

## MEMORANDUM

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**TO:** City Planning Commission, Committee of the Whole

**FROM:** Shanna Sether, Senior City Planner, (612) 673-2307

**DATE:** January 28, 2016

**SUBJECT:** Marissa’s Warehouse – 2728-2750 Nicollet Ave, 10 W 28<sup>th</sup> St and 2741 Blaisdell Ave S

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### SITE DATA

<b>Existing Zoning</b>	C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District
<b>Lot Area</b>	62,070 square feet / 1.42 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whittier Alliance
<b>Designated Future Land Use</b>	Mixed Use – 2728-50 Nicollet Ave and 10 W 28 <sup>th</sup> St Urban Neighborhood – 2741 Blaisdell Ave S
<b>Land Use Features</b>	Commercial Corridor (Nicollet Avenue)
<b>Small Area Plan(s)</b>	<a href="#">Nicollet Avenue: The Revitalization of Minneapolis Main Street (2000)</a>

The subject property includes two brick structures and is known as Little Mexican Village, a shopping center located on Nicollet Avenue. Some of the uses include a grocery store, bakery, restaurant, delicatessen and a hair salon. An accessory parking lot located at 2741 Blaisdell Ave S was legalized in 2003. The applicant received approvals by the City Planning Commission on [8/3/15](#) for variances to the PO standards and off-street loading requirement and site plan review to allow for a 1,236 square foot building addition for a cooler.

### PROJECT DESCRIPTION

The applicant is now proposing to construct a second and third floor addition above the south building. The second floor is intended to be warehouse space for Marissa’s Grocery. The third floor is intended to eventually be a restaurant and reception meeting hall. The total gross floor area of the proposed addition will be 19,980 square feet. The subject property is located in the Franklin-Nicollet Pedestrian Oriented Overlay District, which requires a Travel Demand Management Plan. The applicant has provided the plan and after preliminary review, the applicant has decided to pursue the conditional use permit for the reception hall once off-site parking can be provided and closer to the opening of the new use.

## **APPLICATIONS**

Based on staff's preliminary review, the following land use applications have been identified:

- Variance to reduce the off-street loading requirement from 1 small loading space to 0.
- Amending an existing conditional use permit for a shopping center.
- Site plan review.

## **APPLICABLE POLICIES**

The shopping center property is located within the study boundary of the *Nicollet Avenue: The Revitalization of Minneapolis Main Street Plan*. The plan guidance for this project type and location primarily focuses on the need for urban design and the pedestrian environment. The plan offers the following recommendations that further the project and the staff recommended improvements:

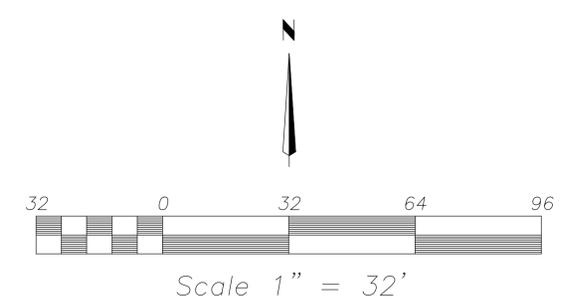
Encourage a pedestrian-friendly environment along the entire stretch of Nicollet Avenue, but focus streetscape building design and maintenance, and site design and maintenance investments (public and private) at commercial nodes. New streetscape plans along Nicollet should consider existing streetscape elements but design should be allowed to vary according to different needs and character along the avenue. Establish pedestrian overlay districts at nodes with high potential for pedestrian activity.

## **REQUESTED FEEDBACK**

Staff would like feedback from the Commission on the following items, in addition to feedback on the identified applications:

- The massing of the proposed addition.
- The exterior materials and color palate compatibility to the existing brick building.
- Adding an additional principal entrance for the future restaurant/reception hall.

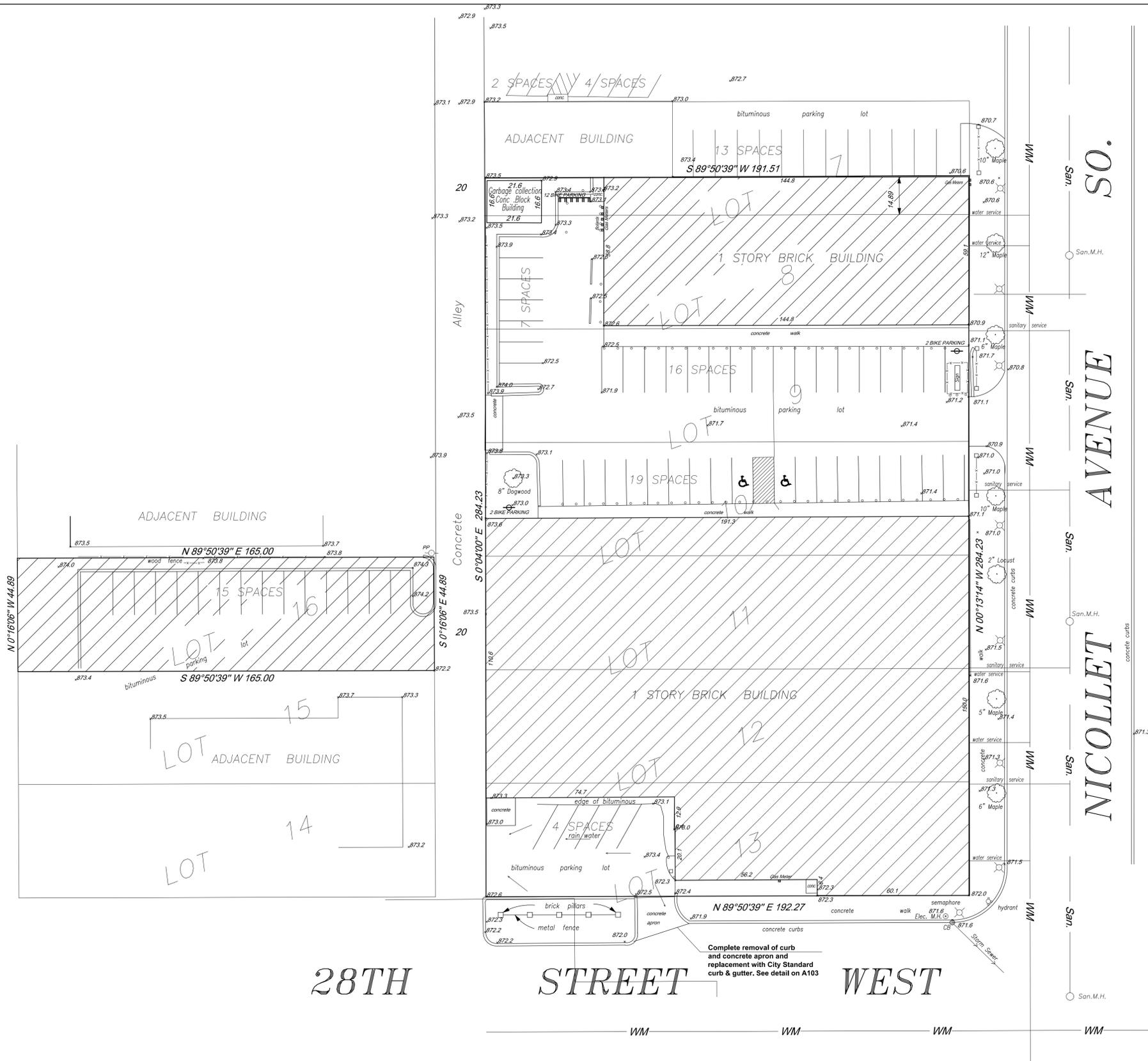
BLAISDELL AVENUE SO.



