

LAND USE APPLICATION SUMMARY

Property Location: 50 Dupont Ave N and 100 Irving Ave N
Project Name: Minneapolis Impound Facility
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: City of Minneapolis Finance & Property Services
Project Contact: Marcia Stemwedel, Clever Architecture
Request: To construct a new approximately 8,500 square foot building for the City of Minneapolis impound facility.

Required Applications:

Expansion of a Nonconforming Use	To allow a new building for an impound facility.
Variance	Of the surfacing requirements in areas where vehicles are located.
Site Plan Review	For a new building.

SITE DATA

Existing Zoning	I1 Light Industrial District R5 Multiple-family District IL Industrial Living Overlay District SH Shoreland Overlay District FP Floodplain Overlay District
Lot Area	1,348,503square feet / 31 acres
Ward(s)	7 (adjacent to 5)
Neighborhood(s)	Bryn Mawr (adjacent to Harrison)
Designated Future Land Use	Public and Institutional (east of Van White Memorial Boulevard) Mixed Use Medium to High Density Residential/Flex Space (west of an White Memorial Boulevard) Parks/Open Space (along Bassett Creek)
Land Use Features	Growth Center (Bassett Creek Valley) Transit Station Area (Van White Boulevard Station) Community Corridor (Van White Memorial Boulevard)
Small Area Plan(s)	<u>Van White Memorial Boulevard Station Area Plan</u> (2017)

Date Application Deemed Complete	March 30, 2018	Date Extension Letter Sent	April 26, 2018
End of 60-Day Decision Period	May 29, 2018	End of 120-Day Decision Period	July 28, 2018
Date Additional Extension Authorized by Applicant	May 10, 2018	End of Decision Period	October 31, 2018

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The City of Minneapolis impound facility occupies the subject property. The existing building from which interior operations occur is located at the far east end of the site. Vehicle access for both the public and tow trucks is from Colfax Avenue North. An unimproved parking lot is available for public parking near the building. There is no access from Van White Memorial Boulevard, which bifurcates the site. Access to the west side of the site from the east occurs under Van White Memorial. Bassett Creek is located on the north side of the site. The floodplain extends onto the site. Transmission lines are also located on the north side of the site. A railroad corridor for Burlington Northern Railroad runs adjacent to the south side of the site. Maintenance easements also run along Van White Memorial Boulevard. The site was previously used as a garbage dump. It is heavily polluted and a Superfund site. Geotechnical studies show poor soils on the site as well.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a mix of uses in the surrounding area. In addition to the creek and the railroad, uses immediately adjacent to the site are the Minneapolis Public Schools bus maintenance facility and an Xcel power station. Other surrounding properties include light to heavy industrial uses, parks, and commercial uses. Currently, there is a bus route on Glenwood with frequent stops. Two LRT stations are proposed in close proximity to the site. The closest station would be just on the south side of the Van White Memorial bridge on the METRO Green Line Extension. The second station, part of the METRO Blue Line Extension, would be located at Van White Memorial Boulevard and Olson Memorial Highway. Rapid bus transit, C Line, is also proposed on Olson Memorial Highway. Once LRT opens on Olson Memorial Highway, the C Line route will shift to Glenwood Avenue.

PROJECT DESCRIPTION. These applications were continued from the April 23, 2018 and May 7, 2018, meeting to allow more time to discuss concerns regarding the proposal and to allow consideration of making changes to the proposal. The applicant and CPED staff request that the applications be continued again to the June 25, 2018, meeting of the Planning Commission. Options to move the building closer to Van White are being explored. Additional time is needed to obtain test borings to better understand the storm water, geotechnical and environmental implications.

PUBLIC COMMENTS. As of the writing of this report, no public comments were received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by City of Minneapolis Finance & Property Services for the properties located at 50 Dupont Ave N and 100 Irving Ave N:

A. Expansion of a Nonconforming Use.

Recommended motion: **Continue** the application to the June 25, 2018, City Planning Commission meeting.

B. Variance of the surfacing requirements.

Recommended motion: **Continue** the application to the June 25, 2018, City Planning Commission meeting.

