



LAND USE APPLICATION SUMMARY

Property Location: 3414 East 25th Street
Project Name: Rezoning Application
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: White Tree LLC
Project Contact: Bryan Walters
Request: To rezone the property from RIA to CI
Required Applications:

Rezoning	Petition to rezone the property located at 3414 East 25 th Street from the RIA/Single-Family District to the CI/Neighborhood Commercial District.
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SITE DATA

Existing Zoning	RIA/Single-Family District
Lot Area	8,013 square feet / 0.18 acres
Ward(s)	2
Neighborhood(s)	Seward
Designated Future Land Use	Urban Neighborhood
Land Use Features	None
Small Area Plan(s)	<u>N/A</u>

Date Application Deemed Complete	May 8, 2015	Date Extension Letter Sent	May 22, 2015
End of 60-Day Decision Period	July 7, 2015	End of 120-Day Decision Period	September 5, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE.

The project site is located at the northwest corner of the intersection of 35th Avenue South and 25th Street East. The lot has approximately 35 feet of street frontage along 35th Avenue South, but then extends to sixty feet at the back of the lot; the back half of the lot at 2444 35th Avenue South was combined with the subject property at an earlier date to create this configuration. From 1924-1962, the property was zoned commercial (1924 zoning map). In 1963, the property was rezoned from commercial to R1A, its current zoning.

The property site contains a one-story commercial/office building that was built in 1960; the 1960 building index card defines the construction type as an office building (B-370816). The gross floor area of the building is 4,220 square feet. The building has a flat roof and fronts 25th Street East; the elevation facing 35th Avenue South is a painted concrete wall without windows. The subject parcel has alley access and an impervious surface area behind the building that is a combination of concrete and asphalt. This area has historically been used for parking and outdoor storage. There are trees and shrubs between the building and the property lines along 25th Street East and 35th Avenue South.

In 1971, Tri-State Bearing, a wholesale and retail use, moved into the subject building from 3429 East 25th Street; across the street. Tri-State Bearing operated at the subject property until 2011 and was a legal nonconforming use when it was in operation. However, in 2011, Hennepin County acquired the property due to tax forfeiture. The applicant, Mr. Walters and White Tree LLC purchased the property in December 2014 from Hennepin County. Due to the county forfeiture process, the property has been determined by the zoning administrator not to have lost its nonconforming rights until December 15, 2015.

When Tri-State Bearing was the building tenant and the property was in the forfeiture process, there were numerous neighborhood complaints filed due to the condition of the property and the illegal outdoor storage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The surrounding area is primarily residential uses that are zoned R1A. However, there are commercial and industrial uses along 25th Street East. These include a mixed use building across the street (art gallery and two residential units) at 2504 35th Avenue South which is zoned I1/Light Industrial. A block to the west are the Birchwood Café at 3311 25th Street East (zoned C1) and a mixed use building (record store, laundromat and yoga studio) at 3330 25th Street East which is zoned R1A. Café Racer Restaurant is located four blocks to the west at 2929 25th Street East (zoned C1). The mix of residential and commercial uses along 25th Street East is due in large part to the zoning that allowed for commercial uses along 25th Street as well as 25th Street having a Twin Cities Rapid Transit (TCRT) streetcar line (The East 25th Line). Today, 25th Street East is not a designated community corridor; however, it is a collector road that moves traffic from residential streets to arterial roads. In 2012, 25th Street East had an annual average daily traffic (AADT) count of 2,400 vehicles (Source: Mn/DOT Traffic Data). The #9 bus route currently runs along 25th Street East.

The comprehensive plan designates the project site as urban neighborhood which is a predominately residential area that may also include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses scattered throughout.

PROJECT DESCRIPTION.

The applicants are proposing to rezone the property at 3414 East 25th Street from R1A/Single-Family District to C1/Neighborhood Commercial in order to attract one or two tenants and build out the interior spaces to fit their specific needs. The proposed site and building improvements include adding additional landscaping and upgrading the heating/cooling system.