LEGAL DESCRIPTION:

Lot 8 and the south 14.89 feet of Lot 7, also Lots 9, 10, 11 and the west 42 feet of Lots 12 and 13, also that part of Lots 12 and 13 lying east of the west 42 feet of Lots 12 and 13, all in Block 18, J.T.Blaisdells Revised Addition to Minneapolis

- LEGEND
- - Found Iron Pipe
  - \* - Coniferous Tree
  - - Deciduous Tree
  - ⊕ - Hydrant
  - ⊙ - Catch Basin
  - - Ballast



Complete removal of curb and concrete apron and replacement with City Standard curb & gutter. See detail on A103

28TH STREET WEST

C001

DEMARS-GABRIEL  
LAND SURVEYORS, INC.  
6875 Washington Ave., So.  
Suite 209  
Edina, MN 55439  
Phone: (763) 559-0908  
Fax: (952) 767-0490

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

David E. Crook *Doc*

Date: June 24, 2015 Minn. Reg. No. 22414

File No.  
14297 D

Book-Page

Scale  
1"=40'

CERTIFICATE OF SURVEY

SURVEY FOR:  
IN GAUGE ENGINEERING AND TECHNOLOGY, INC.

# 2750 NICOLLET AVENUE SOUTH MINNEAPOLIS, MN



## CONTACT LIST

OWNER: ISIDRO PEREZ  
CONTACT: PAOLA TORRES  
PHONE: 612-871-3628  
E-MAIL: MARISSASINC@GMAIL.COM

DESIGNER / CONTRACTOR: INGAUGE ENGINEERING AND TECHNOLOGY, INC.  
CONTACT: CLAIRSON DUTRA  
PHONE: 952-220-5902  
E-MAIL: INGAUGE.ENG@GMAIL.COM

## REVISED CODES AND ORDINANCE:

2006 INTERNATIONAL BUILDING CODE - IBC (PER 2007 MINNESOTA STATE BUILDING CODE)  
2006 INTERNATIONAL FIRE CODE - IFC 2000 INTERNATIONAL MECHANIC CODE - IMC (PER 2009 MINNESOTA STATE BUILDING CODE)  
2011 NATIONAL ELECTRIC CODE - NEC (PER MINNESOTA STATE BUILDING CODE CHAPTER 1315)  
2003 ANSI 117.1 - (PER MINNESOTA STATE BUILDING CODE CHAPTER 1341)  
MINNESOTA ENERGY CODE - CHAPTERS 7670, 7672, 7674, 7676, 7678  
2004 ASME 17.1, 2005 ASME 17.1S (PER MINNESOTA RULES, CHAPTER 1307)

SPRINKLED BULDING

## GENERAL NOTES:

All services must be in accordance with International Residential Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electric Code and Local Codes.

### 1. GENERAL BUILDING:

Remodel to be done according to the plans with permit and inspection by City of Minneapolis. The General Building Contractor need to present proof of insurance and License.

### 2. ELECTRIC:

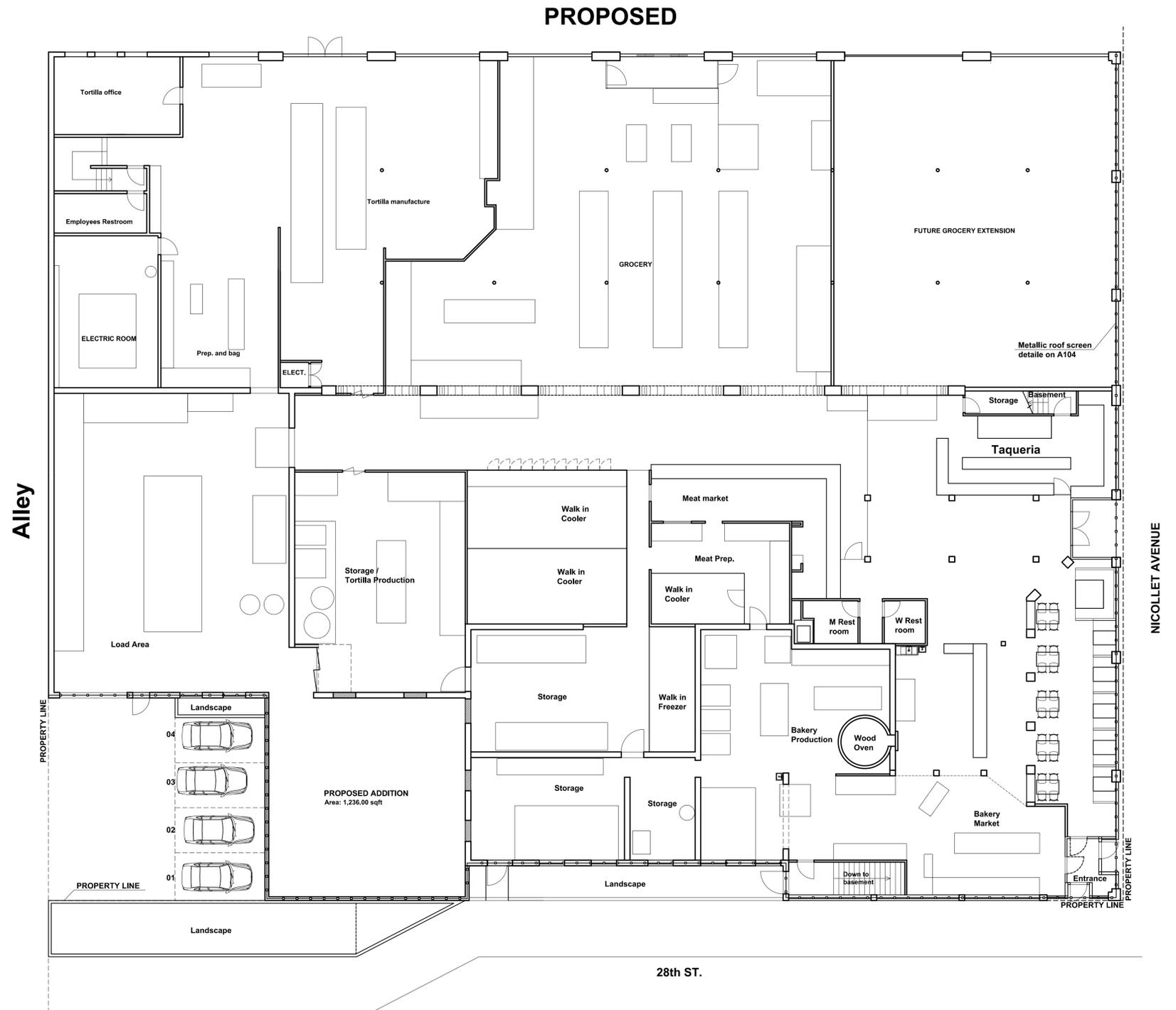
Rewire entire house from main panel in the basement according to plan desight and obeying minimum code requirements. All the Electric job to be done by licensed Electrician with required permit and inspections. The Electrical Contractor need to present proof of insurance and License.

### 3. PLUMBING:

All new plumbing for 1 bathroom, kitchen, laundry and basement sink to be done by licensed Plumber with required permit and inspections. The Plumbing Contractor need to present proof of insurance and License.

### 4. HVAC:

New Electric water heater and all new Heating and cooling system - Air Furnace with all new duct work and new air conditioning. Work to be done by licensed Professional with permit and inspections. The HVAC Contractor need to present proof of insurance and License.

