LAND USE APPLICATION SUMMARY

Property Location: 1120 West Broadway
Project Name: 1120 West Broadway
Prepared By: Lindsey Wallace, City Planner, (612) 673-2653
Applicant: Sarah Properties, LLC
Project Contact: George Barr
Request: To rezone the property from C1 to C2 to allow a new tobacco shop within an existing building and establish the use as a shopping center.

Required Applications:

<table>
<thead>
<tr>
<th>Rezoning</th>
<th>Petition to rezone the properties located at 1120 West Broadway from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Use Permit</td>
<td>To allow a shopping center.</td>
</tr>
</tbody>
</table>

SITE DATA

| Existing Zoning              | C1 Neighborhood Commercial District  
|                             | PO Pedestrian Oriented Overlay District |
| Lot Area                    | 15,700 square feet / 0.36 acres |
| Ward(s)                     | 5 |
| Neighborhood(s)             | Jordan Neighborhood; adjacent to Near North Neighborhood |
| Designated Future Land Use  | Mixed Use |
| Land Use Features           | The property fronts on West Broadway, a Commercial Corridor. The property is located between Fremont Avenue N and Emerson Ave N, both of which are Community Corridors. |
| Small Area Plan(s)          | West Broadway Alive! (2008) |

Date Application Deemed Complete | September 20, 2017 | Date Extension Letter Sent | October 6, 2017 | End of 60-Day Decision Period | November 19, 2017 | End of 120-Day Decision Period | January 18, 2018
BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property includes a one-story commercial building that has been operating as a legally nonconforming gas station, car wash, and convenience store. According to the applicant, the property was originally constructed as a car wash in 1950. The property recently went through preliminary development review (PLAN4246) for a remodel of the existing building, including extensive interior renovations, parking lot enhancements, landscaping, and the addition of new windows and doors. The approved renovations show that the applicant would divide the interior space between the existing convenience store and a new restaurant with an outdoor patio. These renovations are currently underway.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is located at the intersection of West Broadway, a Commercial Corridor, and Fremont Avenue N, a Community Corridor. Neighboring properties along West Broadway include a mix of commercial, residential, and institutional uses. Moving away from West Broadway, there is a mix of residential densities including single-family homes, duplexes, and multiple-family apartment buildings with interspersed institutional uses.

PROJECT DESCRIPTION. The applicant is proposing to revise the renovation plans to reduce the square footage for the proposed restaurant to add a 450 square foot tobacco shop between the restaurant and convenience store. Each use would have a separate exterior entrance and would not connect internally. The applicant has identified the restriction on selling menthol tobacco products in convenience stores, adopted by the City Council in August 2017, as an inconvenience to the business and has proposed a new tobacco shop to continue selling these products. As tobacco shops are prohibited in C1 zoning, the applicant has proposed to rezone the property to C2.

The conditional use permit is required since the renovations will separate the building into two or more commercial uses. Locating more than one use in the existing building meets the definition of a shopping center, which is defined as a unified development of two (2) of more ground floor commercial uses, excluding offices, 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. Shopping centers do not include storefront, commercial or mixed use buildings where the parking facilities are located to the interior or rear of the site. The orientation of the subject property which features parking between the building and the street is what results in the current proposal meeting the definition for a shopping center.

RELATED APPROVALS. The project below never received final approval due to unpaid fees. The approvals eventually expired and none of the proposed changes were made.

