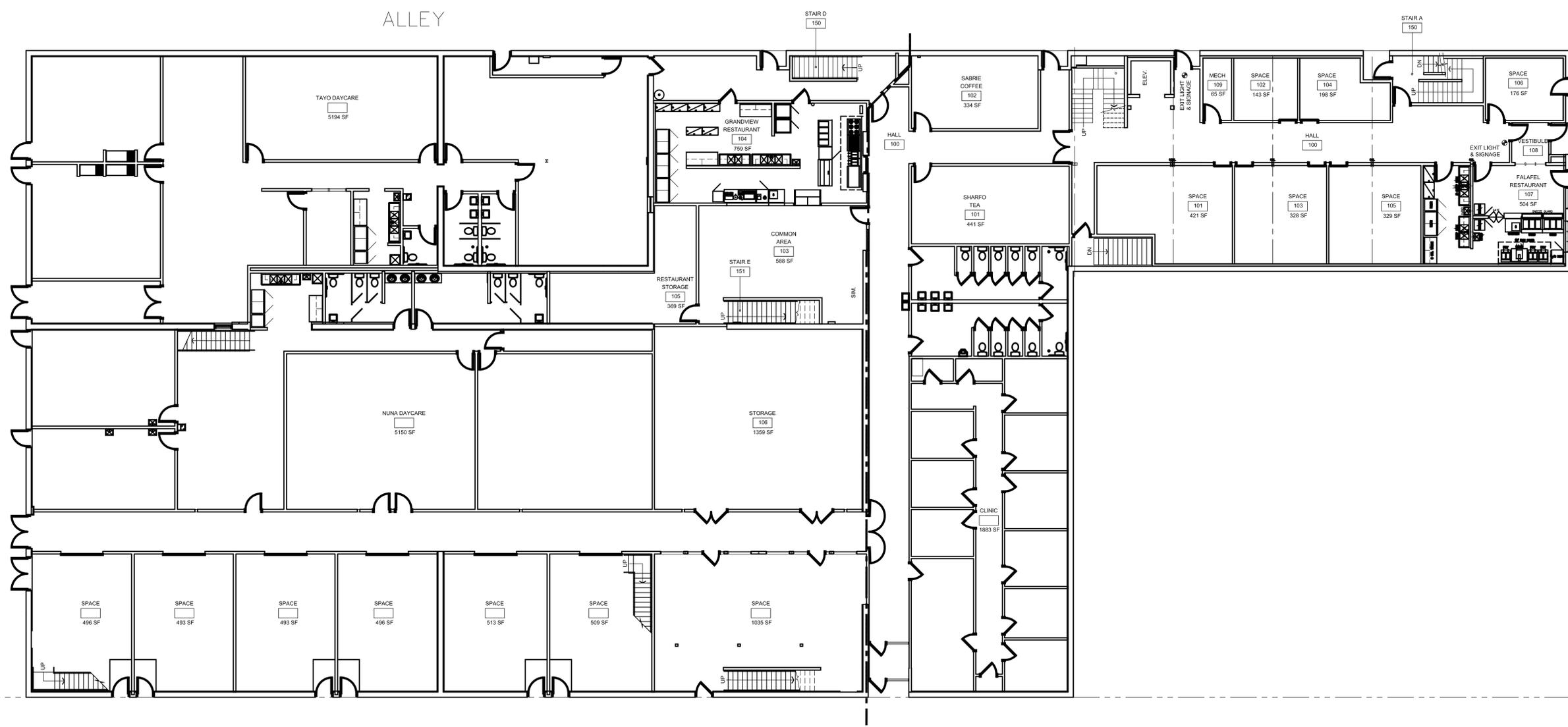
SURVEY PERFORMED BY:

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
BLOOMINGTON, MINNESOTA
PHONE: 952-884-5341 FAX: 952-884-5344

Revision History

Sheet No.	Book	Page
1 OF 1	629	23
File No.	W.O. Number	CAD Technician
1-3-8502	2013123	ONI



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 professional engineer under the laws of the State of Minnesota.
SCOTT NELSON
 PROFESSIONAL ENGINEER
 REGISTRATION NUMBER: 55263