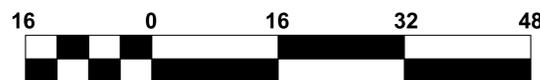


## EXISTENT FLOOR PLAN

Area: 27,000.00 sqft

## SITE DATA

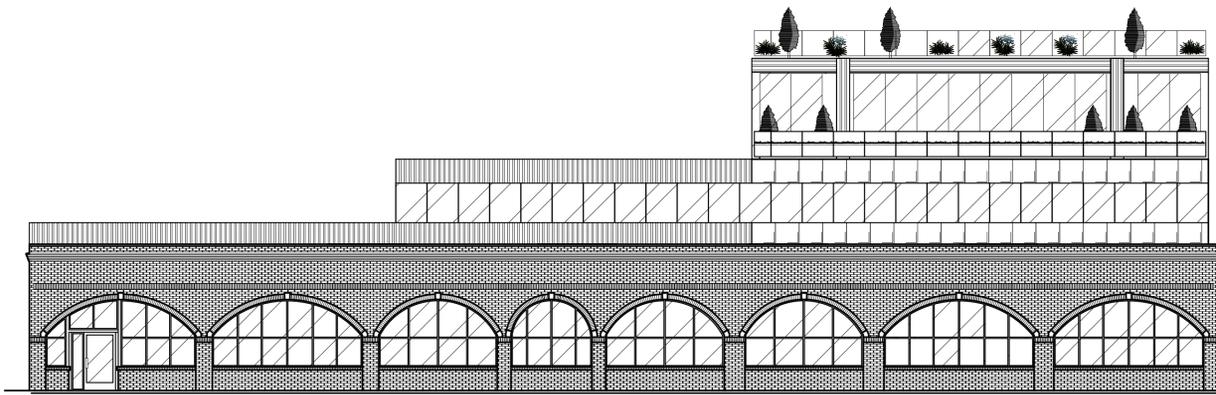
EXISTING ZONING: C2 - NEIGHBORHOOD CORRIDOR COMMERCIAL DISTRICT  
PO PEDESTRIAN ORIENTED OVERLAY DISTRICT  
LOT AREA: 62,070.00 SQFT / 1.42 ACRES  
NEIGHBORHOOD: WHITTIER ALLIANCE  
DESIGNATED FUTURE LAND USE: MIXED USE - 2728-50 NICOLLET AVE. AND 10 W 28TH STREET  
URBAN NEIGHBORHOOD - 2741 BLAISDELL AVE. S.  
LAND USE FEATURES: COMMERCIAL CORRIDOR (NICOLLET AVENUE)



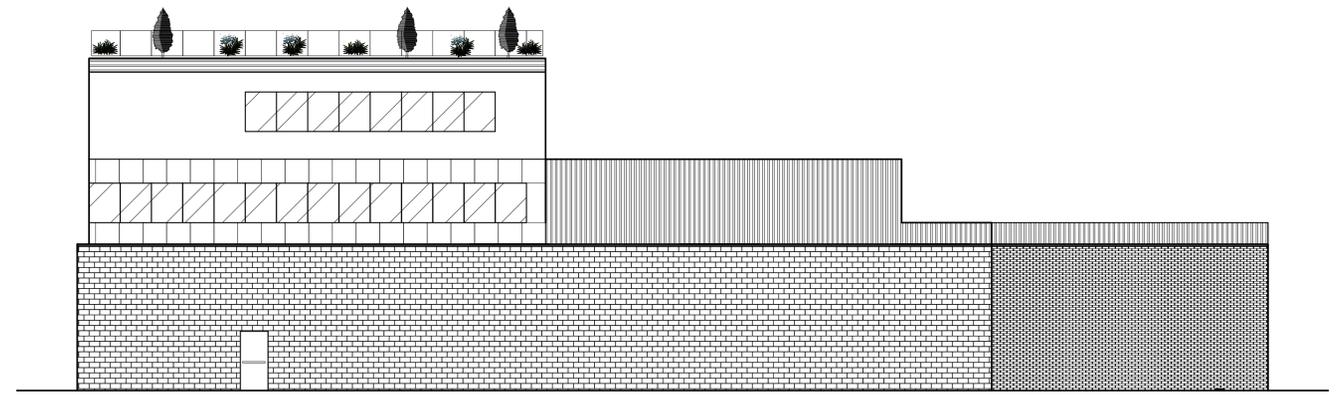
**INGAUGE**  
ENGINEERING AND TECHNOLOGY, INC.  
3412 10TH AVENUE SOUTH  
MINNEAPOLIS - MN, 55407  
Phone: 952 220 5902

EXISTENT FLOOR PLAN - ID	SCALE: 1"= 1/16"	SHEET
Address: 2750 NICOLLET AVENUE, MINNEAPOLIS, MN. Project: MARISSAS STORAGE ADDITION		<b>A100</b>
COMMERCIAL ADDITION		DATE: AGO 2015

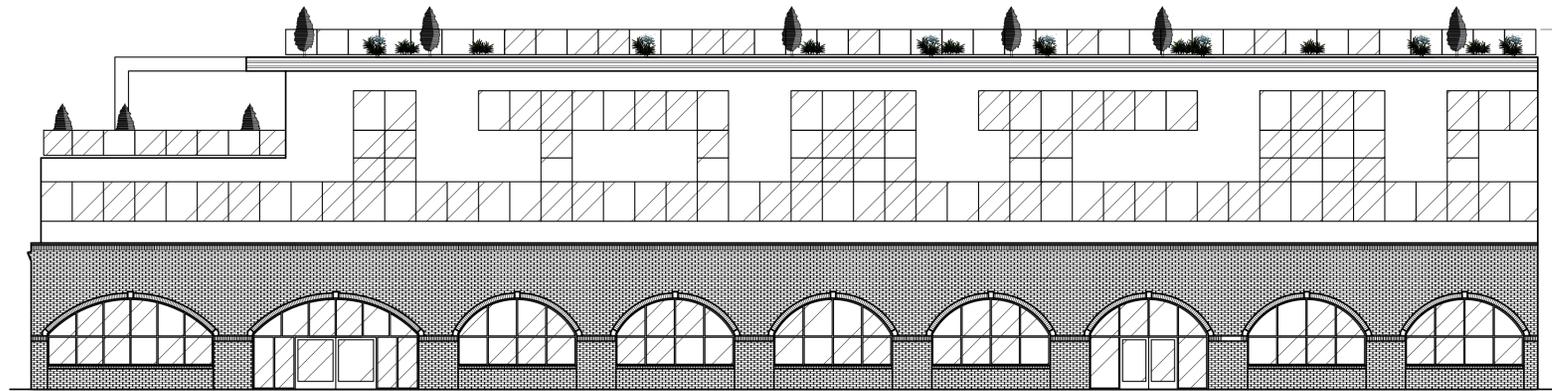




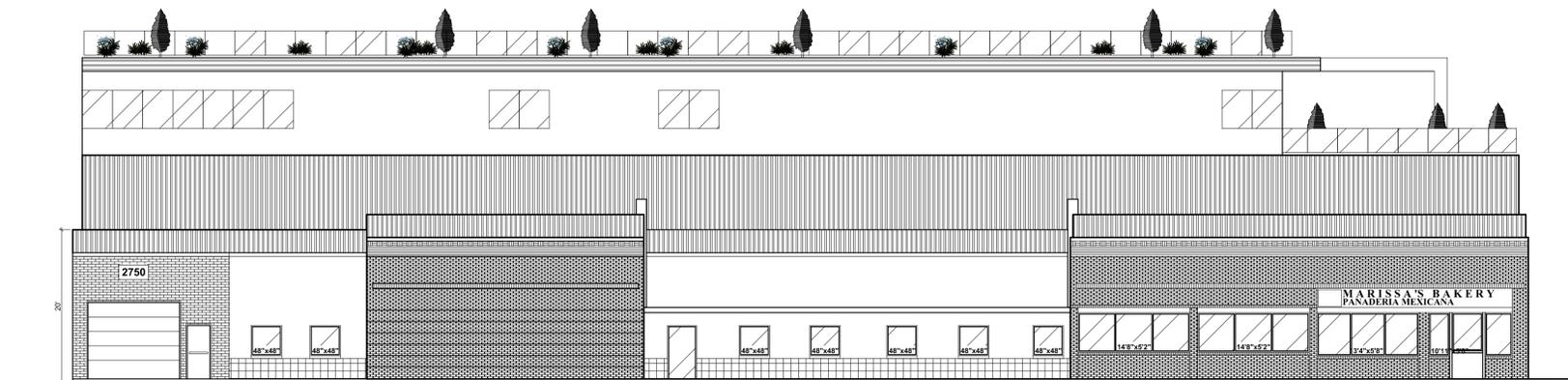
**PROPOSED EAST ELEVATION**  
Nicollet Avenue South



