



**LAND USE APPLICATION SUMMARY**

*Property Location:* 4011 Washington Avenue North  
*Project Name:* All City Auto's  
*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639  
*Applicant:* Tony Odenora with All City Auto's  
*Project Contact:* David Witt with Mobilize Design and Architecture  
*Request:* To establish a motor vehicle parking lot.  
*Required Applications:*

<b>Conditional Use Permit</b>	To allow a motor vehicle storage lot.
<b>Site Plan Review</b>	For a motor vehicle storage lot.

**SITE DATA**

<b>Existing Zoning</b>	I2 Medium Industrial District
<b>Lot Area</b>	60,481 square feet / 1.39 acres
<b>Ward(s)</b>	4
<b>Neighborhood(s)</b>	Webber Camden; adjacent to Camden Industrial
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	<i>Above the Falls Master Plan (2000)</i> <i>Above the Falls Master Plan Update (2013)</i>

<b>Date Application Deemed Complete</b>	June 3, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 2, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located on the west side of Washington Avenue North just north of 40<sup>th</sup> Avenue North. The property abuts Interstate 94 to the west. The site is occupied by Acrylic Fabricators and a 70-space accessory surface parking lot. There is also a telecommunications tower located on the north end of the property. There are two base equipment stations located near the base of the tower and the entire area is fenced off from the remainder of the parking lot.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by industrial properties and some scattered residential properties south on Washington Avenue North. To the west of the site is Interstate-94 and west of Interstate-94 is a primarily low-density residential neighborhood. In addition, the Mississippi River is approximately 900 feet east of the property. The site is located in the Webber Camden neighborhood.

**PROJECT DESCRIPTION.** The owners of Acrylic Fabricators own the subject property and the property located at 4056 Washington Avenue North. The applicant, All City Auto's, has a minor-automobile repair facility located at 4056 Washington Avenue North. The applicant is proposing to utilize the parking lot for overflow vehicles. The applicant has indicated that vehicles will not be repaired while they are stored in the parking lot.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** A letter of support from the Webber-Camden Neighborhood Organization is included with the report. Any additional 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 motor vehicle storage lot 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 proposal to use the majority of the existing parking lot as a motor vehicle storage lot will not be detrimental to or endanger the public health, safety, comfort or general welfare. The property owner, Acrylic Fabricators, has indicated that they no longer have a need for 70 parking spaces for their business. Since the parking lot exists, and there is a need for vehicle storage, it makes sense to share the parking lot with another business.

- 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.*

The proposal to use the majority of the existing parking lot as a motor vehicle storage lot will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property. As stated above, the

parking lot exists and the business that is located on the property no longer has the need for all of the parking spaces.

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

The parking lot currently exists. Access to the parking lot is from 40<sup>th</sup> Avenue North. The applicant has indicated that the parking lot will be striped as the existing striping has faded. When the parking lot was constructed it was designed to drain towards a catch basin located in the parking lot. No changes to drainage are proposed.

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

Acrylic Fabricators is considered a Medium Industrial use in the zoning code. The parking requirement for this use is one space per 1,000 square feet of gross floor area (GFA) up to 20,000 square feet plus one space per 2,000 square feet of GFA over 20,000 square feet plus one space per 5,000 square feet of outdoor sales, display or storage area. The building is 29,099 square feet and there is no outdoor sales, display or storage area. This size of a building requires 25 parking spaces. There are a total of five people employed at Acrylic Fabricators.

The parking requirement for a motor vehicle storage lot is one space per 500 square feet of GFA in excess of 4,000 square feet (minimum of 4 spaces) plus one space per 4,000 square feet of motor vehicle storage area. There is no building associated with this use on the site and the total area dedicated for parking is 6,885 square feet. The motor vehicle parking lot has a minimum parking requirement of six spaces. There are a total of 70 parking spaces in the parking lot.

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

*The Minneapolis Plan for Sustainable Growth (2009) classifies the site as Urban Neighborhood, the Above the Falls Master Plan (2000) classifies the site as Mid- to High-Density Residential and the Above the Falls Master Plan Update (2013) classifies the site as Mixed Use. In the Above the Falls Master Plan Update mixed use allows for mixed use development, including residential. Mixed use may include retail, office, residential, or other compatible uses either within a building or district. Depending on context, light industrial may also be appropriate, if the type and design are compatible with other uses in the area.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Land Use Policy 1.7: Limit new and expanded auto-oriented uses in the city so impacts on the form and character of commercial areas and neighborhoods can be minimized.**

- 1.7.1 Discourage new and expanded high traffic, auto-oriented uses in neighborhood commercial nodes.
- 1.7.2 Direct auto-oriented uses to locations on Commercial Corridors that are not at the intersection of two designated corridors, where more traditional urban form would be appropriate.
- 1.7.3 Auto-oriented uses should be designed with aspects of traditional urban form, to minimize the impact on the pedestrian realm.

