

Department of Community Planning and Economic Development – Planning Division
Site Plan Review and Variance
BZZ-2652

Date: November 14, 2005

Applicant: Local 563 Union

Address of Property: 901 14th Avenue NE

Project Name: Local 563 Union

Contact Person and Phone: Gary Vogel, BKV Group (612) 373-9121

Planning Staff and Phone: Lonnie Nichols, (612) 673-5468

Date Application Deemed Complete: September 29, 2005

End of 60-Day Decision Period: November 28, 2005

End of 120-Day Decision Period: Not applicable at this time

Ward: 1 **Neighborhood Organization:** Logan Park

Existing Zoning: I1 (Light Industrial) and ILOD (Industrial Living Overlay) districts

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 10

Legal Description: Not applicable for this application.

Proposed Use: Offices and Meeting Hall (for monthly membership meeting)

Concurrent Review: Site Plan Review and Variance

Applicable zoning code provisions: Chapter 525, Administration and Enforcement-specifically Article IX, Variances (14) to reduce the minimum width of parking aisles.....; Chapter 530 Site Plan Review; Chapter 535, Regulations of General Applicability; Chapter 541, Off-street Parking and Loading; Chapter 543, On-Premise Signs; Chapter 550 Industrial Districts; and, Chapter 551, Overlay Districts-specifically Industrial Living Overlay District.

Background: The Local 563 Construction and General Laborers Union has filed application for a drive aisle width variance and site plan review for a 3500 square foot addition to an existing building used for offices and meetings, and for administrative review of a shared parking agreement with an adjacent

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property for a monthly membership meeting. The shared parking agreement can be processed administratively by the Zoning Administrator.

The existing building at the subject property was constructed in 1977. No previous City Planning Commission actions were found for the subject property. The application does not list previous uses at the building or a beginning date for the Local 563 Union. The beginning occupancy of the existing building by the Local 563 is presumed to be circa 1977.

Staff has not received any comments from the general public on this application. The subject site is located approximately one block away from Central Avenue, and is surrounded by industrial zoning.

VARIANCE:

Findings Required by the Minneapolis Zoning Code:

for a variance from the required two-way drive aisle width of 22 feet to a width of 20 feet, 10 feet on the subject property plus 10 feet on the adjacent property located in a non-exclusive driveway easement area.

- 1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

A shared driveway easement area of 10 feet on the subject property plus 10 feet on the adjacent property already exists as per deed document 4280597. The applicant currently uses this area for ingress and egress to the site. Strict adherence to the regulations requiring a 22 foot drive aisle on the subject property could cause undue hardship by preventing the proposed building expansion, sidewalk and on site parking.

- 2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.**

The circumstances are unique to the parcel of land for which the variance is sought. A shared driveway easement area of 10 feet on the subject property plus 10 feet on the adjacent property already exists as per deed document 4280597.

- 3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality. The applicant did revise the site plan by narrowing the width of on site sidewalk serving the parking lot from 5 to 4 feet to allow the full 18 feet length of a standard-sized parking stall to be located on the subject property outside of the said easement area.

- 4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

Required Findings for Site Plan Review

A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)

B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first

that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

- a. Windows shall be vertical in proportion.
- b. Windows shall be distributed in a more or less even manner.
- c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
- d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
- e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
- f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.

The existing building was constructed on a corner lot in 1977 and is set back from Van Buren Street 2 feet and 14th Avenue 8 feet. The platting indicates that the front lot line faces Van Buren. The existing principal entrance faces 14th Avenue Northeast and is demarked by stairs and railings. The proposed building additions, 900 sf along Van Buren and 2600 sf along 14th Avenue will follow the setbacks established by existing building. The area between the building and the lot lines would include landscaping amenities.

The placement of the building reinforces the street wall, does not maximize natural surveillance and visibility, and facilitates pedestrian access and circulation from the parking area. The accessory parking facilities are located to the east side, interior, and rear of the site. The building exterior is etched concrete block with a subtle projection of vertically etched concrete at the top of the building. The new additions would match the existing building materials.