PUBLIC COMMENTS. No public comments were received at the time of the staff report being published. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 3414 East 25th Street from R1A to C1 based on the following findings:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The proposed zoning would be consistent with the applicable policies of The Minneapolis Plan for Sustainable Growth. The property is designated as urban neighborhood on the future land use map. The following principles and policies outlined in the plan apply to this proposal:

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 1.4: 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.

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.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
- 1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

- I.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

- I.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

Land Use 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.

- I.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.

Rezoning the property from the R I A/Single-Family District to the C I /Neighborhood Commercial District would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The future land use of the project site is urban neighborhood. The urban neighborhood designation is primarily residential, however, it includes undesignated nodes and small-scale uses, including neighborhood-serving commercial, scattered throughout. The purpose of the C I District is to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses.

While the existing property is not located on a designated corridor or in a designated node, the property has been occupied by a commercial use since 1960 when commercial/offices uses were permitted and East 25th Street has served as an unofficial community corridor. This stretch of East 25th Street was commercially zoned from 1924 through 1963, and currently has a number of commercial uses along the corridor, including: Birchwood Café, Café Racer Restaurant, Dead Media Books and Records, Seward Laundromat, and Big River Yoga. In addition, mass transit has serviced this stretch of East 25th Street since 1912 (streetcar and bus).

- 2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

Rezoning the property is in the public interest and is not solely for the interest of the property owner. The project site and East 25th Street are not typical parcels and corridors. In 1960, when the current one-story flat roof commercial/office building was built, the subject property was zoned commercial and was a permitted use. A commercial use has continued to operate at this site for more than 50 years. East 25th Street has historically been a thoroughfare for residents getting to their properties and has had commercial uses positioned intermittently along the street where there was streetcar/bus service. Rezoning the property will allow for one of the few commercial buildings along East 25th Street to continue to provide small scale commercial uses and/or office space that is compatible with the adjacent residential uses.

- 3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Properties in the immediate area are primarily zoned R I A/Single-Family District. However, there are some parcels zoned C I /Neighborhood Commercial and I I /Light Industrial along East 25th Street. A

majority of the properties within the general area are single- and two-family residences. However, as previously stated, there are intermittent commercial properties along East 25th Street. Given the surrounding mix of zoning classifications/uses along East 25th Street, the history of the project site, as well as adopted policy, rezoning the subject property to the CI Neighborhood Commercial District would be appropriate and compatible in this location.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The RIA/Single-Family District allows single family dwellings and a handful of non-residential uses. However, given the size of the property most of the non-residential uses would not be allowed in the RIA District. The existing commercial/office building is nonconforming. A nonconforming use may not be changed to any other use, other than a use permitted in the district, unless granted approval through a change of nonconforming use. The applicant has stated that the length of the process for a change of nonconforming use has proven difficult for the applicant to attract tenants to occupy the building. Although some reasonable use of the property are allowed in the RIA Single-Family District, the RIA zoning classification does not allow for small scale retail uses or office space. In addition, it should be noted that given the low-density zoning classification currently in place, redevelopment of the property to a conforming, residential use seems unlikely.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The surrounding area is and has primarily remained a low-density residential area with commercial uses scattered along East 25th Street.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 22

LEGAL DESCRIPTION. LOT 2 EXCEPT THE EAST 80 FEET OF THE NORTH 32 FEET THEREOF; AND ALL OF LOT 3 BLOCK 003, REARRANGEMENT OF BLOCKS IN THE TOWN OF FALLS CITY