<table>
<thead>
<tr>
<th>Planning Case #</th>
<th>Application(s)</th>
<th>Description</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZZ-4286</td>
<td>Conditional use permits, variances, site plan review</td>
<td>Numerous changes to the property were sought: expanding the automobile convenience facility, establishing a fast food restaurant, side yard setback variance and drive aisle variance.</td>
<td>City Planning Commission approved the application on February 2, 2009. An appeal was filed for all approvals except the CUP for automobile facility expansion. The Zoning and Planning Committee denied the CUP for fast food and setback variance while approving the drive aisle variance on February 26, 2009.</td>
</tr>
</tbody>
</table>

PUBLIC COMMENTS. Staff has received one comment as of the printing of this report. The nonprofit organization Cookie Cart opposes the rezoning application due to concern that a tobacco shop would encourage youth smoking in an area with a high density of youth-serving nonprofits. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.
REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1120 West Broadway from C1 to C2 based on the following findings:

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

   The proposed zoning would not be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as mixed use on the future land use map. Mixed use areas are designated for multiple land uses in the same structure or same general area of a community. The subject site is at the intersection of West Broadway, a major commercial corridor, and Fremont Ave N, a community corridor. The comprehensive plan goals support traditional urban form at the intersection of two corridors. The subject property received its current zoning classification in 2009 based on the guidance of the *West Broadway Alive!* small area plan.

   The following principles and policies outlined in the comprehensive plan apply to this proposal:

   **Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.**

   1.1.1 Ensure that the City’s zoning code is consistent with The Minneapolis Plan and provides clear, understandable guidance that can readily be administered.

   1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

   1.1.6 Develop small area plans for designated land use features, particularly Activity Centers, Growth Centers, and Major Retail Centers, in consultation with neighborhood associations, residents, and other stakeholders.

   **Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

   1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

   **Land Use Policy 1.7: Limit new and expanded auto-oriented uses in the city so impacts on the form and character of commercial areas and neighborhoods can be minimized.**

   1.7.2 Direct auto-oriented uses to locations on Commercial Corridors that are not at the intersection of two designated corridors, where more traditional urban form would be appropriate.

The site is located within the boundaries of the *West Broadway Alive!* small area plan, adopted by the City Council in 2009. Specific recommendations within the plan include:

- Improvements along West Broadway will help to build a unified character and identity to the corridor with improved physical environments, better functioning business districts and diverse residential developments.

- Consolidation of commercial businesses to recognizable, walk-able, marketable business districts.

- Discouraging low-intensity commercial uses and automobile-oriented uses.
Design enhancements to create a more aesthetically pleasing corridor.

The West Broadway Rezoning Study, adopted by the City Council in 2009, was built on the West Broadway Alive! small area plan and resulted in the rezoning of the subject site. The analysis includes specific policy basis and objectives for rezoning 1120 West Broadway from C2 to C1 with the PO Pedestrian Oriented Overlay District. The policy basis for rezoning this particular site was that “the proposed zoning change supports commercial or mixed use redevelopment of the site consistent [with] the land use and density guidance of the [West Broadway Alive!] plan. It also establishes minimum density standards.” Staff does not find that there have been significant changes to the area that offer a compelling reason to change the zoning classification that was based on small area plan guidance.

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

Rezoning the property to the C2 district would be in the interest of the property owner, as it would allow the applicant to continue selling menthol tobacco products that will be prohibited for sale in convenience stores beginning August 1, 2018. The proposed rezoning is not supported by any broader policies that would make it beneficial to the public interest.

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 property is located along West Broadway, a major commercial corridor. The majority of the surrounding properties are zoned C1 and consist of neighborhood serving commercial uses. The existing uses in the area are generally compatible with the proposed zoning because this is an existing commercial area. The West Broadway Rezoning Study rezoned the subject property and many surrounding properties from C2 to C1 and added the PO Pedestrian Oriented Overlay District to prohibit automobile oriented uses while encouraging traditional urban form development and enhancing the vitality of the West Broadway corridor.

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.

There are reasonable uses of the property under the existing zoning classification. The C1 Neighborhood Commercial District allows a wide variety of uses including retail sales and services, food and beverage uses, entertainment uses, and dwelling units. The existing building also has legal nonconforming rights for the gas station and car wash uses.

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.