CPED finds that allowing an existing minor-automobile repair facility in the neighborhood to utilize parking spaces within an existing, underutilized parking lot for overflow vehicles is in conformance 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 applications are approved, the proposal will comply with all provisions of the I2 Medium Industrial District.

## **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 – *Not applicable***

- The applicant is not proposing to make any changes to the building as part of this application.

#### **Access and Circulation – *Meets requirements***

- The entrance to the building is directly connected to the public sidewalk along Washington Avenue North.
- There is no transit shelter proposed as part of this development.
- The parking lot currently exists. Access to the parking lot is from 40<sup>th</sup> Avenue North.
- This site does not have access to a public alley.
- There is no maximum impervious surface requirement in the I2 Medium Industrial District. According to the materials submitted by the applicant 87 percent of the site will be impervious.

#### **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. The lot area of the site is 60,481 square feet. The footprint of the buildings is 16,828 square feet. When you subtract the footprint from the lot size the resulting number is 43,653 square feet. Twenty percent of this number is 8,731 square feet. According to the applicant's landscaping plan there will be 8,059 square feet of landscaping on the site or approximately 18 percent of the site not occupied by the building. Alternative compliance is needed.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 17 and 87 respectively. The applicant has indicated that there will be a total of 24 canopy trees and 41 shrubs on the site. CPED is recommending that the minimum shrub requirement be met on site.
- A seven-foot wide landscaped yard is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. A landscaped yard is required along Washington Avenue North. There is a landscaped yard along this street frontage that is at least seven feet in width.
- Screening that is three feet in height and not less than 60 percent opaque is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. In the landscaped yard along Washington Avenue North the applicant is proposing to plant Little Giant Arborvitae. This plant material will grow to a height of four feet. There is also a six-foot tall chain link fence located along the property line. The applicant is proposing to keep the fence in place. Portions of the fence have slats in it that are not allowed. In addition, there are portions of the fence that need to be replaced. CPED is recommending that all of the slats be removed and that the fence be repaired where needed.

- Not less than one tree shall be provided for every 25 linear feet of parking lot frontage. The parking lot has 220 feet of frontage along Washington Avenue North. Nine trees are required and there are nine trees located between the parking lot and the property line.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. Most of the parking spaces are located more than 50 feet from an on-site deciduous tree. Alternative compliance is needed.
- Tree islands in parking lots must have a minimum width of seven feet in any direction. There are two existing tree islands in the parking lot. The northern tree island measures seven feet in any direction but a portion of the southern tree island measures less than seven feet. Alternative compliance is needed.

**Table 1. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	60,481 sq. ft.
<b>Building footprint</b>	--	16,828 sq. ft.
<b>Remaining Lot Area</b>	--	43,653 sq. ft.
<b>Landscaping Required</b>	8,731 sq. ft.	8,059 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	17 trees	24 trees
<b>Shrubs (1: 100 sq. ft.)</b>	87 shrubs	41 shrubs

**Additional Standards – Meets requirements**

- The parking area is defined with six-inch by six-inch concrete curbing on the north, east and south sides. The tree islands are also defined by concrete curbing. When the parking lot was constructed it was designed to drain towards a catch basin located in the parking lot. No changes to drainage are proposed.
- The parking lot will not block views of any landmark buildings, significant open spaces or water bodies.
- The parking lot will not shadow public spaces and adjacent residential properties.
- The parking lot will not generate wind currents at ground level.
- The parking lot is being designed with crime prevention design elements as it will be secured with a fence and four-foot high landscaped is proposed around the street facing side.
- The site is neither locally designated nor located in a historic district.

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

The proposed use is *conditional* in the I2 District.

**Off-street Parking and Loading – Meets requirements**

- Existing buildings have grandfathered rights from the bicycle parking requirements so although the bicycle parking requirement for the medium industrial use is two spaces they are not required to provide them.

