



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #3
February 9, 2015
BZZ-6991

LAND USE APPLICATION SUMMARY

Property Location: 1424 3rd Street North & 1419 Washington Avenue North
Project Name: Uptown Imports
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Uptown Imports
Project Contact: Steve Gouert
Request: To establish a minor automobile repair use in an existing building.
Required Applications:

Conditional Use Permit	To allow a minor automobile repair facility in the I2 Medium Industrial District.
Variance	To reduce the minimum drive aisle width from 22 feet to 2 feet.
Site Plan Review	For a new automobile service use.

SITE DATA

Existing Zoning	I2 Medium Industrial District
Lot Area	17,655 square feet / 0.40 acres
Ward	5
Neighborhood	Near North (Northside Residents Redevelopment Council)
Designated Future Land Use	Industrial
Land Use Features	None
Small Area Plans	Northside Jobs Park Design Guidelines & Development Framework (1997) Industrial Land Use and Employment Policy Plan (North Washington Jobs Park)

Date Application Deemed Complete	January 13, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 14, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located in the Near North neighborhood, a few blocks north of the intersection of Plymouth Avenue N and Washington Avenue N and just east of I-94. The subject site consists of two parcels, 1424 3rd Street N (also listed elsewhere as 1423 Washington Avenue N) and 1419 Washington Avenue N. On the 1424 3rd Street N parcel, there is an approximately 12,000 square foot building which is currently utilized by a plumbing repair company. This existing building was constructed in 1985 as a warehouse and office building. The site is bound by three streets: 3rd Street North, 15th Avenue North, and Washington Ave North.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Surrounding properties along Washington Avenue N are primarily large industrial properties zoned within the I2 Medium Industrial District. Directly west of the subject property is I-94. The property is located within the “North Washington Jobs Park” Industrial Employment District identified in the *Industrial Land Use and Employment Policy Plan*.

PROJECT DESCRIPTION. The applicant plans to purchase the two parcels and utilize the existing building for an automobile repair facility. No exterior modifications are proposed for the existing building, although some interior changes will be necessary for the automobile repair use. The applicant is proposing 18 parking spaces, with 7 of those located in the interior of the building.

On the 1419 Washington Avenue N parcel, the applicant is proposing to pave the parcel and utilize it for parallel parking, with cars maneuvering only one-way out to Washington Avenue. The applicant is proposing a new curb cut on Washington Avenue to accommodate this. The site plan was reviewed by Public Works and no concerns with this curb cut were identified. A copy of the Preliminary Development Review report is attached.

The parking area on the 1419 Washington Ave N parcel would be screened along Washington with an approximately 16 foot wide landscaped yard with ornamental grasses and one tree. Along the southern property line, the applicant is proposing an approximately 3 foot wide landscaped yard with ornamental grasses along an existing chain-link fence. The west side of the property has 3 separate curb cuts onto 3rd Street North. No landscaping is proposed along 3rd Street N, with the exception of the landscaping proposed in the northwest corner of the site. Landscaping is also proposed north of the building.

PUBLIC COMMENTS. One comment was received by the time this report was written, which is provided in the appendix. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a minor automobile repair facility 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.*

New minor automobile repair facilities are a conditional use in the I2 Medium Industrial District. The property is located in an almost exclusively industrial area. The establishment, maintenance, and

operation of a minor automobile repair facility will not be detrimental to or endanger the public health, safety, comfort, or general welfare provided the use complies with all conditions of approval and site plan improvements, as well as applicable building codes and life safety ordinances.

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.*

Surrounding properties are primarily industrial in nature and the site is adjacent to the interstate. The minor automobile repair use will not be injurious to the use and enjoyment of other surrounding properties and will not impede the normal and orderly development and improvement of surrounding properties for permitted uses in the I2 Medium Industrial District.

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

Utilities, access roads, drainage, and other necessary facilities are existing and adequate.

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

The applicant is proposing a new curb cut on Washington Avenue N. It is not anticipated that this would create significant new traffic congestion. The specific off-street parking requirement for a minor automobile repair use is one space per 500 square feet of gross floor area excluding service bays, plus two spaces per service bay. The applicant is proposing five service bays and the gross floor area of the building excluding the service bays and reception area is 3,504 square feet. The minimum parking requirement is therefore 17 spaces. The applicant is proposing 18 parking spaces. Adequate measures have been and will be taken to minimize traffic congestion in the public streets.

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 1.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

- 1.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.
- 1.14.4 Strongly discourage new residential uses in Industrial Employment Districts.
- 1.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.3 Locate parking lots to the rear or interior of the site.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
 - 10.19.3 Landscaped areas should include plant and tree types that address ecological function, including the interception and filtration of stormwater, reduction of the urban heat island effect, and preservation and restoration of natural amenities.
 - 10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the I2 Medium Industrial District.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the minimum required drive aisle width from 22 feet to 2 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing four parking spaces along the west elevation of the building, accessed by three curb cuts along 3rd Street N. There are currently eight parking spaces in this area and it is entirely paved. The proposed spaces would have between 2 and 20 feet to maneuver before crossing the property line and entering the public right-of-way.

