

**Department of Community Planning and Economic Development – Planning
Division**

Rezoning, Conditional Use Permit, Variance and Site Plan Review
BZZ-2109

Date: January 10, 2004

Applicant: Mr. David O'Brien, 726 Martin Avenue, Hudson, WI 54016, (612)747-3535

Address of Property: 4525 Hiawatha Avenue

Project Name: For Pet's Sake

Contact Person and Phone: Mr. David O'Brien, 726 Martin Avenue, Hudson, WI
54016, (612)747-3535

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: November 12, 2004

End of 60-Day Decision Period: January 10, 2005

End of 120-Day Decision Period: Not applicable for this application

Ward: 12 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: I1 (Limited Industrial) district

Proposed Zoning: C2 (Neighborhood Corridor Commercial) district

Zoning Plate Number: 34

Lot area: 47,050 square feet or 1.1 acres

Legal Description: Lots 3, 4 and 5 also that part of lots 1 and 2, Block 4, Hiawatha Park
Addn to Mpls (Full legal is attached).

Proposed Use: Rezone subject site to the C2 district to allow a pet store and other retail
uses.

Concurrent Review:

- Petition to rezone the property from the I1 (Limited Industrial) district to the C2 (Neighborhood Corridor Commercial) district to allow a pet store.
- Conditional Use Permit for a shopping center.
- Variance to reduce the on site parking requirement.
- Major Site Plan review.

Applicable zoning code provisions: Chapter 525, Article VI Zoning Amendments, Chapter 525, Article VII, Conditional Use Permits; Chapter 525 Article IX, Variances, & Chapter 530 Site Plan Review.

Background: The applicant, David O'Brien proposes to relocate his pet store, For Pet's Sake, currently located at 4749 Hiawatha Avenue to the existing building located at 4525 Hiawatha Avenue. The property is zoned I1 which prohibits any retail uses including pet stores. The property is currently occupied by a manufacturing company called Bell Pharmaceuticals which has been operating out of the building since 1997. Prior to that Litho Supply Company a lithography supply company occupied the site. The applicant has proposed to rezone the property from the I1 district to the C2 district which allows pet stores. Pet stores are first allowed in the C1 district, however there is a limitation on the allowable maximum floor area per use of 4,000 square feet. To exceed the 4,000 square feet per use, the applicant would be required to apply for a variance. The applicant chose to propose the C2 zoning classification to eliminate the need for the variance as under the C2 regulations all commercial uses are limited to a maximum gross floor area of 30,000 square feet per use. Additionally, the Planning Commission at its meeting of December 13, 2004 recommended that the City Council approve a Pedestrian Overlay (PO) for general areas located around various transit stations inclusive of the 46th Street Station. The anticipated approval by the City Council of the PO for this area encompasses the proposed site and thus eliminates some uses that could be considered undesirable in the C2 district, including drive-thru businesses.

For Pet's Sake provides a full line of pet supplies for most domestic pets. The business has been established within the neighborhood since 1990. The existing building which the applicant proposes to relocate to is approximately 25,000 square feet in size. The applicant has indicated on the proposed site plan that the existing building will house three tenant spaces all approximately 8,000 square feet in size. The proposed multi-tenant building is considered a shopping center as defined by the zoning code. A shopping center is defined as a unified development of two (2) or more ground floor commercial uses, excluding office, operated under common ownership or management, which may be connected by a common wall or may be freestanding, and which may include common parking and signage. A shopping center shall not include a storefront building or group of storefront buildings where each uses includes a separate principal customer entrance facing the street. A shopping center requires a conditional use permit in all commercial districts and is also subject to specific development standards.

Due to the proposed conversion of the building from an industrial use to commercial uses, a parking variance is required. The applicant is proposing a variance to reduce the parking to 33 spaces from the required 42 spaces. There are currently 12 on site parking spaces. Major site plan review was also required for the site.

Staff had not received a formal response from the Longfellow Community Council regarding the proposal upon the printing of this report.

Findings As Required By The Minneapolis Zoning Code for the Rezoning Application:

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

According to the *46th Street Station Area Master Plan*, which has been adopted as part of the Minneapolis Plan, the market report utilized to draft the master plan states that 46th and Hiawatha, inclusive of the subject property is located within an area that is deemed an attractive location for office development. More specifically the plan designates the site as “convertible space” or appropriate for office type uses. The plan further states the subject property as being a desirable location for office or residential type uses inclusive of live/work units, music studios, gallery space, theatre space, etc. The plan does not select this site as being appropriate for commercial or retail development.