**Table 2. Vehicle Parking Requirements Per Use (Chapter 54I)**

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Medium Industrial Use	25	--	25	109	--
Motor Vehicle Storage Lot	6	--	6	3	
<b>Total</b>	<b>31</b>	<b>--</b>	<b>31</b>	<b>112</b>	<b>70</b>

**Table 3. Bicycle Parking and Loading Requirements (Chapter 54I)**

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Medium Industrial Use	2	--	Not less than 50%	0	1 Large	1 Large
Motor Vehicle Storage Lot	0	--	--	0	0	0
<b>Total</b>	<b>2</b>	<b>--</b>	<b>1 long-term</b>	<b>0</b>	<b>1</b>	<b>1 Large</b>

**Building Bulk and Height – Meets requirements**

**Table 4. Building Bulk and Height Requirements**

	Code Requirement	Proposed
Lot Area	--	60,481 sq. ft. / 1.39 acres
Gross Floor Area (GFA)	--	29,099 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	Not applicable	Not applicable
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	.48
Maximum Building Height	4 stories or 56ft., whichever is less	2 stories or 22 ft.

**Lot Requirements – Meets requirements**

**Table 5. Lot Requirements Summary**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Minimum Lot Area</b>	12,000 sq. ft.	60,481 sq. ft.
<b>Maximum Impervious Surface Area</b>	Not applicable	Not applicable
<b>Maximum Lot Coverage</b>	Not applicable	Not applicable
<b>Minimum Lot Width</b>	100 ft.	438 ft.

**Yard Requirements – Not applicable**

- The site is not subject to any yard requirements as it is zoned industrial and it is not adjacent to any residential or office residential zoning or any residential properties.

**Signs – Not applicable**

- The applicant is not proposing to add any signage on the site as part of this application.

**Refuse Screening – Meets requirements**

There are no refuse containers stored outside of the building. However, there is a lot of debris in the parking lot that needs to be cleaned up. CPED is recommending that the parking lot be inspected on a regular basis for purposes of removing any litter found thereon.

**Screening of Mechanical Equipment – Not applicable**

- There will be no mechanical equipment added to the site as part of this application.

**Lighting – Meets requirements**

- There are three 25-foot tall light fixtures in the parking lot.

**Specific Development Standards – Not applicable**

**Overlay District Standards – Not applicable**

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

The *Minneapolis Plan for Sustainable Growth* (2009) classifies the site as Urban Neighborhood, the *Above the Falls Master Plan* (2000) classifies the site as Mid- to High-Density Residential and the *Above the Falls Master Plan Update* (2013) classifies the site as Mixed Use. In the *Above the Falls Master Plan Update* mixed use allows for mixed use development, including residential. Mixed use may include retail, office, residential, or other compatible uses either within a building or district. Depending on context, light industrial may also be appropriate, if the type and design are compatible with other uses in the area. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

**Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.**

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.7 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.
- 10.18.8 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

The parking lot will be utilized by the owner of a minor-automobile repair facility located across the street from the site. The applicant is proposing to utilize the parking lot for overflow vehicles. Only employees of the minor-automobile repair facility will be driving vehicles into and out of the lot. The applicant is proposing to remove the volunteer landscaping that is located around the perimeter of the parking lot and install a new hedge of shrubs that will better screen the parking lot from the street. CPED is also recommending that all of the slats in the existing chain link fence be removed and that the fence be repaired where needed.

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

The *Above the Falls Master Plan Update* was adopted by the City Council in 2013. The plan designates this site as Mixed Use. In the *Above the Falls Master Plan Update* mixed use allows for mixed use development, including residential. Mixed use may include retails, office, residential, or other compatible uses either within a building or district. Depending on context, light industrial may also be appropriate, if the type and design are compatible with other uses in the area.

The site is located in the North of Dowling Riverfront District (Subarea 10). This subarea is largely industrial, with a mix of some other uses. It is bordered on the north by North Mississippi Regional Park, as well as the route for the Grand Rounds across the Camden Bridge.

This proximity to a residential neighborhood suggests that there could be a transition at some point to a mix of uses including residential. However, the predominantly industrial nature of existing uses indicates that there will need to be a critical mass of land to allow for the development of a residential community, so it is not too isolated to be successful.

Furthermore, market analysis suggests that a residential transition is unlikely to happen for at least 10-15 years, due to lack of market strength in the area. In the short term, the area is likely to remain industrial. Mitigation of environmental and public realm impacts – including greening of sites and operations – can help develop compatibility with planned park development and eventual mix use expansion.

Longer term, guidance may shift to mixed use, including residential, commercial, and office. However, this transition will depend on a couple factors. First, there must be a land acquisition strategy that allows for a mechanism to buy and hold a critical mass of land. Second, there must be increased market strength in this area, so that new housing is not competing with efforts to strengthen nearby residential areas.

Retrofit elements such as screening, landscaping and enhanced lighting should be encouraged. As redevelopment does occur, it would be better to do it at the full block level, to allow for reconfiguration as needed.