The West Broadway Rezoning Study, adopted by the City Council in 2009, rezoned the subject property and many surrounding properties from C2 to C1 with the PO Overlay. There has not been a significant change in the character or trend of development in the general area of the property since it received its present zoning classification in 2009.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a shopping center based on the following findings:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The applicant has proposed to separate the existing building on the site into three uses: a convenience store, a restaurant, and a tobacco shop. As tobacco shops are not allowed in the existing C1 zoning, the applicant has applied to rezone the property from C1 to C2. Staff is recommending denial of the rezoning
application which would prevent the applicant from adding a tobacco shop to the building. Staff finds that the addition of one or two additional commercial uses to the existing building, creating a shopping center, would not be detrimental to or endanger the public health, safety, comfort or general welfare. Without the rezoning, the applicant would be able to separate the building into uses permitted in the C1 zoning district. The applicant’s previous plans showed a restaurant and a convenience store.

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 shopping center 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. The current renovations of the property will bring the building more in line with the small area plan goals of creating a vibrant, pedestrian environment. The applicant has proposed significant renovations to the surface parking lot that faces West Broadway which include reducing the overall number of parking spaces, adding screening and landscaping, and creating a patio for use by the proposed restaurant. The addition of a restaurant and patio will increase foot traffic and eyes on the street, enhancing both adjacent corridors.

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

Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided by the applicant. The applicant completed preliminary development review for the bulk of the proposed renovations; the only change proposed at this time would be the addition of a 450 square foot commercial space within the existing building footprint.

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

Adequate measures will be taken to minimize traffic congestion in the public streets. The applicant has consulted with Public Works as part of the preliminary development review process. The proposed project is located in the Pedestrian Oriented Overlay District which allows for a 75 percent reduction in the number of parking spaces as required by Section 541-Off-street parking and loading. The applicant’s plans show two commercial uses of greater than 1,000 square feet and one commercial use of 450 square feet. The two commercial uses of more than 1,000 square feet each trigger a parking requirement of 4 spaces. With the 75 percent reduction as part of the PO Overlay, the required parking for all proposed uses in the building is six spaces. The applicant has proposed six spaces.

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

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**
1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

**Land Use Policy 1.9:** Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

**Land Use Policy 1.10:** Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

The site is located within the boundaries of the *West Broadway Alive!* small area plan, adopted by the City Council in 2009. The future land use map identifies the parcel for mixed use development. Specific recommendations within the plan include:

- The West Broadway community values and supports local businesses. New businesses are welcome as well, particularly those that add to a healthy mix of goods and services available in North Minneapolis.
- Public art, façade improvements and other design features will create an outlet for community expression while unifying the street aesthetically.
- Improve the business mix in order to make commercial areas more useful and attractive.

Staff finds that the conditional use is in compliance with the adopted small area plan guidance.

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

The project recently went through the preliminary development review process (PLAN4246). As part of this process the applicant proposed enhancements to the site including additional landscaping and screening, the addition of a patio, and improvements to the on-site surface parking lot. If the requested land use application is approved and the applicant proceeds with the proposed improvements, the proposal will comply with all provisions of the C1 District.

**FOR REZONINGS ONLY**

**ZONING PLATE NUMBER.** 8

**LEGAL DESCRIPTION.** Lots 8 and 9, Block 34, of Highland Park Addition to the City of Minneapolis, Hennepin County, Minnesota.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by George Barr for the properties located at 1120 West Broadway:

**A. Rezoning.**
Recommended motion: **Deny** the application to rezone the property from C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.

**B. Conditional Use Permit to allow a shopping center.**

Recommended motion: **Approve** the application for a shopping center in the C1 Neighborhood Commercial District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
3. The applicant shall provide landscaping that complies with both the PDR approval (PLAN4246) and sections 530.160 and 530.170 of the zoning code.
4. The applicant shall provide a landscaped yard of at least seven (7) feet between the public street and the surface parking lot and gas station pumps, as required by section 530.170 (b)(1) of the zoning code.
5. The surface parking lot shall be screened as required by section 530.170 (b)(2) of the zoning code.
6. The applicant shall plant one (1) additional canopy tree between the surface parking lot and Fremont Avenue N, as required by section 530.170 (b)(3) of the zoning code.
7. The refuse containers shall be screened as required by section 535.80 of the zoning code.

