

**Department of Community Planning and Economic Development—Planning Division
Site Plan Review
BZZ-2068**

Hearing Date: 1/10/04 (first heard at the 12/22/04 Planning Commission hearing)

Applicant: Ryan Companies US, Inc., 50 S. 10th St., Suite 300, Minneapolis, MN 55403

Address of Property: 2016 28th St. E.

Project Name: Hiawatha Business Park

Contact Person and Phone: Lee Kopy, 612-492-4498

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347;
facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Date Application Deemed Complete: 11/2/04

End of 60-Day Decision Period: 1/1/05

End of 120-Day Decision Period: Letter sent 12/15/04 extending review period to no later than 3/2/05.

Ward: 6 **Neighborhood Organization:** East Phillips Improvement Coalition

Existing Zoning: I3, General Industrial District

Zoning Plate Number: 27

Proposed Zoning: n/a

Legal Description: n/a

Proposed Use: Ryan Companies US Inc. proposes to build a single-story, 62,000 sq. ft. office warehouse on the site located at 2816 28th St. E. plus 220 surface parking stalls.

Prior approvals: None

Concurrent Review: Major Site Plan Review

Applicable zoning code provisions: Chapter 530 Site Plan Review

**If you need more information or have special needs, please call the
Minneapolis Planning Division of CPED at 612-673-2597.**

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Background: Due to an incorrect public notice (incorrect site address), the City Attorney's Office recommended the Planning Division re-notice this project for the 1/10/05 hearing. At its 12/22/04 hearing, the Planning Commission took the following action:

Site Plan Review: Application by Ryan Companies US Inc. for a site plan review to build a single-story, 62,000 sq. ft. office warehouse on the site located at 2016 28th St. E. plus 220 surface parking stalls.

Action: Notwithstanding staff recommendation, the City Planning Commission **approved** the site plan review permit application for 2016 28th St. East on condition that:

1. The Community Planning and Economic Development—Planning Division shall review and approve the final site, landscape, and lighting plans.
2. Approval by Public Works of the Stormwater Management Plan.
3. Approval by Public Works and the Planning Division of CPED of the Travel Demand Management Plan.
4. If the site improvements exceed \$2,000 in value, the applicant shall submit a performance bond for these improvements prior to the issuance of building permits.
5. The site improvements shall be completed by November 30, 2005 or the application may be revoked for noncompliance, unless extended by the Zoning Administrator or the City Council.
6. The applicant shall work with the Park Board to add boulevard trees.

The original Planning Division staff report is attached.