As the submitted survey shows, the west property line is between 9 and 17 feet from the existing sidewalk along 3rd Street N. This wide right-of-way leaves limited space for parking between the property line and the west elevation of the building. The required drive-aisle width for a two-way parking area is 22 feet, making it impractical to utilize this side of the building for parking without maneuvering in the public right-of-way. The applicant would be unable to meet their minimum parking requirement on the site without utilizing the west side of the property for some parking spaces.

A practical difficulty exists in complying with the ordinance because of the location and angle of the property line. The parcel is a relatively unique shape which was created due to the introduction of the interstate and the rerouting of 3rd Street N decades ago. The unique circumstances were not created by anyone presently having an interest in the property and are not based on economic considerations.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The variance request is reasonable and is in keeping with the spirit and intent of the ordinance and the comprehensive plan. Drive aisle width regulations are established to ensure that proper access to off-street parking spaces is provided. Cars using the public right-of-way between the property line and the sidewalk would have over 22 feet of maneuvering area when factoring in maneuvering on both private property and the public right-of-way.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. Granting this variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. While the drive aisle on the property will be less than 22 feet in width, there is more than adequate space for maneuvering between the existing sidewalk and the parking spaces.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – Meets requirements

- The placement of the existing building reinforces the street wall along Washington Avenue N.
- The first floor of the existing building is located at the property line along both Washington Avenue N and 15th Avenue N.
- There are two public entries to the building along Washington Avenue N, as well as additional entries on the west side of the building from the parking area.
- The existing building was built in 1985 and has no windows on the north, south, or east elevations. The west elevation has a few windows on both the first and second floors. Because the lack of windows is an existing condition of the building and no exterior modifications to the building are proposed for the automobile repair use, alternative compliance is not required.
- The south, north, and east walls have blank, uninterrupted walls for almost the entire length of each elevation. Because this is an existing condition of the building and no exterior modifications to the building are proposed for the automobile repair use, alternative compliance is not required.
- The exterior material of the existing building is concrete panels.
- The rear and side walls are similar to and compatible with the materials and appearance of the front of the building.
- No plain face concrete block exists on the building.
- The principal public entrances to the building are located along Washington Avenue and are somewhat emphasized with recessed entries. The southern entry will be the main entrance for the business as it opens into a reception area. Staff encourages the applicant to consider the installation of an awning or canopy to more clearly define the entry on Washington Avenue as the principal entrance.
- The windows on the west elevation are distributed in a more or less even manner. A full window percentage analysis was not conducted as the building is existing and no changes are proposed.
- The building has a flat roof which is common of the buildings in the surrounding area.

Access and Circulation – *Meets requirements*

- There are four doorways on the west elevation of the building. An approximately 4 foot walkway connects the building to the adjacent public sidewalk at the northwest corner of the site. The two public entries along Washington Avenue are adjacent to the public sidewalk.
- No transit shelters are proposed for the site.
- Vehicular access and circulation is designed to minimize conflicts with pedestrians along Washington Avenue and 15th Avenue. The Public Works Department has reviewed the site plan and did not find any issues with the introduction of the new curb cut on Washington Avenue. Although there are multiple curb cuts along the 3rd Street frontage, the proposed site plan will improve the existing condition by more clearly defining which curb cuts lead to which parking spaces. The northernmost curb cut will exclusively lead to the accessible parking stall; the central curb cut will lead to the overhead garage door into the building; and the third curb cut will serve the one-way parking area and the three parking spaces towards the southern end of the building. Vehicles will no longer maneuver over curbing as they currently do in order to reach the northernmost parking spaces, as the northern portion of the parking area will become landscaping.
- There is no maximum impervious surface requirement in the I2 Medium Industrial District.