The existing and new building walls provide architectural detail through the vertical etching on the facades. The new building facades contain windows, but they are not designed as required by the provisions of Chapter 530. The proposed windows create some visual interest, but are not designed to increase security of adjacent outdoor spaces to maximize natural surveillance and visibility. Chapter

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530 requires thirty (30) percent of the walls on the first floor that face a public street or public sidewalk to be windows. Minimum window area at the first floor or ground level is measured between two (2) and ten (10) feet above the adjacent grade.

Staff analyzed the proposed (new) building façades to the window (code) requirements as follows:

The plan proposes 40 sf of windows facing 14th Avenue, 125 sf of windows are needed to meet the 30% requirement ($416 \times .30 = 124.8$). The 40 sf or 10% of the window area would be located within the measurement criteria for minimum window area at the first floor or ground level, but can not be counted due to the proposed height of the windows. Calculations for 14th Avenue: total façade area available to use for window coverage, $10 - 2 = 8 \times 52$ (wall length) = 416 feet; five windows 2 feet tall by 4 feet wide located between 7 and 9 feet height; $2 \times 4 = 8 \times 5 = 40/416 = .096$ or 10% window coverage.

The plan proposes zero windows facing Van Buren Street, 48 sf of windows are needed to meet the 30% requirement ($160 \times .30 = 48$). Calculations: total façade area available to use for window coverage, $10 - 2 = 8 \times 20$ (wall length) = 160 feet; zero window coverage would be provided on Van Buren Street.

The windows would be horizontal rather than vertical in proportion.

The windows proposed would be distributed in a more or less even manner, where provided.

The bottoms of the proposed windows are approximately seven (7) feet above grade, instead the required four (4) feet above the adjacent grade needed to satisfy the ground floor window requirement.

The windows would need to have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.

Assuming the bottom of the first floor windows is lowered to a height of not more than four (4) feet to allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade.

Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

The plan proposes 32 sf of windows on the east building wall of the office area addition facing the parking area, 120 sf of windows would be needed to provide 30% coverage ($400 \times .30 = 120$). The 32 sf or 8% of the window area would be located within the measurement criteria for minimum window area at the first floor or ground level, but the bottom of the windows is located above the desired height of four (4) feet. Calculations for the new office area facing the parking area: total façade area available to use for window coverage, $10 - 2 = 8 \times 50$ (wall length) = 400 feet; four windows 2 feet tall by 4 feet wide located between 7 and 9 feet height; $2 \times 4 = 8 \times 4 = 32/400 = .08$ or 8% window coverage.

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The plan proposes zero windows on the east building wall of the meeting hall area addition facing the parking area, 48 sf of windows are needed to meet the 30% requirement ($160 \times .30 = 48$). Calculations: new façade area available to use for window coverage, $10 - 2 = 8 \times 20$ (wall length) = 160 feet; zero window coverage would be provided on the east building wall of the meeting hall area addition. The 30% window requirement is applicable to this section of the addition because a meeting hall is a permitted use in the ILOD district, but not a principal industrial use listed in Table 550-1 for the I1 district. The addition, 20 feet in length, would align with an existing building wall section 40 feet in length, to create a 60 feet section of uninterrupted wall without windows facing the parking area.

The north façade of the meeting hall addition to the building, would contain a door near the sidewalk on Van Buren, and is located 39¼ inches from the interior lot line. Staff from the Plan Review (building code) section of the City indicated that a minimum of a 44 inch setback would be required to allow the door in this area and planning staff would request a minimum of a 48 inch or 4 feet setback for zoning code compliance with HC accessibility standards. Staff is recommending the door be relocated to the west façade (Van Buren Street) and recessed so that it does not swing into the public right of way. This would provide an opportunity to place an entrance toward the front lot line and break up an approximately 70 feet section of uninterrupted wall that would be created by the 20 feet addition.