The purpose of the 46th and Hiawatha Station Area Master Plan was to develop a plan for future development of the area, more specifically plans for transit-oriented development (TOD) around station sites along the Hiawatha Light Rail Transit (LRT) Corridor. The plan states that very little transit-oriented development has occurred around station areas where surrounding land uses are primarily auto-oriented.

Due to the high average daily automotive trips along the Hiawatha Corridor, it is likely that the most profitable use of abutting land would be as auto-oriented type uses. The plan states that if these types of land use changes were to occur, “it would change the character of the corridor from low rise industrial to highly suburban franchise businesses.”

One of the intentions of building LRT in Minneapolis was to stimulate the redevelopment of existing land uses along the Hiawatha Corridor. It is Staff’s position that the rezoning of the subject property is not contributing to or the intended direction of the redevelopment of existing land uses in the study area.

The *46th Street Station Area Master Plan* encourages development that reduces vehicular travel. While the area is not intended to be auto-free, “a major objective is to attempt to balance the need for automobile access with the desire to create compact, mixed-use, pedestrian friendly station areas that emphasize transit, walking and biking.”

The proposed rezoning and use as a shopping center is not supported by the principles and policies of the *46th Street Station Area Master Plan* which has been adopted as a part of the Minneapolis Plan.

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

The amendment will allow the property owner to relocate into a building which is currently occupied by a use permitted under the I1 district regulations. It is Staff's understanding from the applicant that should the rezoning be denied, the existing tenant will remain in the building. The proposal to rezone the property is in the sole interest of the applicant.

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.

The site is bordered by C2 zoning to the southeast along Hiawatha Avenue down to Nawadaha Boulevard. To the south and west across Hiawatha Avenue the properties are zoned R1A. To the east of the subject site the properties are predominantly zoned R1A as well. To the north of the site along Hiawatha Avenue the properties are zoned I1. Adjacent uses include a mixture of different industrial uses, commercial uses and residential uses. Given the mixture of surrounding zoning classifications, proximity to the C2 district (as the property is directly adjacent to C2 zoned property) and uses in the area, the zoning could be deemed compatible with what currently exists in the general vicinity.

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 parcel is fully developed with the existing industrial building. There are reasonable uses of the property permitted and currently operating out of the building. The I1 zoning district is established to provide clean, attractive locations for low impact and technology-based light industrial uses, research and development and similar uses which provide little or no noise, odor, vibration, glare or other objectionable influences, and have little or no adverse effect on surrounding properties. Permitted uses in the I1 district include, but are not limited to, the following:

- Film, video and audio production
- Food and beverage products
- Furniture moving and storage
- Greenhouse, wholesale
- Medical facilities
- Coffee shops and restaurants

- Self service storage
- Wholesaling, warehousing and distribution

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.

Under the 1963 Zoning Code, the subject property and the surrounding area was zoned similarly as it is today. Obviously with the addition of LRT, the character and trend of development will likely continue to change as one of the intentions of building Light Rail Transit in Minneapolis is to spur the redevelopment of existing land uses along the Hiawatha corridor.

CONDITIONAL USE PERMIT – for a shopping center

Required Findings for the Conditional Use Permit:

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

A change in the use and intensity of the site from a low impact industrial use to a retail / commercial shopping center use could potentially be detrimental to the safety, comfort and/or general welfare however, one would not expect it to endanger the public health.

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.

Given that the site is located adjacent to a Walgreens pharmacy one would expect the impacts of the proposed use on other properties would be similar to that type of use. It is important to note that the pharmacy operates 24 hours a day, and the proposed development would operate under the allowable C2 district hours. Staff does not believe that utilizing the existing building as a multi-tenant retail / commercial space would be injurious to the use and enjoyment of other property in the vicinity. However, allowing the property to be rezoned and thus utilizing the site for a shopping center could potentially impede the normal or orderly development and the 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.

The applicant will be required to work closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

It is difficult to predict whether the congestion of the public streets would be substantially affected based on the change from an industrial use to a retail/commercial use. One would expect more traffic to and from the site, however, currently there are only 12 parking spaces on the site, and despite the need for a parking variance from 42 spaces to 33 spaces, more parking is being provide than what currently exists.

