

Department of Community Planning and Economic Development - Planning Division
Conditional Use Permit and Site Plan Review (BZZ-2153)

Date: January 10, 2005

Applicant: Minneapolis Park and Recreation Board

Address of Property: 2117 West River Road

Contact Person and Phone: Judd Rietkerk – Park Board – 612-230-6409

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: December 3, 2004

End of 60 Day Decision Period: February 1, 2005

Ward: 3 **Neighborhood Organization:** Hawthorne

Existing Zoning: I1 Light Industrial District

Existing Overlay Zoning: Industrial Living Overlay and MR Mississippi River Overlay Districts

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Legal Description: Lots 1 and 2, Block 2, North Washington Industrial Center.

Existing Use: Park Board headquarters and reception and meeting hall.

Proposed Use: Park Police administrative offices (police station).

Concurrent Review:

Conditional Use Permit: To allow a police station.

Site Plan Review: Modification to existing approved site plan (PW# 7300)

Applicable zoning code provisions: Chapter 525, Article VII Conditional Use Permits; Chapter 530 Site Plan Review; and Chapter 551, Article IV Industrial Living Overlay District.

Background: The Park Board's headquarters is located at 2117 West River Road. The site is zoned I1 Light Industrial with the Industrial Living Overlay District (ILOD). The site was rezoned in 2003 to add the ILOD (BZZ-1524). The Park Police plan to relocate their administrative offices to the Park Board headquarters. Police stations require a conditional use permit and site plan review in the industrial districts. The Park Board has already implemented a site plan that is in conformance with the site plan review chapter (PW# 7300), but there are a few changes to the building and site that require a modification of the approved site plan.

CONDITIONAL USE PERMIT

Findings as required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

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

The Park Board police will relocate their administrative office and other functions to a large office building that already serves as headquarters for all other Park Board function. This should have little impact on the surrounding area.

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 Park Board police will relocate their administrative office and other functions to a large office building that already serves as headquarters for all other Park Board functions. This should have little impact on the surrounding area. While there will be modifications to the existing building, no expansion is proposed.

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

Utilities, access roads, drainage are all existing and adequate.

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

The site has a large 199 space parking lot and adequate loading spaces and access.

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

The Minneapolis Plan shows this site located in an Industrial Park/Business Park opportunity area and as a major study area. The study for this area is *The Above the Falls* plan that was adopted by the City Council on June 9, 2000. *Above the Falls* shows this area as appropriate for industrial uses and zoning. While the comprehensive plan and the upper river plan do not speak directly to police stations in industrial areas, a police station should not be out of character with surrounding industrial uses and should be consistent with the goals of these plans.

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 and site plan review modification.

SITE PLAN REVIEW MODIFICATION

There is an existing approved site plan for this site (PW# 7300) and the site is in conformance with this plan. With the addition of the Park Police to the Park Board headquarters there will be a few minor changes to the site including the addition of windows on the south side of the first floor of the building, reorganization of some of the parking spaces (but no reduction) and the closure of two loading spaces at the southwest corner of the building. The changes are in compliance with the site plan chapter and the other applicable section of the zoning code, so staff recommends approval.

RECOMMENDATIONS

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for a Park Police station for property located at 2117 West River Road.

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review modification application for a Park Board headquarters site for property located at 2117 West River Road.

Attachments:

1. Letter from the applicant.
2. Zoning map.
3. Site plan.
4. Photo of the site.