The north façade of the office addition to the building would contain a 34 feet section of blank, uninterrupted wall that does not include windows, entries, recesses or projections, or other architectural elements, other than an etched concrete surface. This wall section would be in excess of the maximum twenty five (25) feet length of uninterrupted wall requirement.

The form and pitch of the flat roof line would be similar to the existing and surrounding commercial buildings. There are residential structures located on the south side of 14th Avenue that have pitched roofs.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

The principal entrance is demarked by stairs and railings which are connected to the public sidewalk and parking area by existing and proposed walkways of a minimum four (4) feet in width. The accessory parking facilities are located to the east side, rear and interior of the site. There is not a transit shelter at

the site. Vehicular access and circulation is designed to minimize conflicts with pedestrian traffic and surrounding residential uses. The subject property is surrounded by industrial zoning, and there is not an alley abutting the site.

The site plan increases the building footprint, and reduces the use of impervious surfaces, and nearly meets the 20% landscaping area requirement of Chapter 530 (see Landscaping and Screening section of this report). As per the survey, the lot size is 16,306 sf. The applicant has indicated that there is currently 736 sf of pervious surface area and that this will be increased by 782 sf for a total of 1518 sf or 9% ($1518/16,306 = .093$). The existing building footprint is 4200, and new addition area is 3490, making a total building footprint of 7690 sf. The parking and sidewalk area is 7098 ($8616 - 1518$), making the total impervious surface area at the site 14,788 sf or 91%. Calculations: parking and sidewalk area + building foot print ($7098 + 7690 = 14,788$); impervious surface area/total lot area = $14,788/16,306 = .9069$.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
 - **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
 - **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
 - **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**

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- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

The lot area is 16,306 sf and total (existing + new) building footprint is 7690 sf. Section 530.160 of the zoning code requires that not less than twenty (20) percent of the site not occupied by buildings (or in this application 1724 sf) shall be landscaped, (calculation: lot area – building footprint x 20% = 16,306 sf – 7690 = 8616 x .20 = 1723.6). Section 530.160 of the code also requires not less than one (1) canopy tree for each five hundred (500) sf and not less than one (1) shrub per each one-hundred (100) sf be planted in the required landscaped area. In order to be in compliance, the minimum required plant count for this site is four (4) trees and eighteen (18) shrubs.

The applicant has proposed to expand an existing section of landscaping along the south lot line, create landscaping area along the west lot line by removing asphalt, and add a tree island to the north edge of the parking area. The applicant would provide 1518 sf or eighteen percent (18%) of the required landscaping area; calculation: $1518/8616 = .1762$. The applicant would provide a total of seventeen (17) trees and sixty-one (61) shrubs at the site, and exceed the minimum required plant count.

Twenty (20) parking spaces are proposed, and all but two (2) of the spaces are located within fifty (50) feet from the center of an on-site deciduous tree.

Staff is recommending that an existing flagpole be moved from the proposed change in location to in the sidewalk area on the south edge of the building, to the edge of the new landscaping area along 14th Avenue at the southeast corner of the building, to maintain a clear walkway of four (4) feet in width.

Staff is recommending that alternative compliance on landscaping area and for the two stalls not within 50 feet of an onsite deciduous tree be granted in exchange for the plant materials listed in excess of the minimum requirement, and for a section of fencing along the North lot line to delineate the subject property from the adjacent parking lot. The said adjacent parking lot is the location of the shared parking agreement for the once per month union meetings to be held in the meeting hall.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**

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- **Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.**
- **Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

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Compliance with the above standards; and specifically:

Staff is recommending that the applicant stripe the final site plan to show eighteen (18) parking stalls, with a minimum of two van accessible HC stalls that have a striped loading area between them.