**PROPOSED WEST ELEVATION**  
Alley

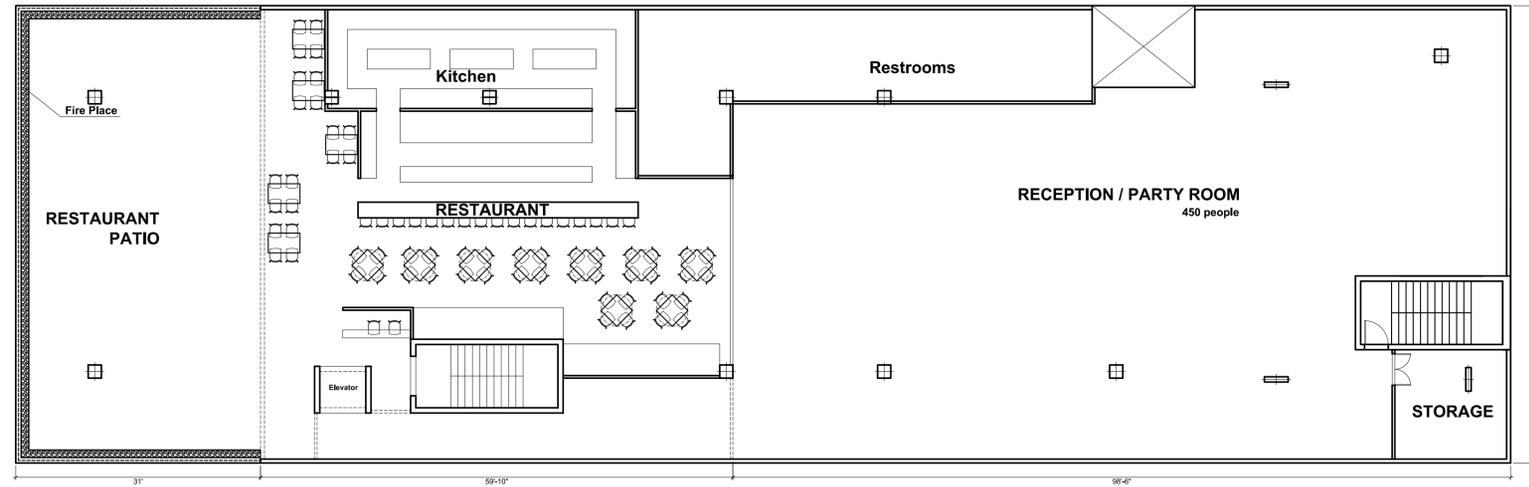


**PROPOSED NORTH ELEVATION**  
Parking lot

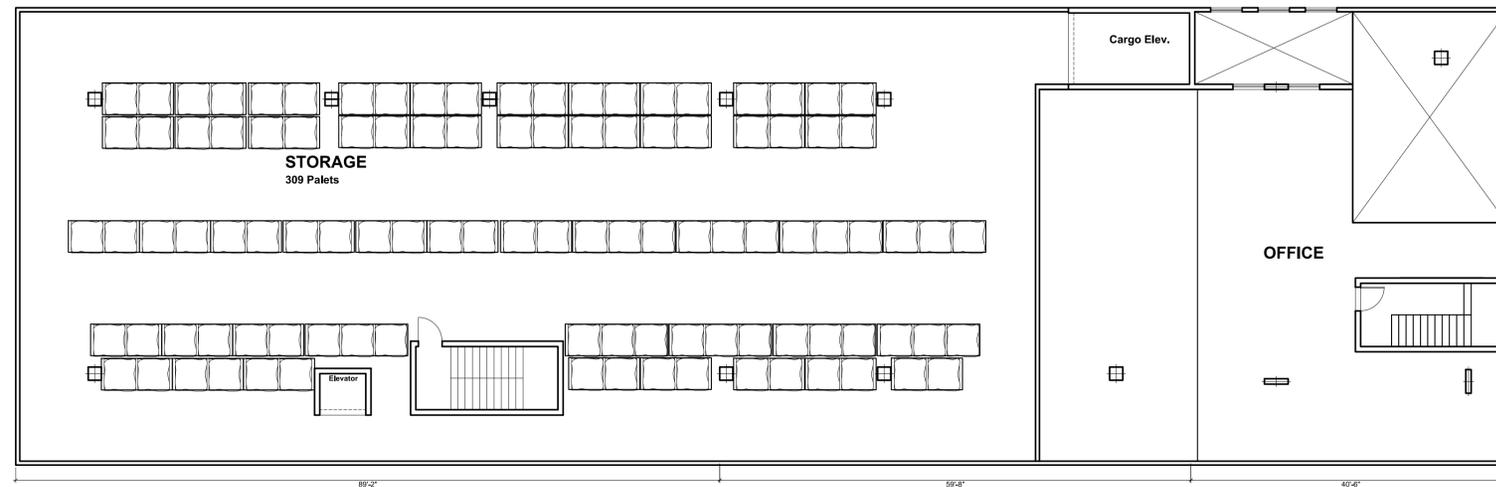


**SOUTH ELEVATION**  
28th Street

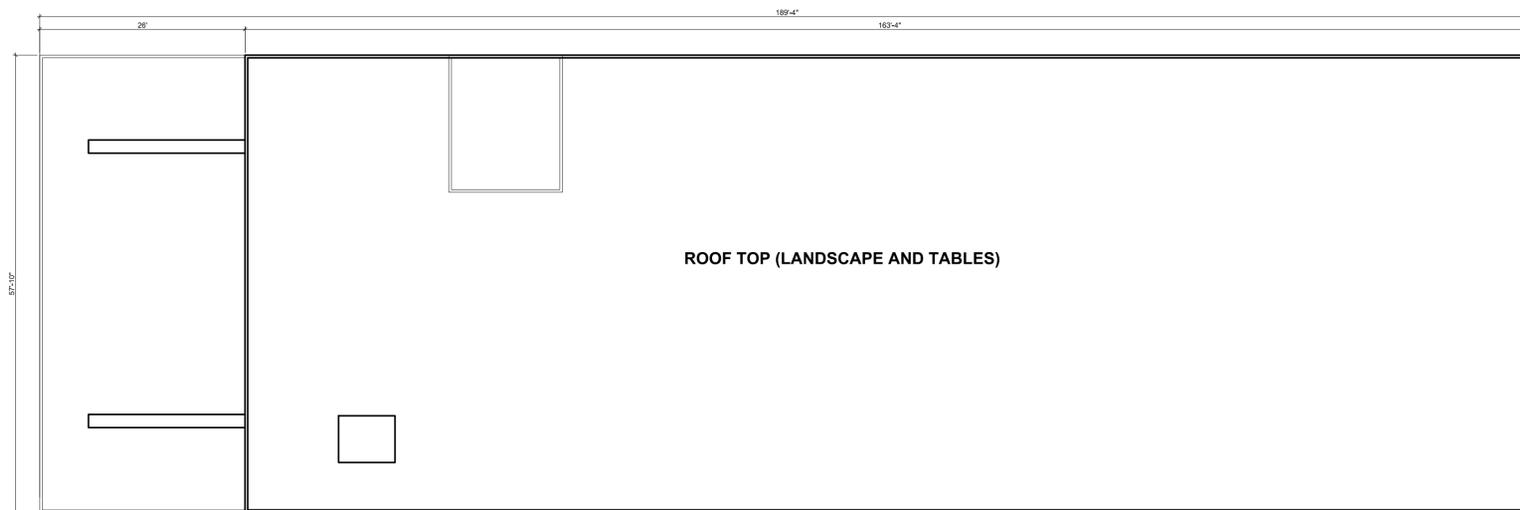
<b>INGAUGE</b> ENGINEERING AND TECHNOLOGY, INC. 3412 10TH AVENUE SOUTH MINNEAPOLIS - MN, 55407    Phone: 952.220.5902	<b>ELEVATIONS</b>	SCALE: 1"= 1/16"	SHEET
	Address: 2750 NICOLLET AVENUE, MINNEAPOLIS, MN. Project: MARISSAS STORAGE ADDITION		<b>A104</b>
	<b>COMMERCIAL ADDITION</b>	DATE: AGO 2015	