RECOMMENDATIONS

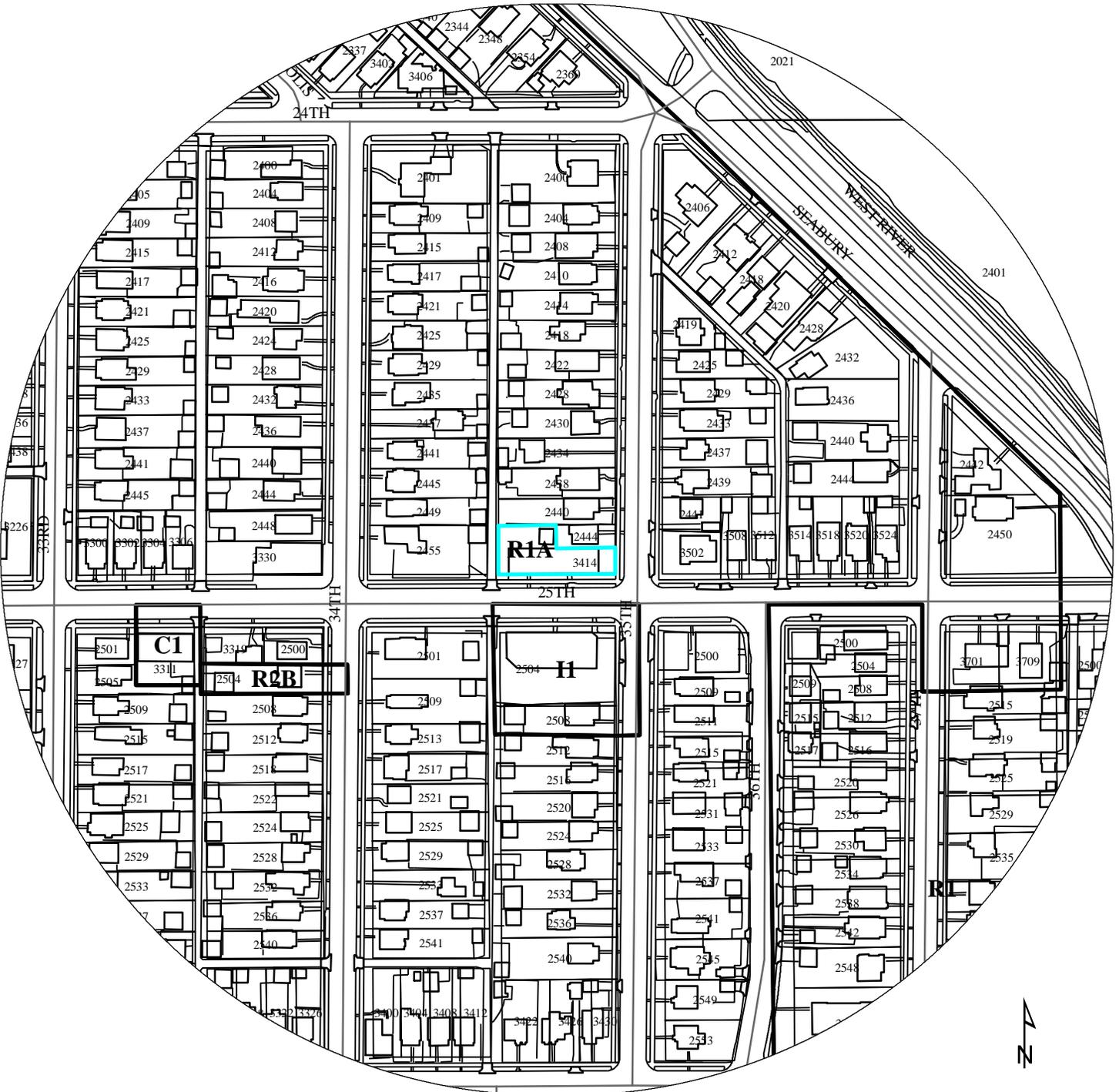
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the rezoning application by White Tree LLC for the property located at 3414 East 25th Street in the RIA/Single-Family District.

A. Rezoning the property from the RIA zoning district to the CI zoning district.

Recommended motion: **Approve** the application for rezoning the property from the RIA/Single-Family District to the CI/Neighborhood Commercial District.