Twenty (20) stalls are proposed, but staff feels stall #11, located in the northeast corner of the lot, or another parking stall on the north lot line must be converted to a screened refuse storage area to contain the existing dumpster that is on the lot. Staff believes stall #12, located near the overhead door on the north façade of the new office addition, needs to be converted to a loading space as required by Tables 541-6 and 541-7 for offices, instead of a parking stall. Staff believes wheel stops should be provided for stalls #13 and #14, to better define the spaces.

Staff is recommending the applicant direct drainage on the site to the proposed landscaping areas for on-site retention and filtration of storm water. The applicant would provide landscaping along 14th Avenue to avoid headlights shining onto residential properties thereby screening the parking and loading facilities and all other areas upon which vehicles may be located.

Lighting shall comply with the requirements of Chapter 535 and Chapter 541 of the zoning code. The proposed site plan does not block views of important elements of the city, generate wind currents at ground level, or shadow public spaces. The City's crime prevention through environmental design (CPTED) specialist recommends that all vegetation should follow the 3 foot - 6 foot rule, which states that screening should not exceed three feet in height and that the canopies of trees should be over six feet in height allowing a window of visibility into the site. The building is not designated as historic.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The proposed use for offices is permitted in the I1 (light industrial) district. The proposed use for a meeting hall is permitted in the ILOD (industrial living overlay) district.

Off-Street Parking and Loading: The zoning code requires 4 for the Offices and 54 for the full capacity of the meeting hall. The applicant can provide 18 on site and 40 on bordering properties through a shared parking agreement for the meeting hall. Calculations: Office area minus storage, utility, and bathroom area equals 2940 sf or 4 parking stalls; Meeting Hall area – 2816 – 98 for entry areas at doors equals 2718 x 30% = 815.4/15 = 54.36. A shared parking agreement for the use of nearby parking stalls, for the monthly union meeting only, can be reviewed and approved administratively.

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Maximum Floor Area: The maximum FAR in the I1 District is 2.7. The lot in question is 16,306 square feet in area. The applicant proposes 7690 square feet of gross floor area, a FAR of 0.47 ($7690/16,306 = .4716$).

Building Height: Building height in the I1 District is limited to 4 stories or 56 feet, whichever is less. The existing building and proposed additions would be one (1) story and thirteen (13) feet in height.

Minimum Lot Area: The proposed uses do not have a minimum lot dimension requirement in the I1 district.

Yard Requirements: This industrial district property is not subject to minimum yard requirements.

Specific Development Standards: The proposed uses do not have specific development standards from Chapter 536 listed in the zoning code.

Hours of Operation: In the I1 District, uses may be open to the public during the following hours: Sunday through Thursday from 6:00 a.m. to 10:00 p.m.; Friday and Saturday from 6:00 a.m. to 11:00 p.m. The applicants propose to operate the offices 6:00 a.m. to 4:30 p.m., with Tuesday and Wednesday evening trainings, and a 6:00 pm to 7:00 pm membership meeting the 1st Monday of each month.

Signs: Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. The applicant has indicated they will comply with any applicable code requirements for signage. The applicant has indicated they will retain and remount the 24 sf internally lighted, wall mounted sign on the east façade of the new building addition.

Refuse storage: Staff visited the site and noticed an unscreened dumpster in the parking area. The dumpster is subject to compliance with section 535.80 of the code.

535.80. Screening of refuse storage containers. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

MINNEAPOLIS PLAN:

The subject site is located approximately one block away from Central Avenue, and is surrounded by industrial zoning. The Minneapolis Plan identifies Central Avenue from the Mississippi River to 18th Avenue NE as a Community Corridor. The expansion of this commercial building in an industrial district for offices and a meeting hall serving the Local 563 Union, conforms to the following applicable policies and relevant implementation steps of the Minneapolis Plan.

4.1 Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods.

Relevant Implementation Steps

Develop standards based on a recognition of the qualities that make urban 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 which add interest at the scale of the pedestrian.