C. Site Plan Review.

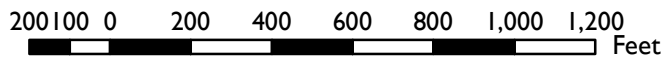
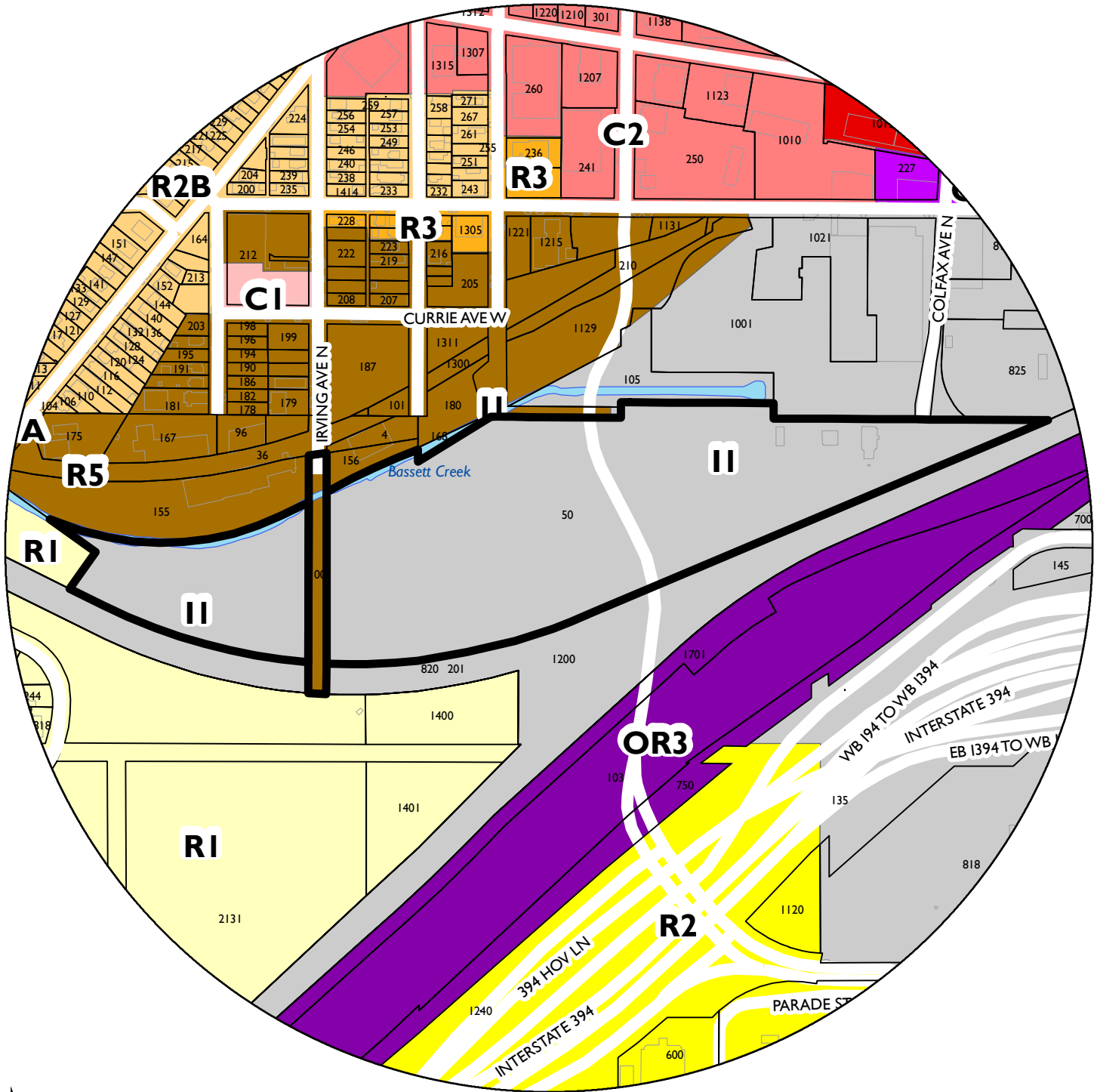
Recommended motion: **Continue** the application to the June 25, 2018, City Planning Commission meeting.

ATTACHMENTS

1. Zoning map

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
50 Dupont Ave N

FILE NUMBER
PLAN6181