Again, the parking lot will be utilized by the owner of a minor-automobile repair facility located across the street from the site. The applicant is proposing to utilize the parking lot for overflow vehicles. The applicant is proposing to remove the volunteer landscaping that is located around the perimeter of the parking lot and install a new hedge of shrubs that will better screen the parking lot from the street. The proposed development is consistent with the policies of the *Above the Falls Master Plan Update*.

### **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:

- **Total Amount of Landscaping.** The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. According to the applicant's landscaping plan there will be 8,059 square feet of landscaping on the site or approximately 18 percent of the site not occupied by the building. The parking lot has concrete curbing around its perimeter. It would be impractical to tear out the curbing to accommodate an additional 672 square feet of landscaping on the site. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Distance to Trees.** In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. Most of the parking spaces are located more than 50 feet from an on-site deciduous tree. The parking lot surfacing and the curbing around the parking lot are in fairly good condition. Since the parking lot will not be utilized by the general public, the purpose of providing a deciduous tree within 50 feet of every parking space is minimized. However, CPED is recommending that one canopy tree be planted in each of the tree islands to help reduce the heat island effect and also for stormwater benefits. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Width of Tree Islands.** Tree islands in parking lots must have a minimum width of seven feet in any direction. There are two existing tree islands in the parking lot. The northern tree island measures seven feet in any direction but a portion of the southern tree island measures less than seven feet in any direction. The tree islands have concrete curbing around their perimeters. Given this, it would be impractical to tear out the southern tree island in order to construct it so it measures seven feet in every direction. CPED is recommending that the City Planning Commission grant alternative compliance.

## **RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by All City Auto's for the property located at 4011 Washington Avenue North:

### **A. Conditional Use Permit to allow a motor vehicle storage lot.**

Recommended motion: **Approve** the application for a motor vehicle storage lot, 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.
2. The applicant shall restripe the parking lot per the site plan that was submitted.

**B. Site Plan Review for a motor vehicle storage lot.**

Recommended motion: **Approve** the application for a motor vehicle storage lot, subject to the following conditions:

1. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by July 20, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All of the slats in the chain link fence shall be removed and the fence shall be repaired where needed.
4. The parking lot shall be inspected on a regular basis for purposes of removing any litter found thereon.
5. A minimum of 87 shrubs shall be provided on site as required by section 530.160 of the zoning code

**ATTACHMENTS**

1. Statement of proposed use and description of the project
2. Responses to the conditional use permit findings
3. Zoning map
4. Site survey
5. Site and landscape plans
6. Photos
7. Correspondence



## **Statement of Proposed Use and Description of the Project**

All City Autos, LLC intends to lease the parking lot at 4011 Washington Ave. N. from the current owners, Scherbing Leasing. The parking lot was constructed for and used by the business at 4011 Washington Ave. N., Acrylic Fabricators, Inc. The business no longer needs the parking lot for their use.

All City Autos, LLC will rent parking spaces to vehicles that need safe and secure parking that is not on public streets. The vehicles would likely include cars, commercial vehicles, construction vehicles and semi tractors whose owners have no suitable location for parking the vehicles when not in use. The neighborhood association is already referring people who have problems parking their vehicles in residential neighborhoods to All City Autos, LLC..

There will be no repairing vehicles in the lot.

The parking lot is currently in existence and has adequate drainage, lighting and fencing. All City Autos, LLC will clean the lot, restripe it and add landscape screening around the site as required by zoning ordinances.

Mobilize Design and Architecture, LLC  
P.O Box 11093  
1108 W. Broadway Ave.  
Minneapolis, MN 55411



Written Statement of Finds for Conditional Use Permit for 4011  
Washington Ave. N. for use as a Vehicle Storage Lot

- 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 parking lot that will be used for the Vehicle Storage Lot has been established as a parking lot for a long period of time. The parking lot was built for and used by the adjacent business, Acrylic Fabricators. They no longer need the parking lot for their business and will be leasing the parking lot to All City Autos, LLC. By allowing the Conditional Use Permit, it will improve conditions around the parking lot. Landscape screening will be added to the perimeter. The lot will be cleaned, restriped and maintained to a good condition. The parking lot will not be used for vehicle repairs while in the lot. The parking lot has been located here for a long period of time and has not been detrimental to the public in the past. It is intended that potential users of the parking lot be trucks and tractor/trailers that often park along Washington Ave. N. or in residential neighborhoods. The parking lot would give a place to safely park vehicles that might have used city streets or residential neighborhoods for storage. This will decrease the danger these vehicles pose to the general public by getting them off the street.