ATTACHMENTS

1. Zoning map
2. Zoning comparison
3. Written description and findings submitted by applicant
4. Site plan/floor plan
5. 1946 Minneapolis Street Car and Bus System
6. Aerials
7. Images



	Single- and Two-Family Districts R1A	Commercial Districts C1
	Single-Family District	Neighborhood Commercial District
FAR		
Base FAR Maximum	0.50	1.70
20% bonus for enclosed, underground or structured parking		0.34
20% bonus for 50% ground floor commercial		0.34
20% bonus for 20% affordable units		0.34
Total possible FAR	0.50	2.72
Required lot area per dwelling unit (sq. ft.)	5,000	700
Possible DU Bonuses:		
20% bonus for enclosed, underground or structured parking		Y
20% bonus for 50% ground floor commercial		Y
20% bonus for 20% affordable units		Y
Base building height maximum (in stories)	2.5	2.5/3
Maximum size of retail store (sq. ft.)	0	8,000
Maximum Lot Coverage	50%	n/a
Maximum Impervious Surface Coverage	65%	
Yard Requirements		
Front	20	0
Interior side or rear ¹	5	5
Corner Side	8	0
Height Requirements		
Feet		35
Stories		2.5
Retail		
Maximum size of retail store (sq. ft.)-base	0	4,000
Bonus for no parking b/w structure and street	0	2,000
Bonus for additional stories & parking	0	2,000

Rezoning Application – Statement of Proposed Use

Property Address: 3414/3424 East 25th Street

We recently purchased the commercial building located in the Seward Neighborhood at 3414 East 25th Street on the Hennepin County Tax Forfeit Auction back in December. This building has been vacant for several years and we would like to renovate it so that it can be used for businesses once again.

The property is currently zoned as Residential (R1), however, it still retains its “Commercial Non-Conforming Use” rights (it was built in 1961 as a commercial building, two years before they rezoned the area to Residential). We have decided to pursue a zoning change request to rezone the property from R1 to C1 in order to attract new businesses. We have obtained the required 2/3 signatures from neighboring properties within 100 feet and are moving forward with our application.

The building is currently separated into two separate office spaces with additional storage in-between the units. We are looking to attract one or two tenants and then build out the space(s) to fit their specific needs. At a minimum we will be upgrading the heating /cooling system to new high efficiency units and re-plumbing the bathrooms to make at least one ADA accessible. There will be many other improvements that will depend on the specific tenant(s) needs such as lighting, electrical, flooring, wall coverings, and more. There will also be some exterior landscaping and signage improvements made.

