

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-2660

Date: October 31, 2005

Applicant: 2800 Hiawatha LLC

Address of Property: 2016 28th St E

Project Name: Hiawatha Business Center

Contact Person and Phone: Lee Kopyy, Ryan Companies US, Inc., 50 S 10th St, Ste. 300, Minneapolis
MN 55403, (612) 492-4498

Planning Staff and Phone: Tara Beard, (612) 673-2351

Date Application Deemed Complete: October 3, 2005

End of 60-Day Decision Period: December 2, 2005

End of 120-Day Decision Period: Not applicable

Ward: 16 **Neighborhood Organization:** East Phillips Improvement Coalition

Existing Zoning: I2, General Industrial District

Zoning Plate Number: 27

Lot area: 215,560 square feet

Proposed Use: General industrial business park; specifically to this application, an armored car company.

Concurrent Review:

- Conditional Use Permit to allow an armored car company use in Hiawatha Business Center.

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits – Chapter 536 – Chapter 550: Article I General Provisions; Article IV General Industrial District.

Background: The building at 2016 28th St E is currently under construction and will be a new office warehouse facility, which is a permitted use on the site (I3 zoning). The project will include a 60,200 sq. ft. single-story building and 218 parking stalls.

The Preliminary Plan Review Committee comprised of City staff reviewed the project on 10/6/04 and made suggestions all of which were accepted by the applicant. A major site plan review was reviewed

and approved by the City Planning Commission on November 22, 2004. The development is currently under construction.

An armored car service company is a prospective tenant that would occupy 17,000 square feet of the western portion of the building. The company would use the space for vehicle servicing, storage, and offices. All business activity would occur inside the building and would be private (this business does not serve the public). This use is determined to be substantially similar to a package delivery service, which requires a conditional use permit in the I2 District.

Staff has not received comment from East Phillips Neighborhood Association at this time.

CONDITIONAL USE PERMIT -

Required Findings for the Conditional Use Permit:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

There is no evidence that an armored car service would have a negative impact on the public. All business and truck service would occur inside the building and no residential uses are located adjacent to the building.

- 2. 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 for uses permitted in the district.**

The site is surrounded by other industrial districts that should not be negatively impacted by the proposed use. Specifically, there is an office/warehouse building to the south, the Midtown Greenway to the west (and a roof material company beyond that), a bituminous material company to the southwest, Hiawatha Ave to the east, and a municipal fleet service area to the north. Future industrial development in the area should not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

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

Utilities would not be affected by the building having an armored car company as a tenant. The vehicle service area is completely separate from the rest of the business and can only be accessed from the outside. Current curb cut and parking layout is such that armored vehicles entering the property would not be near the vast majority of public parking for the building.

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

As the public will not be served by the proposed use the armored cars will have the only affect on traffic. Seven armored vehicles will be in use throughout the day but not all at the same time.

Future business expansion plans include the possibility of adding 3-5 additional vehicles. Traffic congestion should not be impacted by the proposed use.

5. Is consistent with the applicable policies of the comprehensive plan.

The site is designated as a tier two potential growth center in *The Minneapolis Plan*. The proposed developments do not appear to conflict with any policies of *The Minneapolis Plan*.

According to other principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

The Minneapolis Plan, Chapter 9.25 states: “Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings.” One of the implementation plans for this section of the plan is to “allow for a limited amount of heavy industrial uses where appropriate, but minimize negative impacts on their surroundings.” The location of the proposed building use is such that negative impacts on their surroundings should be minimal.

The Minneapolis Plan, Chapter 9.26 states: “Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.” One of the implementation plans for this section of the plan is to “promote light industrial uses as the preferred use of industrial land, but discourage warehouse or distribution uses in areas where truck traffic will negatively impact residential neighborhoods.” Trucks arriving and leaving from the Hiawatha Business Center are most likely to use Hiawatha Ave, in which case no residential areas would be affected by truck traffic.

The Minneapolis Plan, Chapter 9.33 states: “Minneapolis will support the existing economic base by providing adequate land and infrastructure to make city sites attractive to businesses willing to invest in high job density, low impact, light industrial activity.” This section includes the implementation steps to “identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific Industrial/Business Park Opportunity Areas;” and to “continue to protect a healthy physical environment that is attractive for private investment and compatible with neighborhoods.” As a potential growth center, the site is an appropriate location for the development of new industry. The sites significant remediation and proximity to amenities such as the Hi-Lake Shopping Center and the Midtown Greenway signify potential for business success and future growth and expansion.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

2016 28th St E currently conforms to all applicable regulations of the I2 District. The project must maintain compliance with the approved site plan. Specific development standards for the use prohibit overnight facilities for drivers.

RECOMMENDATION:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow the use of an armored car service company at 2016 28th St E, subject to the following condition:

1. As required by Chapter 536.20, overnight facilities for drivers shall be prohibited.

Attachments:

1. Statement of use
2. Findings
3. Site Plan, Floor Plans, Elevations, & Zoning map
4. Renderings (building is not built yet for photographs).