- 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.**

The area adjacent to the parking lot is industrial uses. The parking lot is consistent with other uses in the area. The nearest residential area is across Interstate 94 from the parking lot. Due to the distance, the residential neighborhood would not be affected by an activities at the parking lot. Being that the

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parking lot is bounded by I-94 and Washington Ave. N. on three sides development of property directly adjacent to the lot is highly unlikely. The parking lot has been there for a long period of time and has not impeded development on adjoining properties in the past, mainly because it is a use consistent in character with the industrial area that it is located in.

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

The only utility the parking lot requires in access to the storm sewer system. The parking lot already has a catch basin which is connected to the storm sewer system. The configuration of the parking lot will not change so we will not be affecting how the parking lot currently drains, which is to the catch basin in the northeast corner of the lot. No other utilities are required for the parking lot.

There is an existing access road on the west side of the site. The access road is accessed via 40<sup>th</sup> Ave. N. This will be the only access to the parking lot.

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

The only access to the parking lot will be from 40<sup>th</sup> Ave. N. There is only one other property that is accessed from 40<sup>th</sup> Ave. N. The traffic will access Washington Ave. N. from 40<sup>th</sup> Ave. N. which is marked for traffic. Traffic will not come directly from the parking lot to Washington Ave. thereby reducing or eliminating chances for traffic conflicts on the more heavily traveled Washington Ave. The type and intensity of traffic from the parking lot is consistent with the existing traffic on Washington Ave.

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

Under the current comprehensive plan the parking lot is located in a Transitional Industrial use area. Since the parking lot will have a low impact; ie, no building, few utilities, light intensity of activity, not polluting the site, it would not preclude the parking lot from evolving to other uses in the further if surrounding development would change.

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

The parking lot will conform to all applicable regulations of the district. Primarily, landscape screening will be added to the perimeter of the lot to meet the screening requirements of the zoning code. The site has adequate lighting.

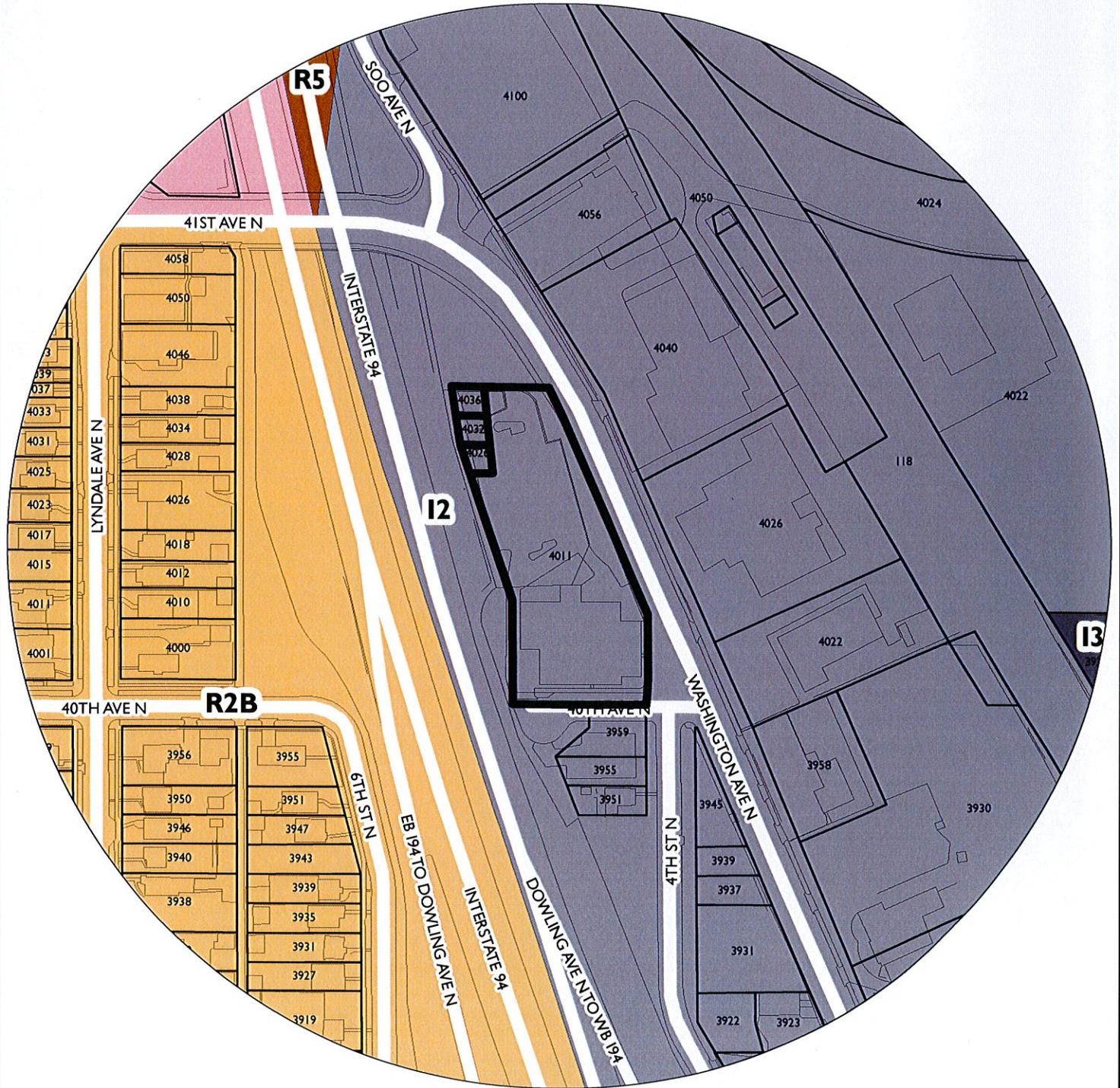
Mobilize Design and Architecture, LLC  
P.O Box 11093  
1108 W. Broadway Ave.  
Minneapolis, MN 55411