Sincerely,



Bryan Walters

White Tree LLC – Vice President

MINNEAPOLIS STREET CAR AND BUS SYSTEM

CONSULT THIS GUIDE FOR ROUTING AND LOCATION OF LINES



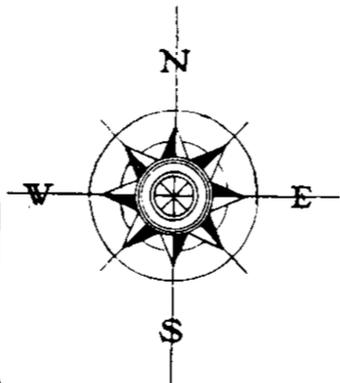
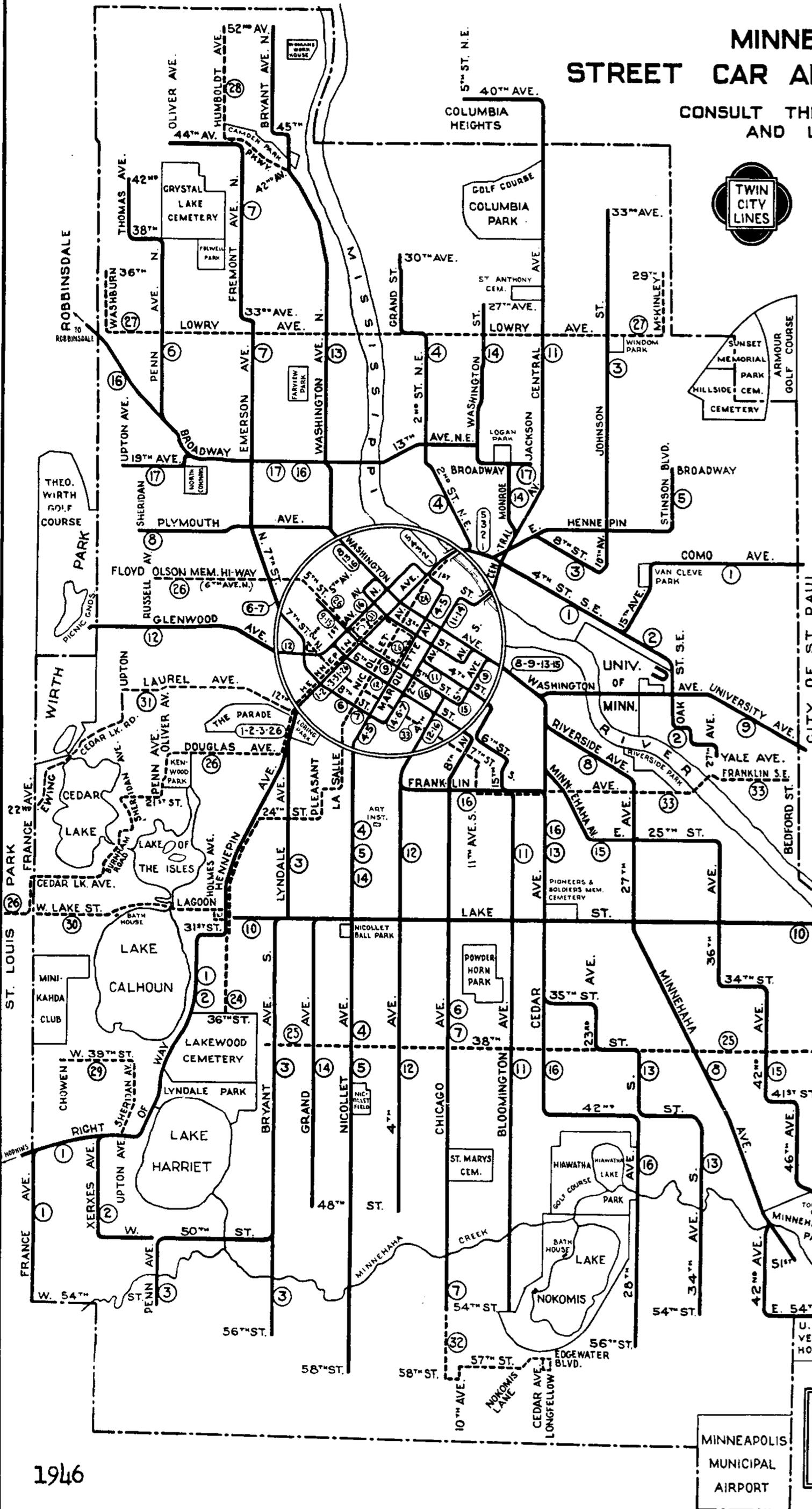
- STREET CAR LINES
- BUS LINES
- CITY LIMITS

KEY TO NUMBERS

- ① COMO-HARRIET-HOPKINS
- ② OAK-HARRIET
- ③ BRYANT-JOHNSON
- ④ NICOLLET-2ND ST. N.E.
- ⑤ NICOLLET-N.W. TERMINAL
- ⑥ CHICAGO-PENN
- ⑦ CHICAGO-FREMONT
- ⑧ FT. SNELLING-MINNEHAHA-PLYMOUTH
- ⑨ ST. PAUL-MINNEAPOLIS
- ⑩ SELBY-LAKE
- ⑪ BLOOMINGTON-COL. HTS.
- ⑫ GLENWOOD-4TH AVE.
- ⑬ 34TH AVE. S.-N. BRYANT
- ⑭ GRAND-MONROE
- ⑮ EAST 25TH ST.
- ⑯ 28TH AVE. S.-ROBBINSDALE
- ⑰ BROADWAY CROSSTOWN

BUS LINES

- ⑳ NICOLLET-HENNEPIN
- ㉑ STREET CAR BUSES
- ㉒ 38TH STREET
- ㉓ KENWOOD-ST. LOUIS PARK-RUSSELL NO.
- ㉔ LOWRY AVE.
- ㉕ HUMBOLDT AVE.
- ㉖ WEST 39TH ST.
- ㉗ WEST LAKE ST.
- ㉘ BRYN MAWR
- ㉙ CHICAGO AVE.
- ㉚ FRANKLIN AVE.