4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridors streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Relevant Implementation Steps

Require that street design for these corridors preserves and enhances the strong residential character and pedestrian orientation of these streets while maintaining the street's capacity to carry current volumes of traffic.

Support the continued presence of small-scale retail sales and commercial services along Community Corridors.

Ensure that commercial uses do not negatively impact nearby residential areas.

4.4 Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

Relevant Implementation Steps

Provide for a range of commercial districts that provide the services required by the residents and businesses.

Encourage the economic vitality of the city's commercial districts while maintaining compatibility with the surrounding areas.

9.25 Minneapolis will establish industrial districts to provide locations for industrial land uses, while ensuring that new industrial development is compatible with its surroundings.

Relevant Implementation Steps

Develop regulations for the industrial districts that promote compatible industrial development and the efficient use of land.

9.26 Minneapolis will prioritize growth in light industrial land uses to increase the tax base and create jobs for city residents.

Relevant Implementation Steps

Identify appropriate areas for the retention and expansion of existing industry and the development of new industry in specific industrial and business park opportunity areas.

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.

Alternative Compliance. The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

The approval of this application would require alternative compliance for window location and lack of window percentage facing a public street and parking area, uninterrupted wall length in excess 25 feet, and for a shortage of landscaping area (18% provided instead the of 20% required) and lack of compliance with the requirement that in parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree.

Staff is recommending that alternative compliance on landscaping area and for the two stalls not within 50 feet of an onsite deciduous tree be granted in exchange for the planting materials listed in excess of

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the minimum requirement, and for a section of fencing along the North lot line to delineate the subject property from the adjacent parking lot.

Since the existing building was constructed in 1977, staff believes it would be impractical because of site conditions for the CPC to require the existing building to meet the window percentage requirements. However, staff is recommending that the new building additions facing the public street (Van Buren and 14th Avenue) meet the 30% coverage and location requirements for windows. It may prove difficult for the applicant to meet the window requirements for the façade (east) against the parking lot.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the variance for a two-way drive aisle width of 20 feet, 10 feet on the subject property plus 10 feet on the adjacent property located in a non-exclusive driveway easement area, serving the for Local 563 Union located at 901 14th Avenue Northeast.

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

The Community Planning and Economic Development - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for Local 563 Union located at 901 14th Avenue Northeast; subject to the following conditions:

1. CPED Planning staff review and approval of the final site, parking, landscaping plans, and elevations.
2. The final site and landscaping plans shall show a minimum of 1518 sf of landscaping area, the flagpole relocated to the edge of the new landscaping area along 14th Avenue at the southeast corner of the building, a loading zone space near the overhead door of the office addition, and a minimum of 18 parking stalls, including 2 van accessible HC stalls.
3. In exchange for alternative compliance for not locating all parking spaces within fifty (50) feet from the center of an on-site deciduous tree and façade requirements facing the on-site parking area, the final site and landscaping plan will show seventeen (17) trees and sixty-one (61) shrubs, a flagpole, and fencing along the North lot line to delineate the subject property from the adjacent parking lot.
4. The onsite dumpster(s) will comply with section 535.80 of the code for refuse storage screening.

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5. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length on the elevations of the new additions to the building.
6. The elevations of the new building additions facing the public street (Van Buren and 14th Avenue) shall comply with the applicable provisions of section 530.120 for window placement and percentage on the South and West facades.
7. The door proposed for the north façade at the northeast corner of the new meeting hall addition shall be relocated to the west façade (Van Buren Street) of the new meeting hall addition and recessed so that it does not swing into the public right of way.
8. The provision of off-street parking for a once per month union membership meeting only, through a shared parking agreement for the use of parking stalls on nearby properties.
9. All site improvements shall be completed by November 14, 2006, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

Attachments:

1. Statement of use
2. Authorization letter
3. Findings
4. Shared Parking Agreement
5. Correspondence emails and letters
6. Preliminary Development Review Notes
7. Zoning maps
8. Survey and Project Plans
9. Photos