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

See the above listed response to finding #1 in the rezoning application.

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.

The use is subject to the standards of Chapter 530. The applicant has concurrently applied for a rezoning, parking variance and major site plan review to bring the property into compliance. Should all applications be approved, the property shall conform to the applicable regulations of the C2 district.

Findings Required by the Minneapolis Zoning Code for the Proposed Variance:

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.

The site could be put to a reasonable use because the site as it currently exists with the existing tenant is reasonable. There are numerous reasonable uses permitted under the existing I1 zoning designation. The change in use from light industrial to a retail/commercial use triggers the need for the parking variance.

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 could be considered unique as the blocky configuration of the building limits the site's ability to accommodate parking, however, the site as it currently exists with the existing light industrial use does not require a parking variance. The variance requirement was initiated as a result of the change in use to a retail / commercial use, thus the circumstances were created by a person (the applicant) presently having an interest in the property.

- 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.**

Granting a variance for nine parking spaces will likely not alter the essential character of the locality but could potentially be injurious to the use or enjoyment of other property in the vicinity should the parking prove to be inadequate for the proposed retail / commercial uses within the existing building.

- 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 proposal to vary the on site parking requirement by nine parking spaces will not be expected to 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 Major 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. (See Section B Below for Evaluation.)**
- C. The site plan is consistent with applicable development plans or development objectives adopted by the city council. (See Section C 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.**
- **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 façade shall provide architectural detail and shall contain windows at the ground level or first floor.**
- **In larger buildings, architectural elements shall be emphasized.**
- **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 where visible from a public street or a residence or office residence district.**
- **Entrances and windows:**
 - **Residential uses shall be subject to section 530.110 (b) (1).**
 - **Nonresidential uses shall be subject to section 530.110 (b) (2).**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the façade and that vehicles are screened from view. At least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be occupied by commercial uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

The building is existing. The main entrance is directly off the public sidewalk located adjacent to Hiawatha Avenue. The building has frontage on Hiawatha Avenue. The exterior material appears compatible on all sides of the building as it is predominantly composed of brick. The 30% window requirement is not applicable as the building is existing, however, the building would not meet the requirement along Hiawatha Avenue, or along the south or east sides of the building facing the existing and proposed parking lot. The parking lot which is located on the south and east sides of the building has access off of Hiawatha Avenue. The applicant proposes to add angled parking for the site along the east property line and two parallel spaces for employees adjacent to the loading docks on the north side of the building. The drive aisle located on the east side of the building would be one-way only due to the remaining width and would exit on to 45th Street. Currently the east side of the building does not connect with 45th Street as there is a large outdoor storage area which blocks the thoroughfare to 45th Street.

The applicant is proposing additional landscaping, however, staff believes there may be additional opportunities to landscape the site. The applicant proposes to remove some of the existing loading docks. There are currently six loading docks, the applicant proposes to maintain two of those which are located on the north side of the building. The two

loading docks located on the south side of the building will be removed, and a new entrance to the building will be constructed.

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 530.140 (b).**
- **Areas for snow storage shall be provided unless an acceptable snow removal plan is provided.**
- **Site plans shall minimize the use of impervious surfaces.**

Existing and proposed sidewalks and walkways will connect the proposed shopping center in conformance with the requirements of the zoning ordinance. The on site parking lot is accessed off of Hiawatha Avenue. In its current configuration the parking lot provides parking for 12 spaces. The applicant proposes to add 21 additional spaces to allow for 33 on site parking spaces. Due to the conversion to a retail / commercial space the site requires 42 parking spaces. Staff would require that the applicant pave the site with asphalt, curb, stripe, sign and designate one-way drive aisles, widen and/or modify the existing curb cuts on 45th Street per Public Works requirements and landscape the parking lot. The applicant will need to continue to work with Public Works to address all applicable issues and concerns.

The applicant has indicated that snow will be professionally removed from the site.