**ATTACHMENTS**

1. Rezoning ordinance
2. Zoning map
3. Oblique aerial photo
4. Written description and findings submitted by applicant
5. Survey
6. Site plan
7. Floor plan
8. Building elevations
9. Photos
ORDINANCE

By Bender

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district for the following parcels of land, pursuant to MS 462.357:

Lots 8 and 9, Block 34, of Highland Park Addition to the City of Minneapolis, Hennepin County, Minnesota (1120 West Broadway – Plate #8) to the C2 Neighborhood Corridor Commercial District.
The property was originally constructed as a car wash in 1950. Over the last few years the property has operated as a food and fuel facility. The property was acquired by Sarah Properties a couple of years ago. The building over the years aesthetically has suffered in appearance and age. In addition the overall appearance as to landscaping, hard surface conditions have been lacking.

This year 2017 plans were submitted an approved for a complete remodel of the existing building. We are keeping the structure and completely gutting the inside of the building, removing the old canopy, fuel pumps, all hard surfaces, old doors and glass. We are under construction now.

There will be a new canopy, new fuel pumps, new doors and windows with increased window sizes, cultured stone veneer, new stucco, all new hard parking surfaces, landscaping, decorative security fencing, seating patio, extensive landscaping, new refuse container area, new roof, new curb cuts and sidewalks.

The interior will have a new grocery area, restaurant and tobacco shop (subject to rezone for tobacco).

Plans are being provided with this submittal.

The owner Sarah Properties is investing close to $2,000,000.00 in regards to the rehab of this structure and starting these new businesses.

As this is a highly visible corner on Fremont and West Broadway, the owner wishes this to be a show piece project the neighborhood, the City and the residence can be proud of.

Thank You
1120 West Broadway findings

(1) Whether the amendment is consistent with the applicable policies of the comprehensive plan. *Sarah Properties agrees that this does apply*

(2) Whether the amendment is in the public interest and is not solely for the interest of a single property owner. *Sarah Properties states that this is not solely in the interest of the single property owner as it will add additional employment, a service not provided in this area, and managed by an experienced owner*

(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. *Sarah Properties states that the property is compatible*

(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. *Sarah Properties feels the current C-1 zoning does not allow the flexibility to add the tobacco shop and therefore need the zoning to C-2*

(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. *Sarah Properties states that there has been a considerable change to the area since 2009 that would be compatible to the change to a C-2 zoning with the fact the new businesses are being added all the time. And property owners are investing capital in improving their properties as evidenced by the 1120 West Broadway project,*

The tobacco store square footage would be 800 square feet

* Tobacco shop.

(1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited. *Sarah Properties will adhere to this*

(2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level. *Sarah Properties will adhere to this*

(3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. *Sarah Properties will adhere to this*

(4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited. *Sarah Properties will adhere to this*
(5) 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. **Sarah Properties will adhere to this**
Conditional Use Permit Findings

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. SARAH PROPERTIES, LLC BELIEVES THIS USE WILL NOT BE DETRIMENTAL OR ENDANGER THE PUBLIC HEALTH, SAFETY COMFORT OR GENERAL WELFARE

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. SARAH PROPERTIES, LLC BELIEVES THAT THIS 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 IMPROVEMENTS OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT. WE ARE INVESTING OVER $1.5 MILLION DOLLARS IN IMPROVEMENTS TO THIS PROPERTY

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided. WE DO HAVE ADEQUATE FACILITIES FOR THIS DEVELOPMENT.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets. ADEQUATE MEASURES HAVE BEEN TAKEN TO MINIMIZE CONGESTION IN THE PUBLIC STREETS. PLEASE REFER TO SITE PLAN.