Karmel West
 312 West Lake Street, Minneapolis, MN 55407

First Floor Plan

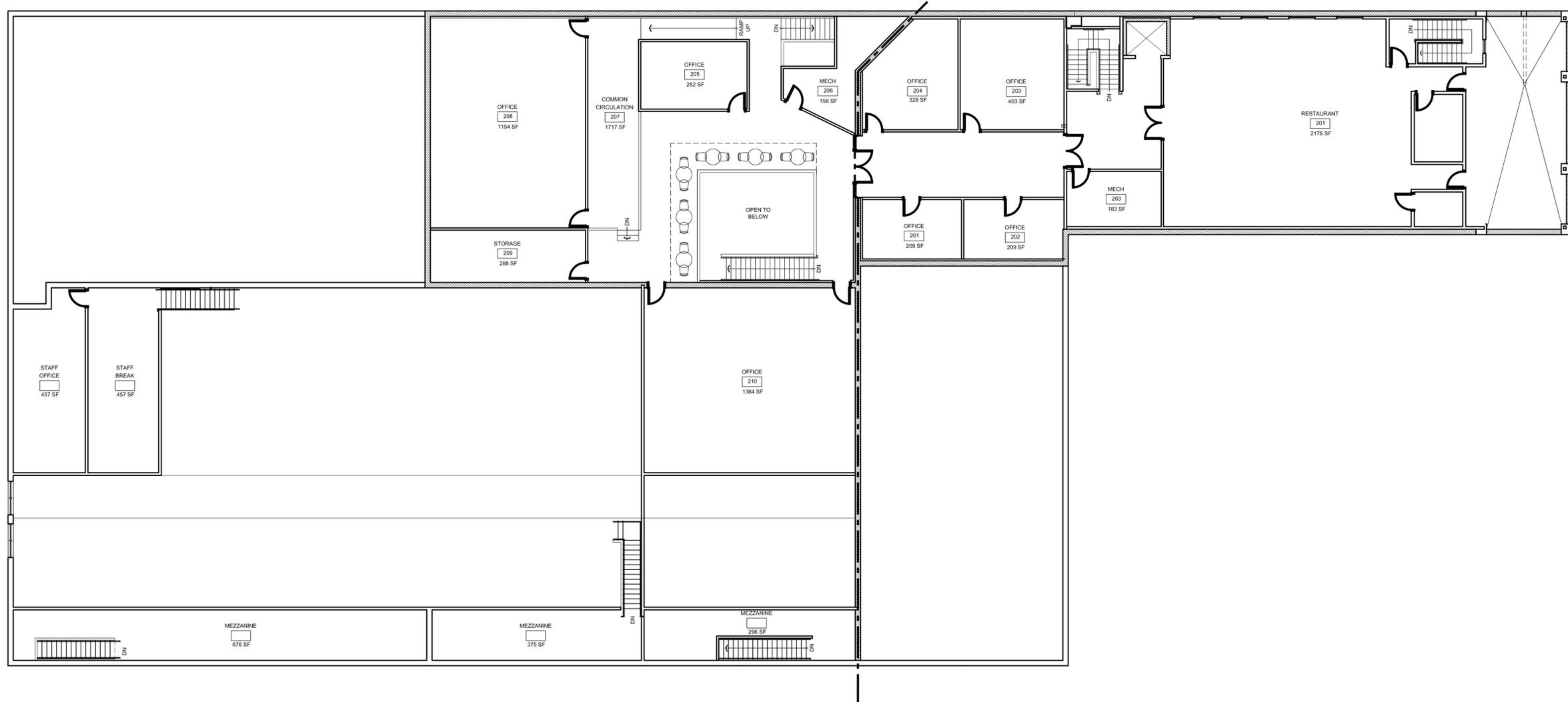
Project #: 12-0035.8
 Date: 8.30.2013
 Drawn by: DP
 Checked by: SN

Issue: PERMIT SET
 REVISED PERMIT SET
 REVISED PERMIT SET
 SECOND FLOOR REVISIONS
 SECOND FLOOR REVISIONS
 REVISIONS

Date: 5-29-2013
 6-06-2013
 8-30-2013
 11-18-2013
 12-06-2013
 12-23-2013

01-15-2014 SITE PLAN REVIEW & REZONING

A1 PROPOSED FLOOR PLAN - 1ST FLOOR
 3/32" = 1'-0"