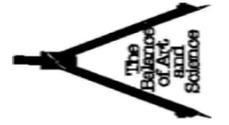


SCALE
0 1/2 1 MILE

STREET CAR INFORMATION
CALL MAIN 1214
INFORMATION DESK

MINNEAPOLIS
MUNICIPAL
AIRPORT

REUSE of 3414 - 3424 EAST 25TH ST. Mpls



ZONING: NON-CONFORMING COMMERCIAL USE IN RESIDENTIAL District

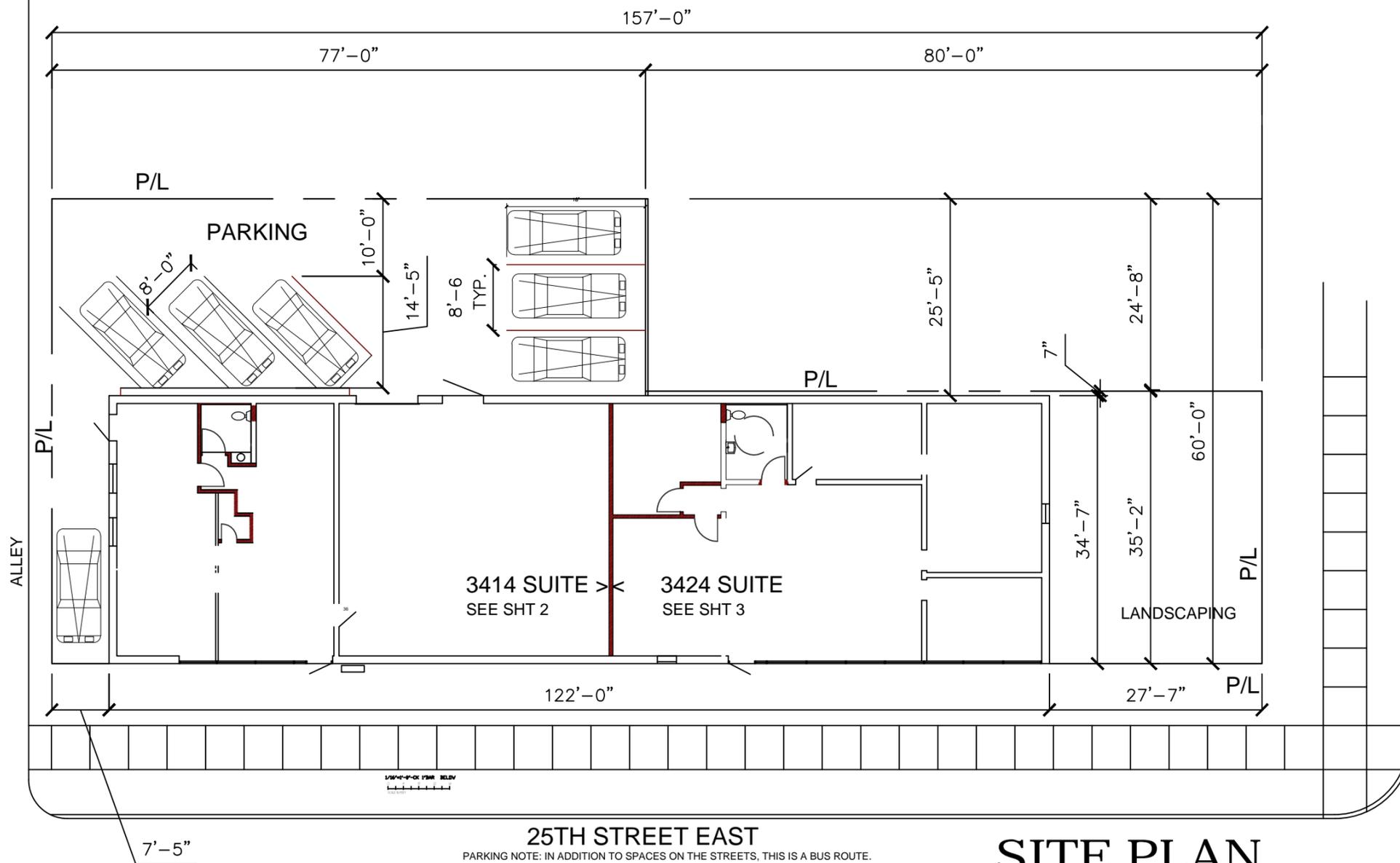
- Anticipated Uses: BUSINESS ('Grandfathered')
- 3414 Tattoo Shop, 3424 Medical Consulting.
- PARKING
- REQUIRED
- CALCULATION:
- Grandfathered
- HEALTH/DEPT. AGRICULTURE (SUITE 3414)
- Floors smooth concrete.
- Walls acrylic paint over vapor barrier primer.
- Ceiling- New dropped acoustic ceiling.