5. The conditional use is consistent with the applicable policies of the comprehensive plan. THE CONDITIONAL USE IS CONSISTANT WITH THE COMPREHENSIVE PLAN IN OUR OPINION

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. IN OUR OPINION THE CONDITIONAL USE CONFORMS TO THE APPLICABLE REGULATIONS IN THE DISTRICT.

BARR-NELSON CONSTRUCTION, LLC

GEORGE S. BARR

APPLICANT REPRESENTATIVE FOR SARAH PROPERTIES, LLC (OWNER)
Lot 8

One Story Block Building
Foundation Area: 3,092 Sq. Ft.
Address: 1120 West Broadway, Minneapolis

DESCRIPTION OF PROPERTY SURVEYED

Lots 8 and 9, Block 34, Highland Park Addition to the City of Minneapolis, according to the recorded plat thereof, Hennepin County, MN

ALT / ACSM LAND TITLE SURVEY NOTES (numbered per Table A)

1. Bearings are based on the Hennepin County Coordinate System.
2. The address (1120 West Broadway, Minneapolis, MN) is approximate.
3. Elevations are based on the southern finished floor elevation of the existing building having an elevation of 825.0 feet, as shown herein (825.00 NGVD 1929).

MINNESOTA CERTIFICATION

We have surveyed the location of utilities to the best of our ability based on observed evidence. We certify that the foregoing information is correct and true to the best of our knowledge, information, and belief, and that we have had no reason to doubt its correctness when we measured it. We hereby accept responsibility for the correctness of this survey and report as to location of utility lines, structures, and boundaries.

Surveyor:

Date:

MINNESOTA CERTIFICATION

We hereby certify that the foregoing information is correct and true to the best of our knowledge, information, and belief, and that we have had no reason to doubt its correctness when we measured it. We hereby accept responsibility for the correctness of this survey and report as to location of utility lines, structures, and boundaries.

Surveyor:

Date:

SCALE IN FEET

Date: 9/30/16

SLCE ARTIST: GeoSurv

1120 West Broadway
Minneapolis
Minnesota

Boundary & Topographic Survey

Sheet 1 of 1
Provision of all City Right of Way signs or pavement markings that may be in the way of construction.

Contact Shane Morton at (612) 673-5517 prior to construction for the removal of any City of Minneapolis Right of Way signs or pavement markings that may be in the way of construction.

Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary parking meter removal.

In order to prevent any loss of life or personal injury to the public, theProvideCity of Minneapolis Traffic Division. All costs associated with pavement marking removal and placement, including the cost of removing and replacing existing pavement markings, shall be borne by the contractor.

If the existing pavement marking is latex or epoxy paint, then it must go back in with that type of paint unless otherwise directed by the City of Minneapolis Traffic Division.

1. Remove existing concrete and bituminous paving on site.
2. Existing gas pumps to be removed by others.
3. Maintain existing grades and drainage slopes, U.N.O.
4. Maintain extent of curb and sidewalk removal in order to match grades.
6. Sand, gravel, and loose fill to be compacted to prepare for new construction.
7. Existing church building.
8. Existing one-story building.

Planting Schedule:

- Daylily
- Little Leaf Linden
- Skyline Honey Locust
- Tilia Cordata "Halika"
- Gelditsis Triacanthos Inermis
- Tannton's Yew
- Heimerollis

Site Data:

Parking:
- Side parking required
- 6 spaces provided
- 1 space parking required: 6-12
- Bike parking required:
- 1 bike parking provided: 1

Sheet Index:

T1.1: Title Sheet and Proposed Site Plan
C0.1: Existing Condition Plan
C0.2: Details
C1.0: Existing Condition Plan
C1.1: Details
C1.2: Details
A1.1: Sections and Details
A1.2: Sections and Details

Proposed Improvements For:

Broadway One Stop

1120 West Broadway Avenue

Minneapolis, MN