All City Auto's

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4011 Washington Avenue North

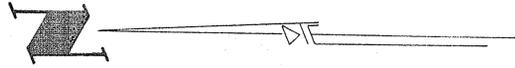
FILE NUMBER

BZZ-7231

SURVEY FOR:  
**ACRYLIC FABRICATORS**



o DENOTES IRON MONUMENT



Invoice# 39521  
F.B. 599-04

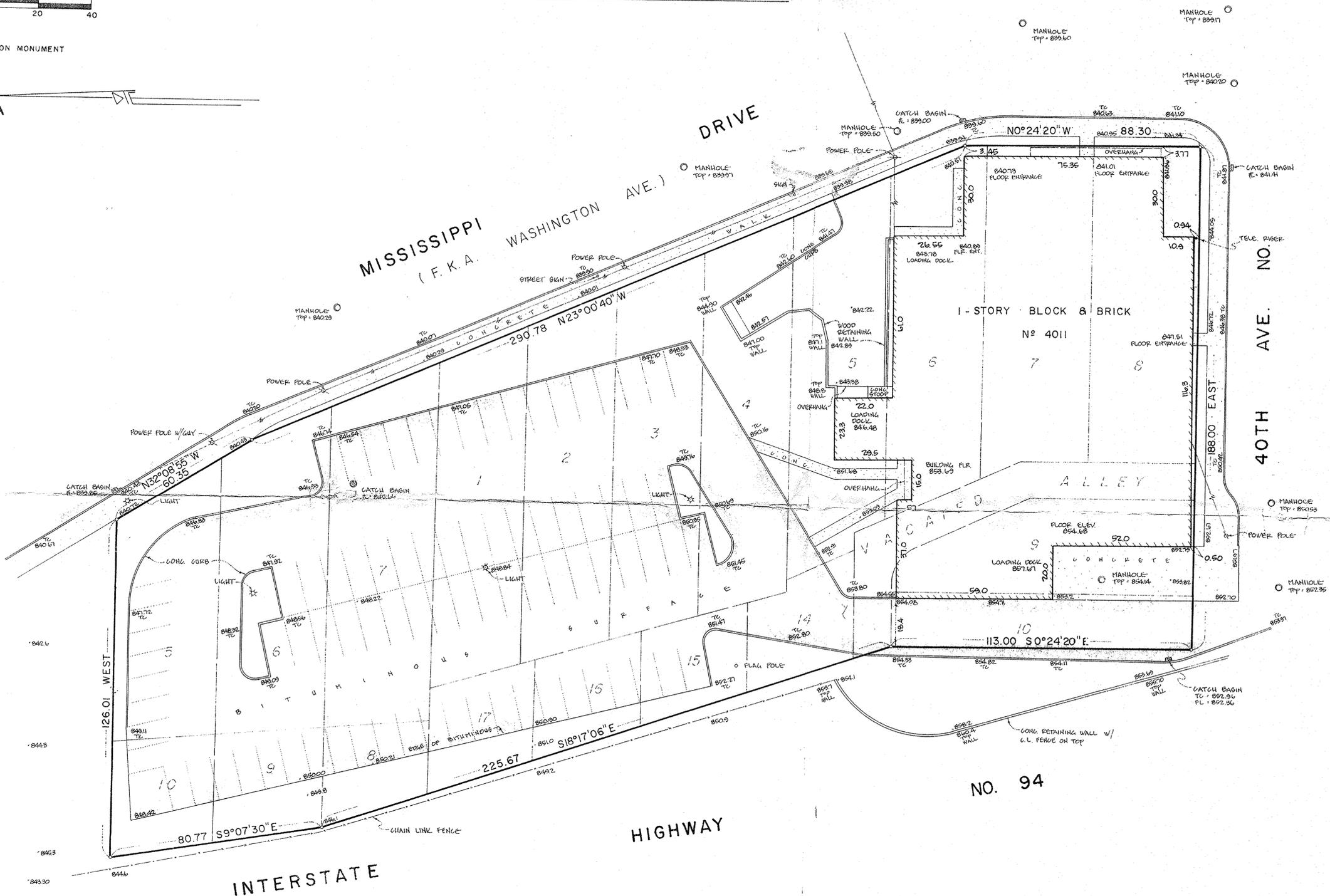
- Survey Notes:
1. Area = 60,481 Sq. Ft. (1.57 Acres)
  2. Benchmark: Top of Hydrant East side of Mississippi Drive opposite No. 4056 Elev. = 843.93 (N.G.V.D. 29 Adj.)
  3. Property zoned M2-3 - no minimum setback requirements
  4. Property in Flood Zone C (Area of minimal flooding)
  5. 000.0 denotes existing elevation
  6. Property description and easements, if any, shown per information provided by client, title commitment showing easements has not been provided.