SCOPE:

- PLUMBING, HVAC AND ELECTRICAL SYSTEMS - BIDS BEING RECEIVED FOR MOSTLY NEW WORK.
- VERIFY CODES FOR PLENUM SPACES AND 'TYING' INTO EXISTING.

BUILDING CODE:

- International Building Code (IBC) 2012
- BUILDING TYPE 3B - MASONRY EXTERIOR, UNPROTECTED STEEL BAR JOIST AND METAL DECK ROOF No Sprinklers.
- OCCUPANCY:
- BUSINESS (BOTH SUITES)
- DEVISIONING WALL: Provide equivalent of 1 hr.
- NOTE: OWNER CHOOSES TO USE NON-SEPERATED USE PROVISIONS OF CODE WITH 1 HR. WALL.
- PARTITIONS: WALLS OF WOOD STUD OR STEEL, 5/8" TYPE 'X' DRYWALL EA SIDE.
- Dropped ACT ceiling except where noted.



CALCS FOR PARKING

541.110 MULTIPLE OFFICES
 BUILDING GROSS 4211SF
 REQD= 4+1= 5

PARKING SHOWN =7

CALCS FOR TOILETS

3414 SUITE
 OFFICE 795/100 =8
 WAREHSE 1224/500=3
 TOTAL OCCUPANTS =11

3424 SUITE
 OFFICE 1581/100 =15
 ACCESS 121/300 = 1
 TOTAL OCCUPANTS =16

CASE FOR 1 TOILET RM

AREA OF OFFICES
 IN THE 3424 SUITE
 IS 1,476 SF/100=15.

LIST OF SHEETS

1. SITE AND NOTES
2. 3414 SUITE
3. 3424 SUITE
4. MATERIALS & SCOPE

Architect Direct

ARCHITECTURE * SITE & NEIGHBORHOOD PLANNING * PROJECT MANAGEMENT

REUSE of 3414-24 E 25th St. Mpls

White Tree LLC Bryan Walters, Project Manager
 4557 Park Ave. S. Minneapolis MN 55407
 Phone (612) 275-7210

25TH STREET EAST
 PARKING NOTE: IN ADDITION TO SPACES ON THE STREETS, THIS IS A BUS ROUTE.