Karmel West
 312 West Lake Street, Minneapolis, MN 55407

Second Floor Plan

Issue: 01-15-2014
 A1 SITE PLAN REVIEW & REZONING

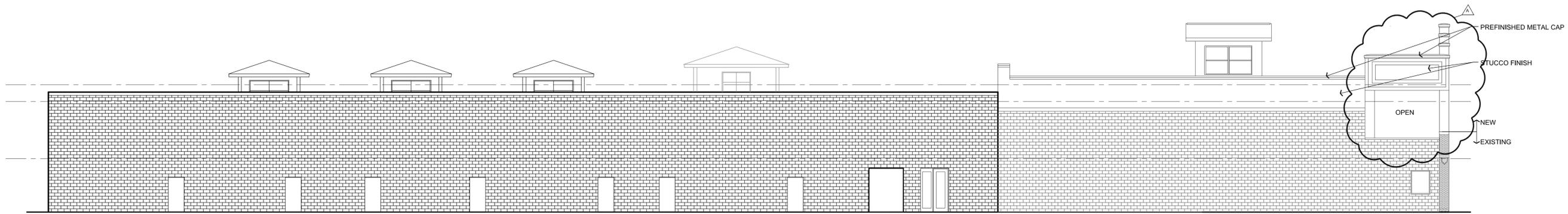
Issue:	Date:	Project #:	Drawn by:	Checked by:
PERMIT SET	5-29-2013	112-0035.8	DP	SN
REVISED PERMIT SET	6-06-2013		DP	
REVISED PERMIT SET	8-30-2013		DP	
SECOND FLOOR REVISIONS	11-18-2013			
SECOND FLOOR REVISIONS	12-06-2013			
REVISIONS	12-23-2013			

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 professional engineer under the laws of the State of Minnesota.
SCOTT NELSON
 PROFESSIONAL ENGINEER
 REGISTRATION NUMBER: 55496
 EXPIRES: 12/31/14

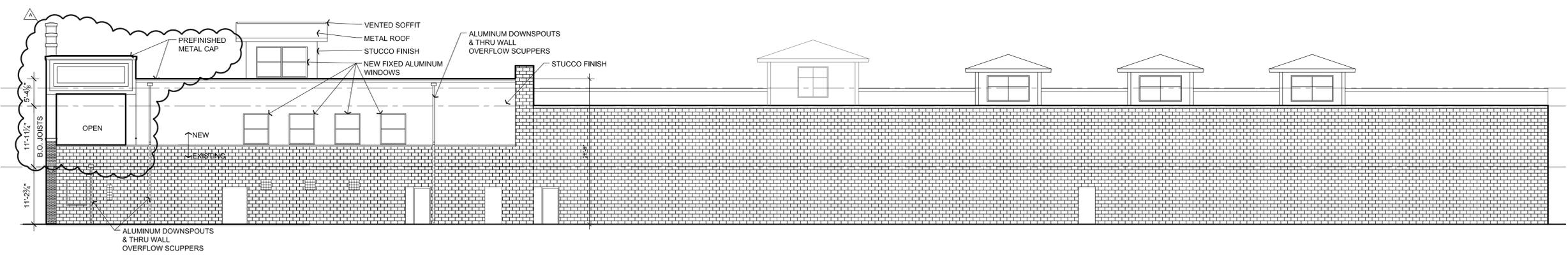
DJR
ARCHITECTURE, INC
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.376.2700 www.djr-inc.com

A1 PROPOSED FLOOR PLAN - 2ND FLOOR
 3/32" = 1'-0"