Property Description:

Parcel 1:  
Lots 5 through 7, inclusive; that part of Lot 8, lying easterly of a line drawn Northerly from the Northwest corner of the East Half of Lot 10, "Thomas Morgan's Addition to Minneapolis" to a point on the North line of said Lot 8 distant 70 feet Easterly from the Northwest corner of said Lot 8; together with those portions of Lots 9 and 10, lying Easterly of a line drawn Northerly from a point on the South line of said Lot 9 distant 70 feet easterly from the Southwest corner of said Lot 9 to a point on the North line of Lot 2 distant 39 feet Easterly from the Northwest corner of said Lot 2; all within Block 1, "Morgans" Addition to Minneapolis

Parcel 2:  
Lots 1,2,3,4 and 5; those parts of Lots 14,15,16 and 17 lying Easterly of a line drawn Westerly from the Northwest corner of the East Half of Lot 10, "Thomas Morgan's Addition to Minneapolis" to a point on the North line of Lot 8, Block 1, "Morgans" Addition to Minneapolis", distant 70 feet East from the Northwest corner of said Lot 8; That part of the vacated alley adjoining Lots 5,6,9,10 and 14 in "Thomas Morgan's Addition to Minneapolis" lying North of the extension Easterly across it of the North line of said Lot 9 and lying East of "Line A" more particularly described as a line drawn Northerly from the Northwest corner of the East Half of Lot 10 "Thomas Morgan's Addition to Minneapolis" to a point on the North line of Lot 8, Block 1, "Morgans" Addition to Minneapolis, distant 70 feet East from the Northwest corner of said Lot 8. All in "Thomas Morgan's Addition to Minneapolis"

Parcel 3:  
Lots 6,7, and 8; Lot 9 and the East Half of Lot 10; That part of the adjoining vacated alley lying between the extensions Easterly across it of the North and South lines of said Lot 9; Thomas Morgan's Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Hennepin County, Minnesota.



I hereby certify that this map or plat was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the Laws of the State of Minnesota.

Surveyed by me this 1st day of March, 1995.  
Signed: *Raymond A. Prasz*  
Raymond A. Prasz, Minn. Reg. No. 6743