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 shall be landscaped as specified in section 530.150 (a).**
- **Where a landscaped yard is required, such requirement shall be landscaped as specified in section 530.150 (b).**
- **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.**
- **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 530.160 (b).**
- **Parking and loading facilities abutting a residence or office residence district or abutting a permitted or conditional residential use shall comply with section 530.160 (c).**
- **The corners of parking lots shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.**
- **Parking lots containing more than two hundred (200) parking spaces: an additional landscaped area not less than one hundred-fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.**
- **All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb positioned two (2) feet from the boundary of the parking lot, except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible. The two (2) feet between the face of the curb and any parking lot boundary shall not be landscaped with plant material, but instead shall be covered with mulch or rock, or be paved.**
- **All other areas not governed by sections 530.150, 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 530.220.**
- **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 530.60, as provided in section 530.230.**

The applicant is proposing additional landscaping on site. The applicant proposes to install approximately 1,686 square feet of landscaping not including the existing interior boulevard. Other than the interior boulevard the site currently has no landscaping. With the inclusion of the interior boulevard landscaped area which is approximately 1,290 square feet, the site has approximately 2,976 square feet of landscaping. According to that calculation, the site would not meet the minimum 20 percent requirement as 4,444 square feet would be required. Staff believes there may be additional opportunities to landscape the site. Staff would require the applicant to provide a landscaping bed along the perimeter and adjacent to the east property line as well as perimeter landscaping as possible along Hiawatha adjacent to the existing curb cut.

ADDITIONAL STANDARDS:

- **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.**
- **Site plans shall minimize the blocking of views of important elements of the city.**
- **Buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **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.**
- **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.**

Due to its location on site the parking lot will be screened as much as possible to prevent headlights from shining on adjacent properties. It is unlikely that headlight glare from vehicles entering or leaving the parking lot would have much of an impact on the adjacent properties. There is existing lighting on site. All lighting will need to be downcast and shielded to avoid undue glare. All lighting will comply with Chapters 535 and 541. The City's CPTED officer has recommended that any additional plantings follow the 3' – 7' rule to allow visibility on site. The existing barb wire fencing located on site must be removed.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan

ZONING CODE:

Section 536, Specific Development Standards, requires the following for a Pet store:

- (1) All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Section 536, Specific Development Standards, requires the following for a Shopping center:

- (1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
- (2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.

- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Hours of Operation: Hours that the facilities can be open to the public under the C2 zoning are 6:00 a.m. to 10:00 p.m. Sunday through Thursday and 6:00 a.m. to 11:00 p.m. Friday and Saturday. The business would comply with the hours of operation.

Dumpster screening: Section 535.80. 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. This provision is not applicable at this time as currently the site has indoor trash storage.

Window obstructions: 543.350. Window signs. Window signs shall be allowed, provided that such signage shall not exceed thirty (30) percent of the window area, whether attached to the window or not, and shall not block views into and out of the building at eye level. Window signs shall be included in the calculation of the total permitted building sign area, except as provided for temporary signs in section 543.330. The applicant is not proposing any window signs at this time, however, has indicated that he will comply if he chooses to install window signs in the future.

Signage: No new signage is proposed at this time. All new signage is required to meet the requirements of the code. The applicant shall submit a sign inventory, so the Zoning Office can review all new signage for compliance with the code before any new sign permits are issued.

MINNEAPOLIS PLAN:

See the above listed response to finding #1 in the rezoning application.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

Staff is unaware of conflicts between the proposal and any other development plan or objective adopted by the city council. Staff has previously outlined the proposal's lack of conformance with the *Minneapolis Plan* and with the *46th Street Station Area Master Plan*.

Alternative Compliance. The Planning Commission may approve alternatives to any major 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, 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.**

Alternative compliance is necessary for this site as the applicant is unable to meet the 20 percent landscaping requirement. Staff would require that the applicant provide a landscaping bed along the perimeter and adjacent to the east property line as well as perimeter landscaping as possible along Hiawatha adjacent to the existing curb cut. Staff would also require the applicant explore potential locations for decorative fencing especially along 45th Street and Hiawatha Avenue.

RECOMMENDATIONS:

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

The Department of Community Planning and Economic Development, Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **deny** the rezoning petition to change the zoning classification of the property located at 4525 Hiawatha Avenue to the C2 district.

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 **deny** the application for a conditional use permit for a shopping center for property located at 4525 Hiawatha Avenue.

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 findings above and

deny the variance of the on site parking requirement to 33 spaces for the property located at 4525 Hiawatha Avenue.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission **deny** the site plan review application for property located at 4525 Hiawatha Avenue.

Attachments:

1. Full legal description
2. Statement of use
3. Findings
4. Correspondence
5. Zoning map
6. Plans
7. Photos