

---

**LAND USE APPLICATION SUMMARY**

---

*Property Location:* 2910 Pillsbury Ave  
*Project Name:* Karmel Square Addition  
*Prepared By:* Lindsey Wallace, City Planner, (612) 673-2653  
*Applicant:* Sabri Properties  
*Project Contact:* Brian Houwman  
*Request:* To allow a 20,981 square foot addition to a nonconforming shopping center.  
*Required Applications:*

<b>Expansion of a Nonconforming Use</b>	Expansion to the 1 <sup>st</sup> and 2 <sup>nd</sup> floors and adding a new 3 <sup>rd</sup> floor to the Karmel Square building for new tenant space.
<b>Site Plan Review</b>	For a 20,981 square foot addition to an existing shopping center.

---

**SITE DATA**

---

<b>Existing Zoning</b>	I1 Light Industrial District
<b>Lot Area</b>	112,450 square feet / 2.58 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whittier Alliance
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Lake Street, a Commercial Corridor, is located ½ block to the south.
<b>Small Area Plan(s)</b>	<u>Midtown Greenway Land Use and Development Plan (2007)</u>

Date Application Deemed Complete	April 26, 2018	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	June 25, 2018	End of 120-Day Decision Period	N/A

---

**BACKGROUND**


---

**SITE DESCRIPTION AND PRESENT USE.** The site includes two multi-tenant commercial buildings, Karmel Plaza and Karmel Square. Each building contains a shopping center. The shopping centers consist of a mix of commercial uses including general retail sales and services uses, coffee shops, delicatessens, and sit down restaurants with limited entertainment, offices, food and beverage production, and a developmental achievement center. The shopping center use is legally nonconforming.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject site is located immediately south of the Midtown Greenway. Lake Street, a Commercial Corridor, is located ½ block to the south. The surrounding area contains a mix of commercial, residential, and industrial uses.

**PROJECT DESCRIPTION.** The applicant has proposed to construct a 20,981 square foot addition to the Karmel Square building for additional tenant space. The addition includes enclosing a porch on the first floor, a 12,380 square foot addition to the 2<sup>nd</sup> floor, a new 3<sup>rd</sup> floor of 7,715 square feet, and a skyway connection to the parking ramp on the 2<sup>nd</sup> floor. The 886 square foot enclosed porch on the first floor was constructed as non-permitted work. The submitted plans show the enclosed porch as proposed to legalize work that has already been completed.

The use was first established as a farmer's market in 2003. The farmers' market that was approved for this site does not comply with the definition adopted in July of 2006, but the use was established prior to the code change. Under today's code, the ethnic market that does not comply with the definition of farmers' market is considered a shopping center. The use is legally nonconforming. The applicant has requested a continuance to further work with staff and revise the proposed plans.

**RELATED APPROVALS.** The site has an extensive history of land use applications. Any additions to Karmel Mall or Karmel Square require an expansion of nonconforming use application and site plan review. Major additions were approved in 2010, 2012, and 2015. Additional land use applications can be found in the table below.

Planning Case #	Application	Description	Action
BZZ-7324	Expansion of non-conforming use and site plan review	Constructing additions to floors 1 through 4 of Karmel Plaza.	Approved with conditions (2015)
BZZ-7113	Site Plan Review	Construct a third floor to the existing parking structure	Approved with conditions (2015)
BZZ-6921	Site Plan Review	Clarifying previous Planning Commission approvals	Approved with conditions (2014)
BZZ-6524	Site Plan Review	Building additions and two-level parking structure	Approved with conditions (2014)
BZZ-6683	Shared loading (administratively reviewed)	Off-site loading lease with 2933 Pleasant Avenue	Approved with conditions (2014)
BZZ-6478	Shared parking (administratively reviewed)	Off-site parking lease with 2900 Pleasant Avenue	Approved with conditions (2014)
BZZ-5482	Expansion of non-conforming use and site	Additional first floor additions to the	Approved with conditions (2012)

	plan review	shopping center and third floor addition for self-service storage	
BZZ-4801	Expansion of non-conforming use and site plan review	First floor additions to the shopping center and third floor addition for self-service storage	Approved with conditions (2010)
BZZ-1361	Conditional use permit and site plan review	New 2-story farmer's market	Approved with conditions (2003)

**PUBLIC COMMENTS.** Public comment letters have been received and will be included when the staff analysis is complete.

---

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Brian Houwman for the property located at 2910 Pillsbury Ave:

**A. Expansion of Nonconforming Use.**

Recommended motion: **Continue** the application to the June 11, 2018, City Planning Commission meeting.

