

Department of Community Planning and Economic Development – Planning Division
Rezoning, Conditional Use Permit, Site Plan Review and Preliminary Plat
BZZ-2788

Date: February 6, 2006

Applicant: Humboldt Investors, LLC

Address of Property: 2601 49th Avenue North

Project Name: Humboldt Industrial Park

Contact Person and Phone: Paul Hyde, (612) 904-1513, extension 10

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: January 6, 2006

End of 60-Day Decision Period: March 7, 2006

End of 120-Day Decision Period: Not applicable for this application

Ward: 4 **Neighborhood Organization:** Shingle Creek Neighborhood Association

Existing Zoning: I1, Light Industrial District and I2, Medium Industrial District

Proposed Zoning: I1, Light Industrial District

Zoning Plate Number: 1

Legal Description (properties to be rezoned): Lot 6, AUDITOR'S SUBDIVISION NUMBER 208, Hennepin County, Minnesota. That part of Lot 7, lying west of the East 735 feet thereof, AUDITOR'S SUBDIVISION NUMBER 208, Hennepin County, Minnesota.

Proposed Use: Industrial office/warehouse building

Concurrent Review:

Rezoning: of a portion of the property from I2 to I1

Conditional Use Permit: to increase the size of the warehousing use from 30,000 square feet to 128,800 square feet

Site Plan Review

Preliminary Plat: - PL-191

Applicable zoning code provisions: Chapter 525, Article VI, Zoning Amendments, Chapter 525, Article VII, Conditional Use Permits, Chapter 530, Site Plan Review, Chapter 598, Land Subdivision Regulations

Background: Canadian Pacific Railway, the current owner of the 13-acre property located at 2601 49th Avenue North, is selling the applicant a ten-acre parcel of the land for industrial purposes. The applicant is proposing to construct a 128,800 square foot industrial office/warehouse building on the site.

The site currently has split zoning. The north portion of the site is zoned I1 and the south portion of the site is zoned I2. The location of the proposed building would be constructed over the district boundary line which complicates the development of the site as certain uses that are allowed in the I2 district are not allowed in the I1 district. For zoning purposes the entire site is proposed to be rezoned to the I1 district.

In the I1 district warehousing, distribution, furniture moving and storage uses are limited to a maximum of 30,000 square feet in size unless increased by a conditional use permit. The applicant has not yet secured tenants for the building and therefore does not know how much space the individual tenants will need. For leasing purposes the applicant is applying for a conditional use permit to increase the size of an individual space from 30,000 square feet to 128,800 square feet. The applicant has indicated in recent discussions that there will be more than one tenant in the building.

In addition to the above referenced land use applications a site plan review and a preliminary plat are also required for this development.

Travel Demand Management Plan: Staff recently identified the fact that a Travel Demand Management (TDM) plan is required for this project. Non-residential development projects over 100,000 square feet are required to submit a TDM plan to the City for review. The applicant has not had an opportunity to prepare the TDM plan as of the writing of this report. As a result, the Planning Division is recommending that this item be continued to the February 21, 2006, meeting of the City Planning Commission.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the rezoning:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the rezoning of a portion of the property located at 2601 49th Avenue North from I2 to I1 to the February 21, 2006, City Planning Commission hearing.

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 **continue** the conditional use permit application to

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increase the size of the warehousing use from 30,000 square feet to 128,800 square feet located at 2601 49th Avenue North to the February 21, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the site plan review for an industrial office/warehouse building located at 2601 49th Avenue North to the February 21, 2006, City Planning Commission hearing.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the preliminary plat:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the preliminary plat application for the property located at 2601 49th Avenue North to the February 21, 2006, City Planning Commission hearing.