

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-2333

Date: May 23, 2005

Applicant: Andrew Kopplin

Address of Property: 2307-2311 E. Franklin Ave.

Project Name: Kopplin's Coffee

Contact Person and Phone: Andrew Kopplin, 612 501-0848

Planning Staff and Phone: Mike Cronin, 952 941-7487

Date Application Deemed Complete: April 18, 2005

End of 60-Day Decision Period: June 17, 2005

End of 120-Day Decision Period: N/A

Ward: 2 **Neighborhood Organization:** Seward Neighborhood Organization

Existing Zoning: C-1

Proposed Zoning: not applicable for this application

Zoning Plate Number: 21

Legal Description: not applicable for this application

Proposed Use: Limited production and processing of food products

Concurrent Review:

Conditional Use Permit to allow roasting of specialty coffee for wholesale distribution and retail sale on site, including a coffee bar, no tables, no seats.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits; Table 548-1 Principal Uses in the Commercial Districts, Production, Processing and Storage; (f) (2) *Limited production and processing* e.; 548.240 C-1 General district use regulations (3) *Wholesale and off-premise sales*.

Background: The applicant proposes to start a business roasting specialty coffee for wholesale distribution and retail sales on site, including a coffee bar, no tables, no seats. The business would be located in an existing 275 sf storefront attached to and extending from a side by side

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duplex. The duplex units are addressed as 2307 and 2309 Franklin, the storefront as 2311 Franklin. The applicant presently resides at 2309 Franklin. The front half of the space would be open to the public providing storage of green coffee, storage and retail sale of roasted coffee, and the coffee bar, meeting the on site retail use requirement. The business would have one employee.

The coffee roaster would be located in the rear half of the space. The roaster will have a capacity to process up to 7 pounds of coffee at once. A separate afterburner and specialized venting will be installed to provide thermal oxidation of the emissions from the roasting. This is the same roasting and emissions control equipment used at local Dunn Brothers Coffee shops. The applicant has been a Dunn Brothers manager and is familiar with the operation and care of this equipment. The applicant expects to roast coffee 20 to 25 times per week. Each "roast" takes 15 minutes.

Wholesale deliveries will be made to restaurants and coffee shops in the applicant's automobile, no commercial vehicle will be used for deliveries or parked onsite. A garage and a paved parking area provide two off street spaces accessed from the alley. The applicant lives in 2309 E. Franklin, the unit of the duplex that adjoins the storefront. New, opaque, 8 sf faces will be installed on the existing pylon sign on Franklin Avenue. No changes to the exterior of the storefront are proposed.

CONDITIONAL USE PERMIT –

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and 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 small scale of the operation, enforced by the size (275 sf) of the storefront and the intent of the applicant is consistent with the purpose of the Neighborhood Commercial District and the other commercial activities along the south side of Franklin Avenue and the higher density residential activities on the north side, and the residences south of the alley.

This application returns this storefront to productive use.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The applicant has proposed the installation and use of proven technology, which when

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properly operated and maintained, will mitigate the adverse effects of the odors from coffee roasting. The applicant has experience operating and maintaining this equipment. The small scale of the operation, enforced by the size (275 sf) of the storefront and by the intent of the applicant, and the division of this space between wholesale and retail activities, limits the potential for either the retail or the wholesale activity to be injurious to the other uses in the vicinity.

No off street parking for customers is provided at this site. The impact of continuing this nonconformity for retail customers at the site is mitigated by the small scale of the activity noted above and the absence of any tables or chairs for retail customers. As long as the applicant lives at the site, and the business is limited to one employee, no additional parking demand will be generated by employees of the business.

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

See above comments on the small scale of this activity in this existing storefront.

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

See above comments on the small scale of this activity in this existing storefront.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

Relevant Policy: **9.23 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.**

Staff comment: The proposed use would allow for adaptive reuse of a very small, vacant, existing storefront, which, at the its very small scale and with the proposed odor emission technology, will be compatible with the surrounding area.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

By recognition of the nonconforming rights of the property, specifically as to required parking, the activity at this site will be in conformance with the applicable regulations of the district.

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**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 allowing limited production and processing of food products to permit as described in the applicant's statement roasting of specialty coffee for wholesale distribution and retail sale on site, including a coffee bar, no tables, no seats, in the storefront addition to this duplex addressed as 2311 East Franklin Avenue.

Attachments:

1. Statement of use
2. Site Map
3. Plans
4. Photos
5. Comment of Seward Neighborhood Group Community Development Committee