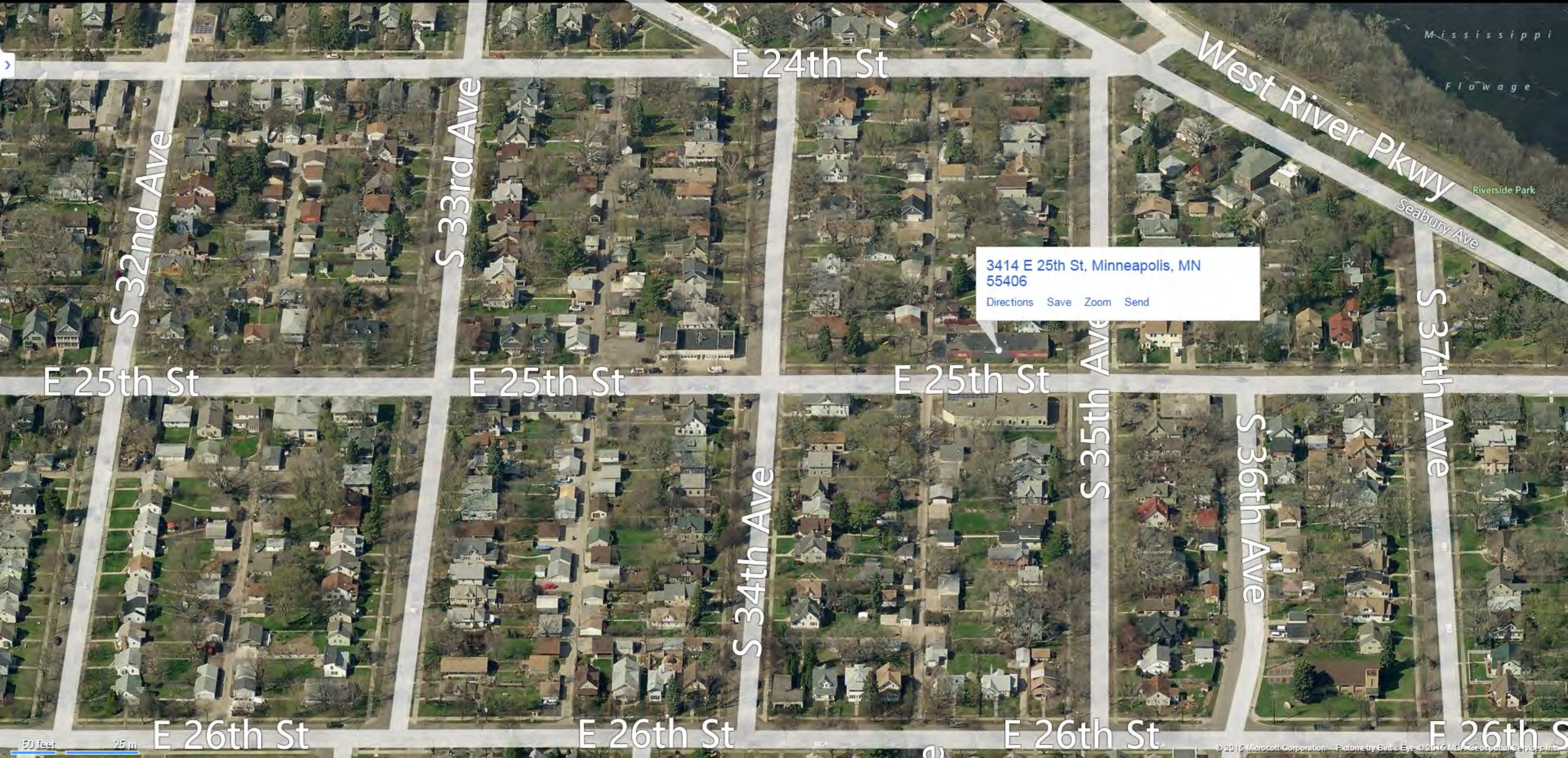
SITE PLAN

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 These drawings are guidelines only: VERIFYING details jointly the responsibility of the contractor and his/her subcontractors and suppliers.

SITE

SCHEMATIC
 16 FEB 2015

1



E 24th St

West River Pkwy

Mississippi
Flowage

Riverside Park

Seabury Ave

3414 E 25th St, Minneapolis, MN
55406

[Directions](#) [Save](#) [Zoom](#) [Send](#)

S 32nd Ave

S 33rd Ave

S 35th Ave

S 37th Ave

E 25th St

E 25th St

E 25th St

S 34th Ave

S 36th Ave

E 26th St

E 26th St

E 26th St

E 26th St

50 feet 25 m

Commercial Buildings Along East 25th Street



subject property

3414 E 25th St, Minneapolis, MN
55406
[Directions](#) [Save](#) [Zoom](#) [Send](#)



View from 25th Street East



View from alley



View from alley