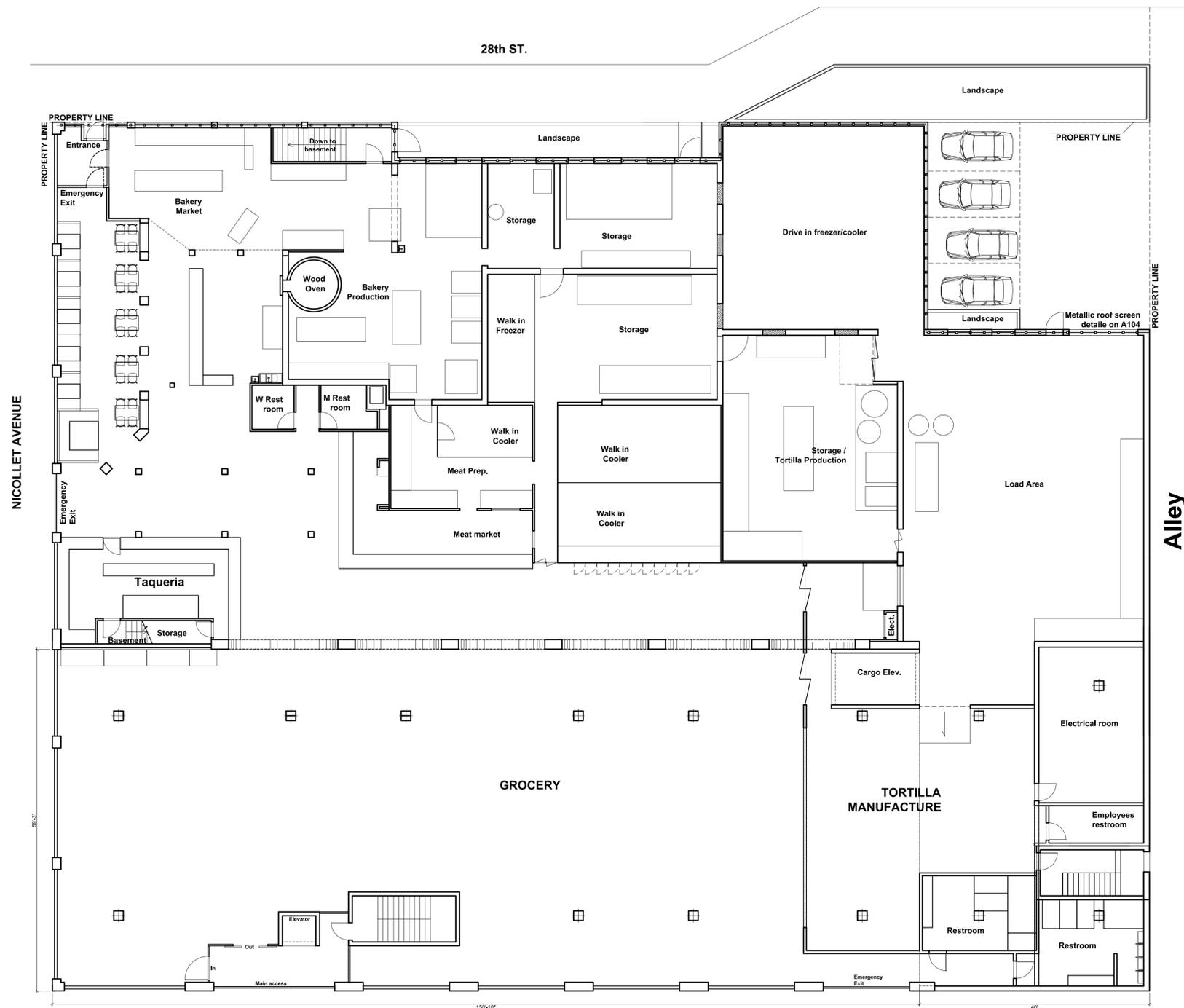
**PROPOSED THIRD FLOOR PLAN**  
 Area: 9,080.00 sqft



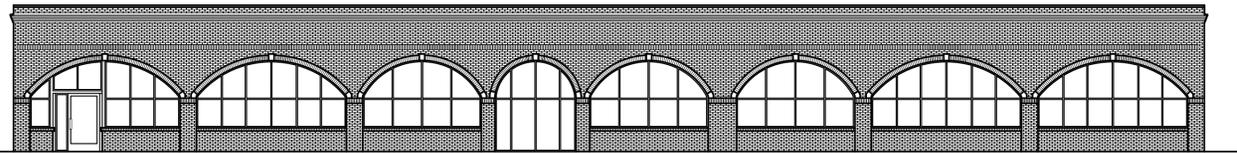
**PROPOSED SECOND FLOOR PLAN**  
 Area: 10,900.00 sqft