VIEW FROM PROPERTY LOOKING EAST



VIEW FROM PROPERTY LOOKING EAST



VIEW FROM SUBJECT PROPERTY LOOKING NORTH



VIEW FROM PROPERTY LOOKING NORTHEAST



VIEW FROM PROPERTY LOOKING NORTHWEST



VIEW FROM PROPERTY LOOKING SOUTHWEST



EXIT 229  
81  
W Broadway Ave  
1 1/2 MILES

EXIT 228  
Dowling Ave N

VIEW FROM PROPERTY LOOKING WEST



VIEW OF BUILDING ON PROPERTY LOOKING SOUTHWEST



VIEW OF SUBJECT PROPERTY LOOKING WEST



VIEW OF SUBJECT PROPERTY LOOKING WEST



VIEW OF SUBJECT PROPERTY AT SOUTHWEST CORNER - LOOKING WEST



VIEW OF BUILDING ON-SITE LOOKING SOUTH



VIEW ALONG WASHINGTON AVE. LOOKING NORTH



VIEW OF CELLPHONE TOWER FACILITY ON SUBJECT PROPERTY



VIEW WITHIN PROPERTY LOOKING NORTH



VIEW WITHIN SUBJECT PROPERTY LOOKING NORTH



VIEW WITHIN SUBJECT PROPERTY LOOKING NORTH



VIEW WITHIN SUBJECT PROPERTY LOOKING NORTHEAST



VIEW WITHIN SUBJECT PROPERTY LOOKING NORTHWEST



VIEW WITHIN SUBJECT PROPERTY LOOKING SOUTHEAST



VIEW WITHIN SUBJECT PROPERTY LOOKING SOUTHWEST

## David Witt

---

**From:** David Witt  
**Sent:** Monday, June 1, 2015 5:02 PM  
**To:** 'barbara.johnson@minneapolismn.gov'  
**Subject:** FW: 4011 Washington Ave. Storage Parking Lot - Land Use Application

Good Afternoon;

On behalf of our client, Tony Odenore of All City Autos, LLC., we would like to inform you that we will be submitting a Land Use Application and Conditional Use Permit Application for the parking lot at 4011 Washington Ave. N. All City Autos, LLC will be leasing the property from its current owners for use as an Vehicle Storage lot. Vehicle Storage Lots require a Conditional Use Permit to operate in the I2 – Medium Density Zoning District. Our client will be improving the lot by cleaning it up, restriping it and adding landscaping in front of the fence that faces Washington Ave. N. Our client previously presented his plans for the lot to the Webber-Camden Neighborhood Association. The neighborhood association indicated its approval of the project by writing a letter of support dated April 13, 2015..

We anticipate that we will be submitting plans to the city before the end of the week.

Please let me know if you have any questions.



David J. Witt - Registered Architect  
**Mobilize Design & Architecture, LLC**

Mailing Address: P.O. Box 11093 Minneapolis, MN | Studio: 1108 West Broadway Avenue  
Main: 1.612.208.0504 | Direct: 1.612.567.0778 | Fax: 1.612.465.6542  
Email: [dwitt@mobilizedesign.net](mailto:dwitt@mobilizedesign.net) | Website: [www.mobilizearchitecture.com](http://www.mobilizearchitecture.com)

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## David Witt

---

**From:** David Witt  
**Sent:** Monday, June 1, 2015 5:00 PM  
**To:** 'barbjohnson@minneapolismn.gov'; 'info@webbercamden.org'  
**Cc:** 'odenton2@yahoo.com'  
**Subject:** 4011 Washington Ave. Storage Parking Lot - Land Use Application

Good Afternoon;

On behalf of our client, Tony Odenore of All City Autos, LLC., we would like to inform you that we will be submitting a Land Use Application and Conditional Use Permit Application for the parking lot at 4011 Washington Ave. N. All City Autos, LLC will be leasing the property from its current owners for use as an Vehicle Storage lot. Vehicle Storage Lots require a Conditional Use Permit to operate in the I2 – Medium Density Zoning District. Our client will be improving the lot by cleaning it up, restriping it and adding landscaping in front of the fence that faces Washington Ave. N. Our client previously presented his plans for the lot to the Webber-Camden Neighborhood Association. The neighborhood association indicated its approval of the project by writing a letter of support dated April 13, 2015..

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Main: 1.612.208.0504 | Direct: 1.612.567.0778 | Fax: 1.612.465.6542  
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April, 13, 2015

Hilary Dvorak, Principal City Planner  
City of Minneapolis CPED  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Regarding Permitted Use of the Parking Lot at 4011 Washington Avenue North:

At the regular Webber- Camden Neighborhood Organization meet of the Board of Directors a vote was taken that approved use of the parking lot located at 4011 Washington avenue North for possible uses including a towing service and auto storage.

Respectfully,

A handwritten signature in cursive script that reads "Roberta Englund".

Roberta Englund, Executive Director  
Webber-Camden Neighborhood Organization

Cc: Barbara Johnson

**Webber-Camden Neighborhood Organization**  
1206 37th Avenue North, Minneapolis, MN 55412  
612.521.2100 Fax: 612.521.4538 Email: [info@webbercamden.org](mailto:info@webbercamden.org)