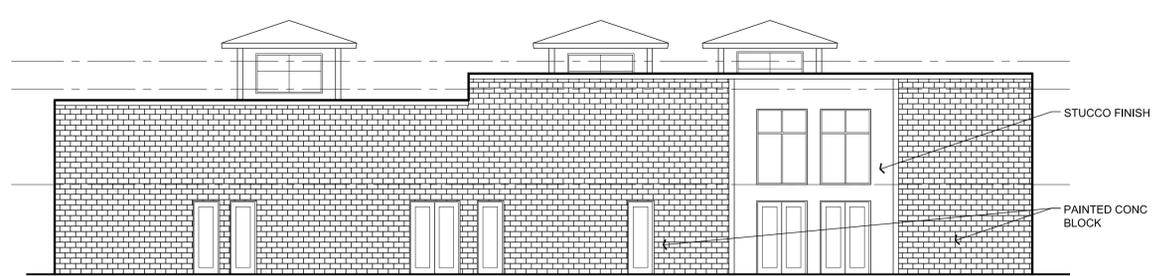
A130



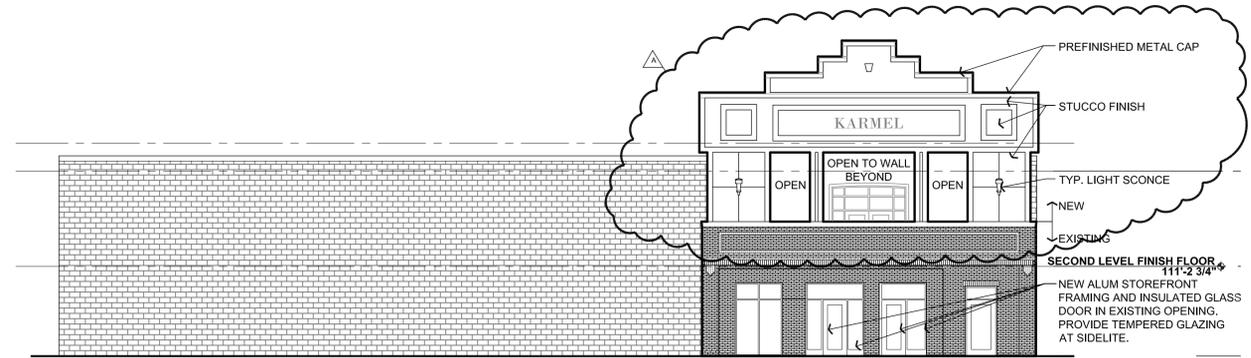
A3 PROPOSED WEST ELEVATION W/ NEW SECOND FLOOR CANOPY
 3/32" = 1'-0"



A2 PROPOSED EAST ELEVATION W/ NEW SECOND FLOOR CANOPY
 3/32" = 1'-0"



C1 PROPOSED NORTH (PARKING LOT) ELEVATION
 3/32" = 1'-0"



A1 PROPOSED SOUTH (LAKE STREET) ELEVATION W/ NEW 2ND FLOOR CANOPY
 3/32" = 1'-0"

I hereby certify that the above specifications or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 SCOTT NELSON
 SIGNATURE
 REGISTRATION NUMBER: 5-29-13
 DATE

ISSUE	DATE	PROJECT #	DATE	DRAWN BY	CHECKED BY
PERMIT SET	5-29-2013	112-0035.8	8-30-2013	DP	SN
REVISED PERMIT SET	6-06-2013				
SECOND FLOOR REVISIONS	8-30-2013				
SECOND FLOOR REVISIONS	11-18-2013				
SECOND FLOOR REVISIONS	12-06-2013				
REVISIONS	12-23-2013				

Karmel West
 312 West Lake Street, Minneapolis, MN 55407

01-16-2014
 A SITE PLAN REVIEW & REZONING



312
Coffee & Tea

uptown healing
CLINIC

Favel House
Restaurant

SABRI PROPERTIES
Karmel West
312

yo and Nana
Child Care

ROBERT'S
CHICKEN & BISCUITS

ANY CITY ANY TIME

ANY CITY ANY TIME
AIR

NO PARKING
EXCEPT FOR
LOADING AND
UNLOADING
OF PASSENGERS
OR MERCHANDISE
OR DELIVERY
OR PICKUP
OR DROP OFF
OR RETURN
OR DELIVERY
OR PICKUP
OR DROP OFF
OR RETURN

OPEN

723-4112





SABRI PROPERTIES
Contract
Parking for
KARMEL MALL
TENANTS
2 Hours Limit for
KARMEL WEST
CUSTOMERS
ONLY
All Other Vehicles
Subject to 2000

SABRI PROPERTIES
PARKING ONLY
NO PARKING IN FIRE LANE
NO OVERNIGHT PARKING
NO VEHICLES WILL BE TOWED
AT OWNER'S EXPENSE
NO PARKING 11:00 AM - 2:00 PM

15 MIN PARKING
6AM-6PM
→