**PROPOSED ROOF TOP**  
 Area: 9,426.00 sqft

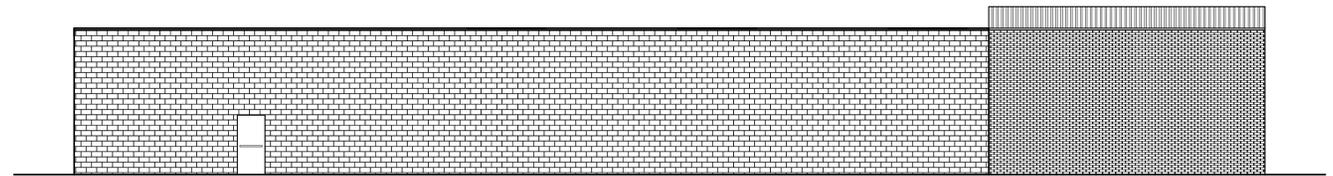


**PROPOSED FIRST FLOOR PLAN**  
 Area: 27,052.00 sqft



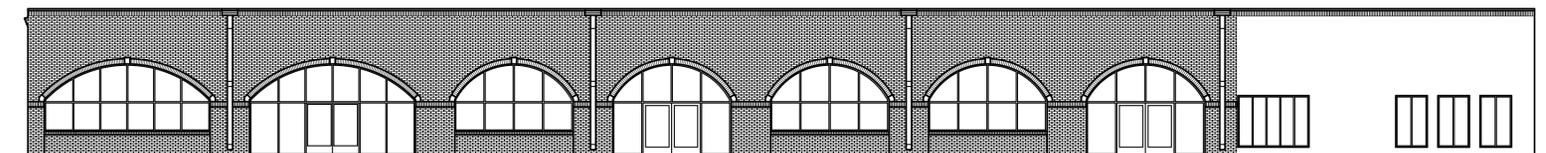
**EXISTENT EAST ELEVATION**

Nicollet Avenue South



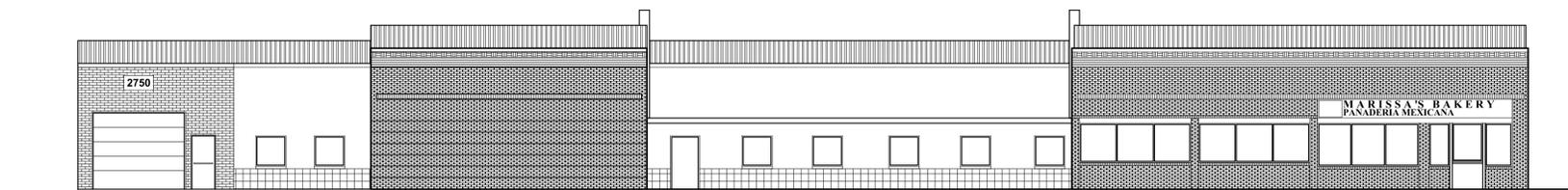
**EXISTENT WEST ELEVATION**

Alley



**EXISTENT NORTH ELEVATION**

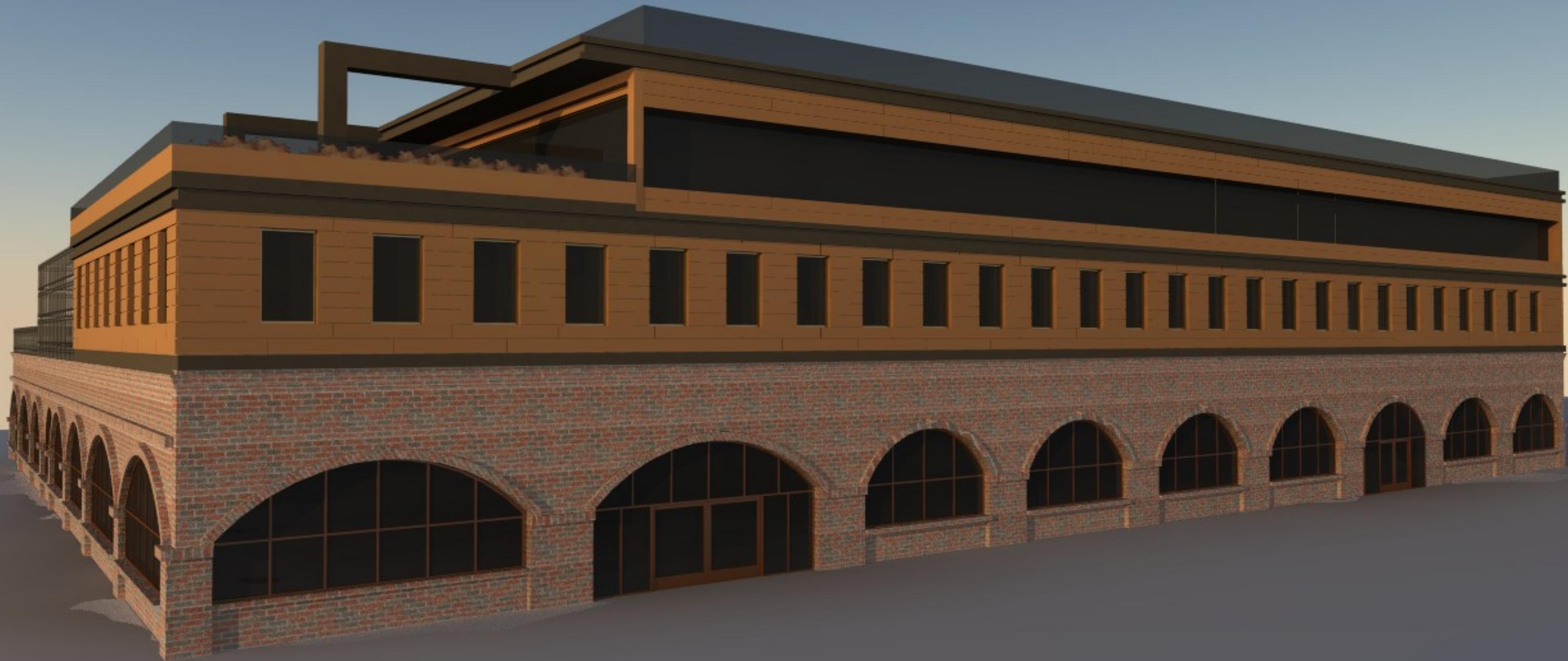
Parking lot



**EXISTENT SOUTH ELEVATION**

28th Street





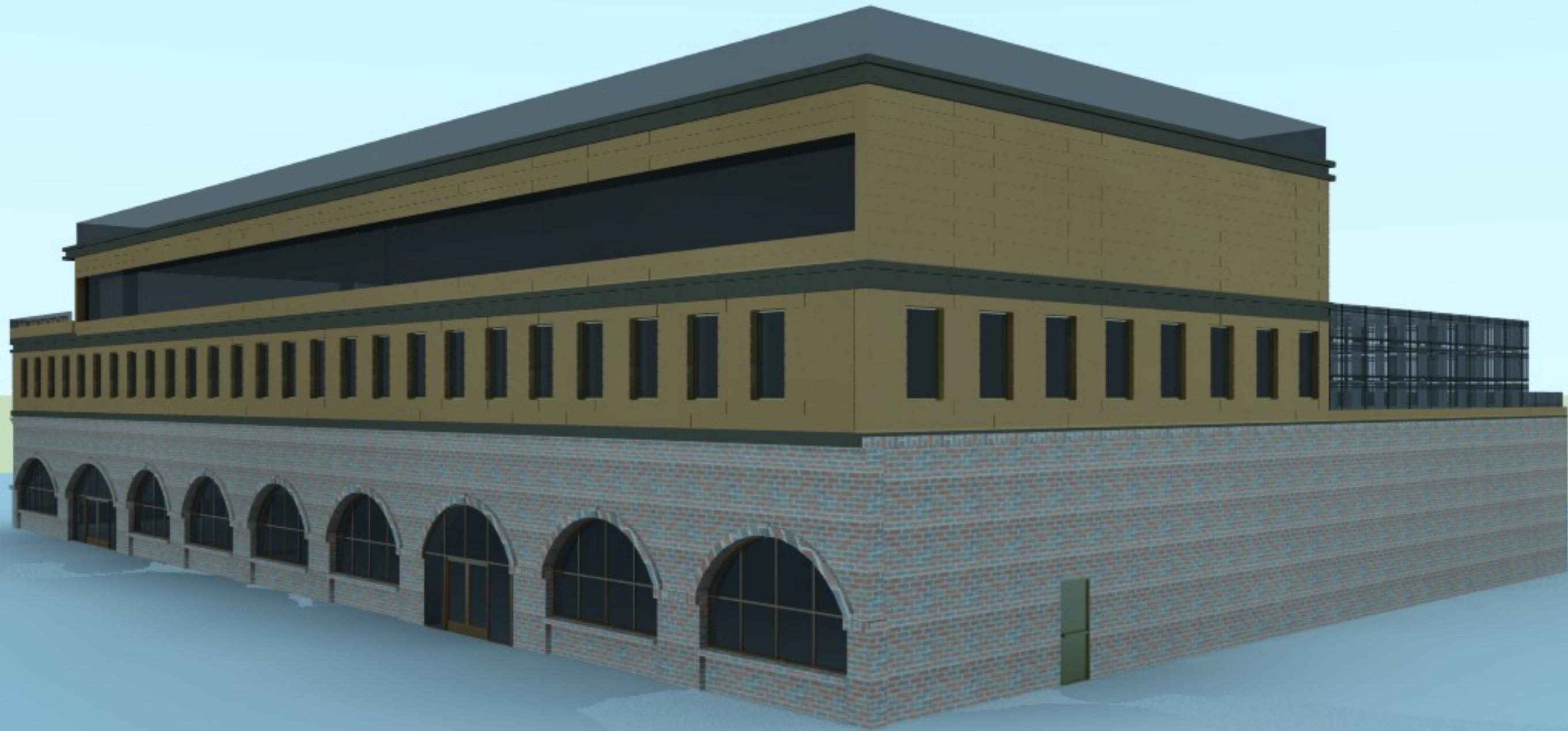




2750

MARISSA'S BAKERY  
PANADERIA MEXICANA







**Addresses:**

2728 Nicollet Av. S, 2738 Nicollet Av. S, 2740 Nicollet Av. S, 2744 Nicollet Av S. 2750 Nicollet Av S, 10 W 28<sup>th</sup> Street, 2741 Blaisdell Av. S.