**B. Site Plan Review.**

Recommended motion: **Continue** the application to the June 11, 2018, City Planning Commission meeting.

---

**ATTACHMENTS**

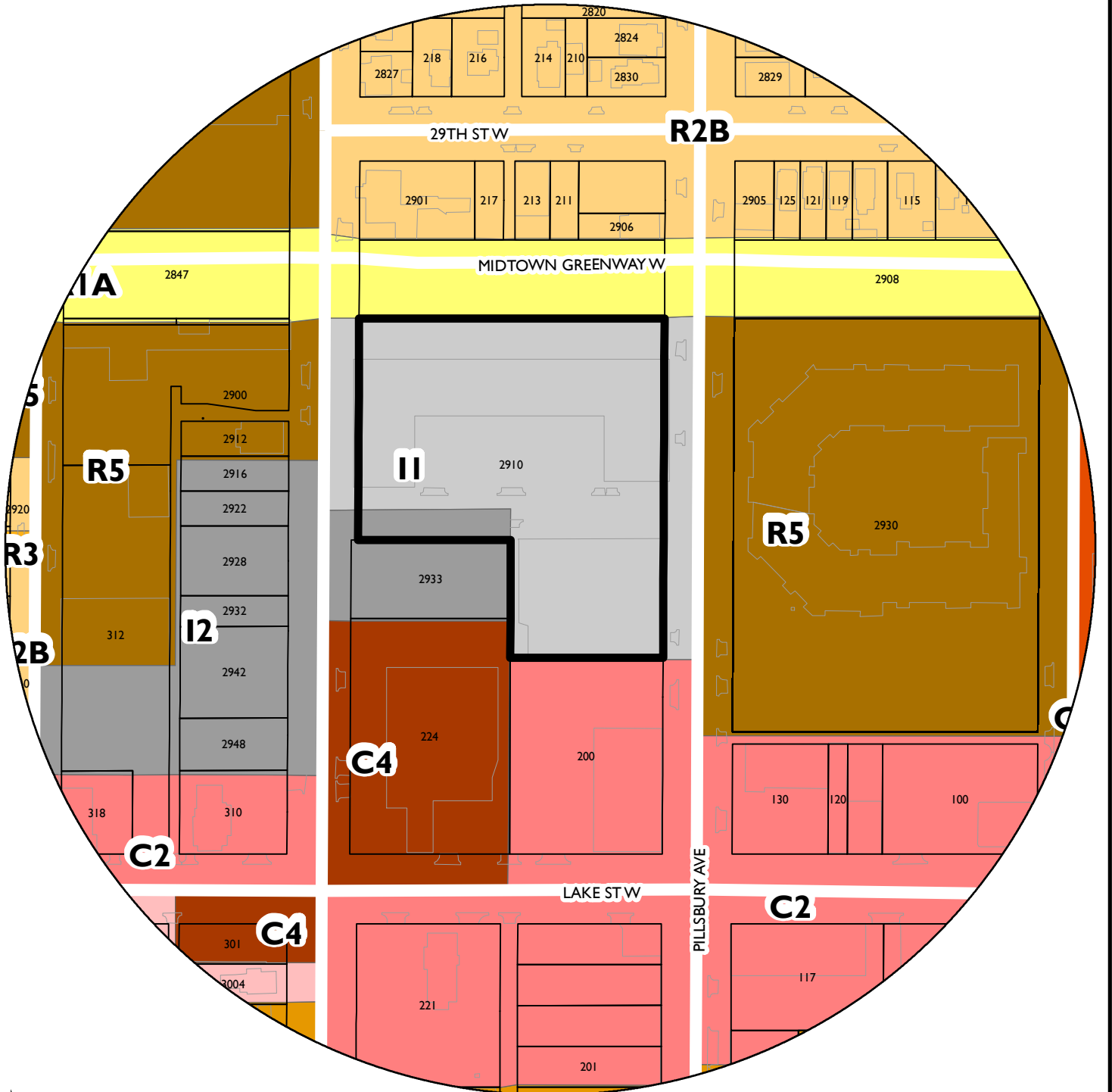
1. Zoning map

**Brian Houwman**

**10th**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**2910 Pillsbury Ave**

FILE NUMBER  
**PLAN6480**