**Identification Numbers:**

34-029-24-31-0110; 34-029-24-31-0111, 34-029-24-31-0112, 34-029-24-31-0113, 34-029-24-31-0115, 34-029-24-31-0114, 34-029-24-31-0117

**Legal Description:**

Lot 8 and the south 14.89 feet of lot 7, also Lots 9, 10, 11 and the west 42feet of Lots 12 and 13, also that part of Lots 12 and 13 lying east of the west 42 feet of Lots 12 and 13, all in Block 18. J.T. Blaisdells Revised Addition to Minneapolis

**Lot Area (sq ft):**

62,069.61 sqft

**Existing area:**

31,232.20 sqft

**Proposed new area:**

19,980.00 sqft

**Total area after addition:**

51,212.20 sqft

## DESCRIPTION OF THE PROJECT

The project consists in an addition of area (2 floor levels) above the North portion of the building located on 2750 Nicollet Avenue South, Minneapolis. This building is currently used by Marissa's Inc. for Marissa's Bakery, Deli, Tortilla Maker and Grocery.

The addition consists in two different floor levels to be built above the north third of the existent building (58.00 feet North-South on North side) and front to back from Nicolet Avenue to the Alley (190.00 feet East-West):

The first one, right above the existent Marissa's Grocery, will attend the need for storage area for the grocery store. The whole floor will be used only as a warehouse for dry goods.

The second added floor right above the warehouse floor will accommodate a restaurant facility with outdoor seating and roof top amenities (landscape with grass, flowers, small trees, gardens). The outdoor seating will also have a gas fire pit and other components using materials like glass and metal that will increase drastically the look appealing of this building and the area. This floor level also propose to accommodate a reception room with capacity of 450 people.

The current gross area of the building is 31,232.2 square feet and the proposed addition have 19,980.00 square feet of area. The footprint area will remain the same.

The design propose the use of exterior elements like frameless glass windows and metal siding with concrete structure. One of the goals with this building and material choices is to improving the look of the whole area.

This project is being analyzed by City of Minneapolis Planning Commission for: Site Plan review.

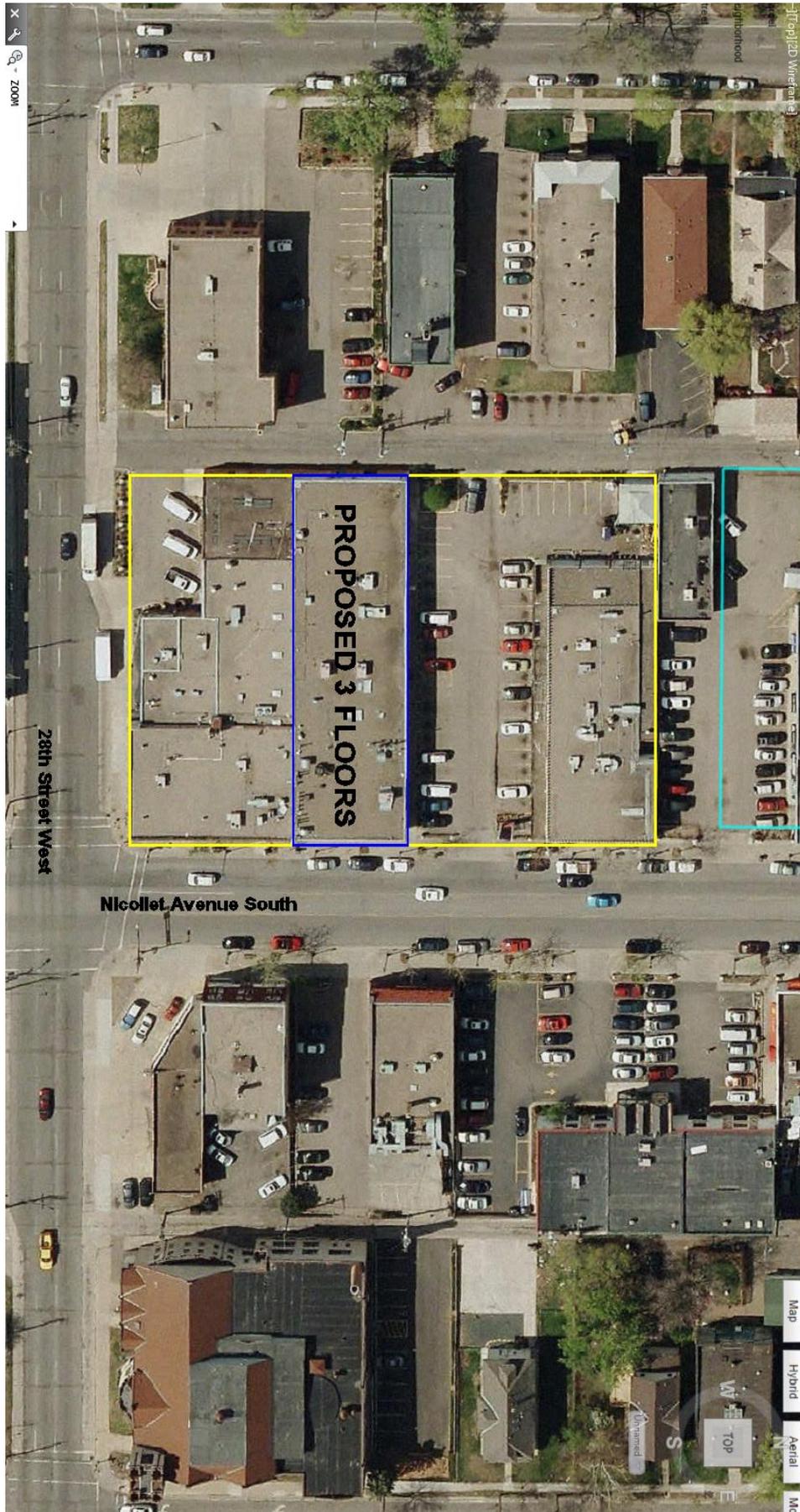
Addresses of the property: 2728, 2738, 2740, 2744, 2750 Nicollet Avenue South and 10 W 28<sup>th</sup> Street and 2741 Blaisdell Avenue South, Minneapolis MN.

Applicants Name: Clairson Dutra

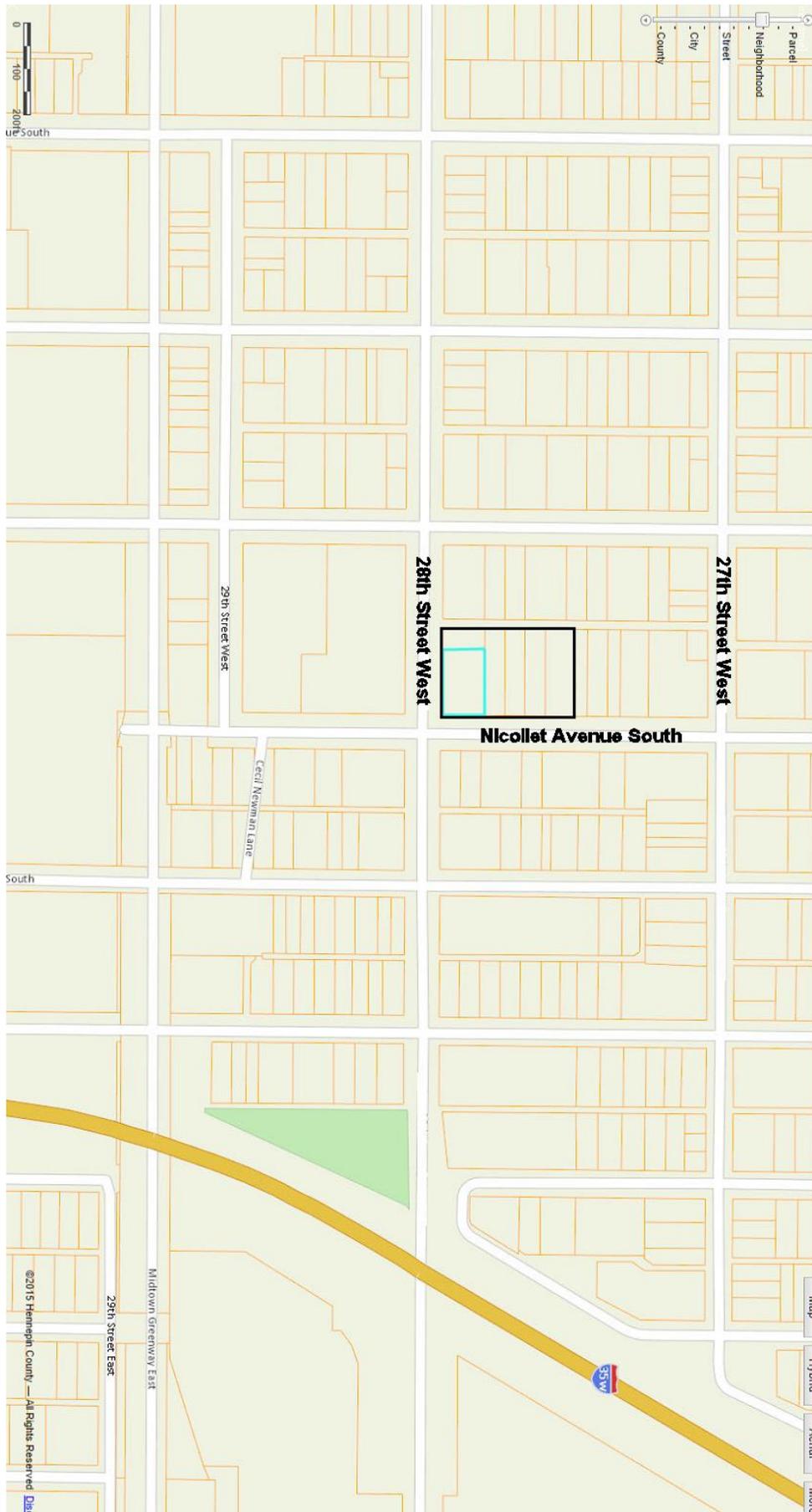
Address: 3412 10<sup>th</sup> Avenue South, Minneapolis MN- 55407

Telephone: 952-220-5902

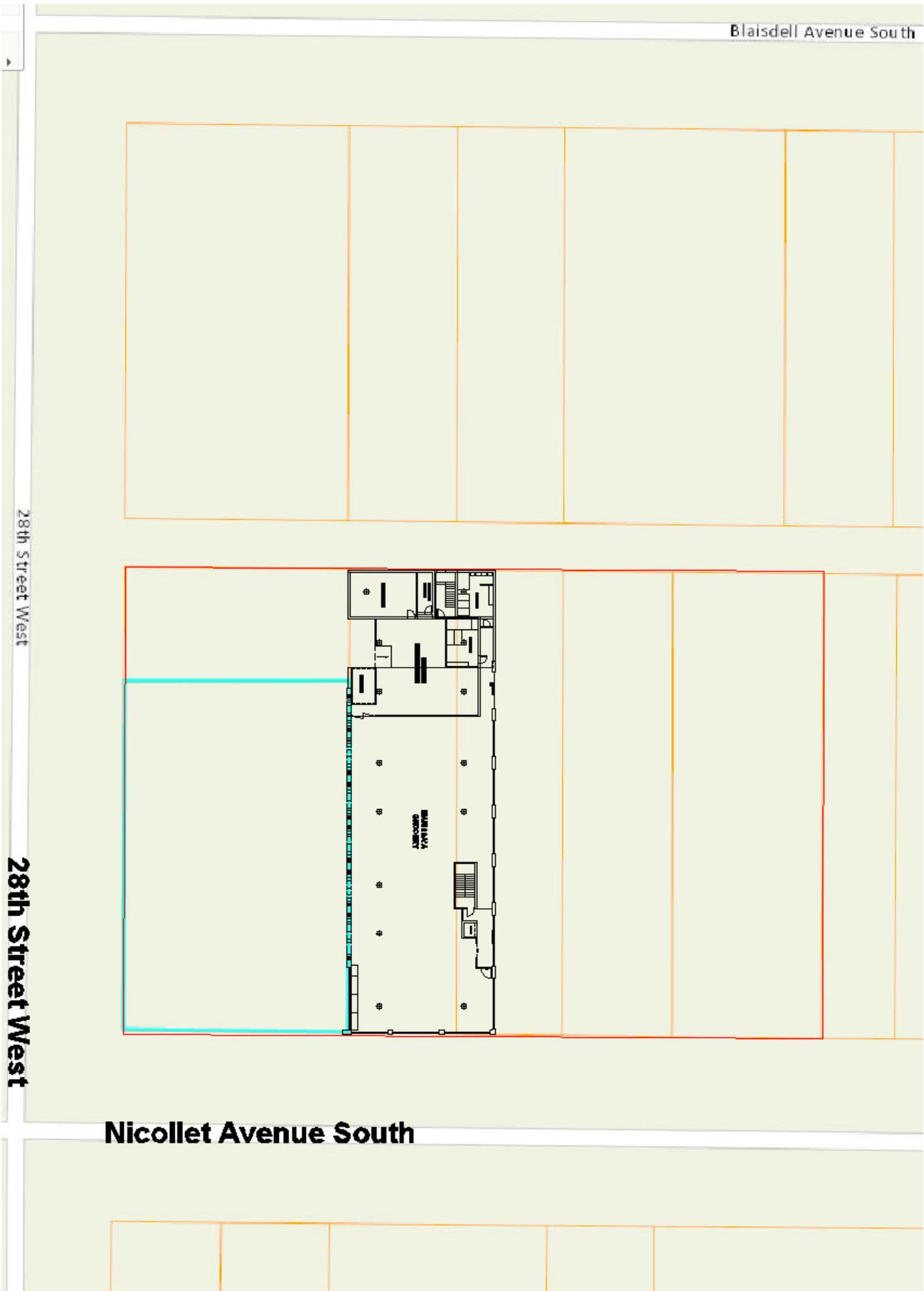
e-mail: ingauge.eng@gmail.com



AERIAL VIEW OF THE PROPERTY. Property limits (yellow). 2<sup>nd</sup> and 3<sup>rd</sup> floor addition (blue).



MAP SHOWING STREETS AND PROPERTY



ZOOM OF PROPERTY MAP WITH PORTION OF FLOOR PLAN UNDER PROPOSED FLOOR ADITONS



Picture shows view from 28<sup>th</sup> Street pointing West showing (Existing building).



Picture shows view from 28<sup>th</sup> Street and Nicollet Avenue corner pointing North-West (Existing building).



Picture shows view from Nicollet Avenue pointing North (Whittier Clinic and Existing building).



Picture shows view from Nicollet Avenue pointing South (Existing building and Whittier Clinic).



Picture shows view from Nicollet Avenue pointing West (Existing building).



Picture shows view from Nicollet Avenue pointing South-West (Existing building).



Picture shows view from Nicollet Avenue pointing South (Existing property).



Picture shows view from 28<sup>th</sup> Street pointing East (Existing property).



Picture shows view from Alley pointing Southeast (Existing property).

**INGAUGE**  
ENGINEERING AND TECHNOLOGY

[Ingauge.eng@gmail.com](mailto:Ingauge.eng@gmail.com)

3412 10<sup>th</sup> Avenue South

Minneapolis, MN, 55407