Landscaping and Screening – *Requires alternative compliance*

- The composition and location of landscaped areas complements the scale of the development and the surroundings.
- As detailed in **Table I**, 1,267 square feet of landscaping is required on the property. The site plan shows only 596 square feet of landscaping on the subject property. However, when including the landscaping proposed outside of the property lines, the applicant is showing 2,164 square feet of landscaping. Because the amount of landscaping on the subject parcel is not meeting the requirement, alternative compliance is required.
- In addition to the overall twenty-percent landscaping requirement, 3 trees and 12 shrubs are required on the site. Only one tree is proposed that is actually on the subject property; three others are proposed in the public right-of-way. Additionally, while the applicant is proposing 62 ornamental grasses, no shrubs are proposed. These items require alternative compliance.
- The parking area on the 1419 Washington Avenue parcel is required to be screened from Washington Avenue N with at least a 7 foot wide landscaped yard, screening at least 3 feet high and 60% opaque, and one tree for every 25 feet of linear frontage. The proposal complies with those requirements, with the exception of the screening. The applicant is proposing to plant Calamagrostis Karl Foerster, which is an ornamental grass. These grasses do not meet the screening requirements and require alternative compliance.
- The parking area to the west of the building is also required to be screened from 3rd Street N. No screening is proposed for this area so alternative compliance is required.
- The corners of the parking area left unavailable for parking spaces would be landscaped.
- All but three of the parking spaces are over 50 feet from an on-site deciduous tree. Alternative compliance is requested.
- All areas not occupied by buildings or utilized for parking area are proposed to be covered with landscaping. The applicant has confirmed that the northwestern corner of the site (north of the accessible parking space), though not clearly marked on the site plan, is also proposed to be landscaped entirely.
- The applicant has not indicated how the landscaping will be installed or maintained. Installation and maintenance of all landscape materials shall comply with Section 530.210 of the zoning code.

Table 1. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	17,655 sq. ft.
Building footprint	--	11,319 sq. ft.
Remaining Lot Area	--	6,336 sq. ft.
Landscaping Required	1,267 sq. ft.	596 sq. ft.
Canopy Trees (1: 500 sq. ft.)	3 trees	1 tree
Shrubs (1: 100 sq. ft.)	12 shrubs	0 shrubs

Additional Standards – Meets requirements

- The applicant is proposing wheel stops to provide some retention and filtration of stormwater for the parking areas.
- The proposed use would not impede views of important elements of the city, would not shadow public spaces or adjacent properties, and would not generate wind currents at the ground level.
- The site plan employs some crime prevention through environmental design principles, as private spaces are delineated from public with proposed landscaped areas. A lighting plan has not been submitted. Lighting will need to comply with the required lighting standards. The existing building, with its lack of windows on three sides of the building, does not employ design features with crime prevention through design principles. Because this is an existing condition and no exterior modifications to the building are proposed, alternative compliance is not required for this item.
- The site does not include any locally designated historic structures.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use is *conditional* in the I2 Medium Industrial District.

Off-street Parking and Loading – Meets requirements

- Minor automobile repair has a minimum parking requirement of 1 space per 500 square feet of gross floor area excluding service bays plus 2 spaces per service bay. This site has a parking requirement of 17 spaces. The applicant is meeting this minimum parking requirement and will provide 18 parking spaces. 7 of the spaces will be interior to the building.
- There is no bicycle parking requirement for a minor automobile repair use.
- A minor automobile use has a medium loading requirement, so a building of this size requires one small loading space. The minimum size for a small loading space is 10 feet by 25 feet. Although not specially identified as a loading space on the site plan, the space west of the overhead door on the west elevation of the building is sufficient in size for loading purposes.

Table 2. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Maximum Parking Allowed	Proposed
Automobile repair, minor	17	72	18
Total	17	72	18

Building Bulk and Height – *Meets requirements*

- The two-story building has 12,432 square feet of gross floor area. This is well within the allowed bulk and height requirements of the I2 Medium Industrial District.

Table 3. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	17,655 sq. ft.
Gross Floor Area (GFA)	--	12,432 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	0.7
Maximum Building Height	4 stories or 56 feet, whichever is less	Existing - 2 stories

Yard Requirements – *Meets requirements*

- In general, uses in industrial districts are not subject to minimum yard requirements. The property is not near any residentially zoned properties.

Signs – *Meets requirements with Conditions of Approval*

- The applicant is not proposing signage at this time. All new signs are required to meet the requirements of Chapter [543](#) of the zoning code and require a separate permit.

Dumpster Screening – *Meets requirements*

- Dumpsters will be stored in the interior of the building. If at a later date dumpsters are stored outdoors, they must be screened according to the screening requirements in Section [535.80](#) of the zoning code.

Screening of Mechanical Equipment – *No information provided*

- No mechanical equipment was identified on the site plan. All mechanical equipment is required to be screened per the standards in Section [535.70](#) of the zoning code.

Lighting – *No information provided*

- No lighting was identified on the site plan. Any lighting must comply with the standards in Section [535.590](#) of the zoning code.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Meets requirements with Conditions of Approval*

- Minor automobile repair facilities have the following specific development standards listed in Chapter 536 of the zoning code:
 - (1) All vehicles waiting for repair or pick-up shall be stored on the site in an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
 - (2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.

- (3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outdoor storage of automotive parts or storage of junk vehicles is prohibited.
 - (4) The sale of vehicles shall be prohibited.
 - (5) In the C1, C2 and C3S Districts, all service vehicles associated with the establishment shall be parked or stored in an enclosed structure after business hours.
 - (6) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.
 - (7) 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.
 - (8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.
- As a condition of approval, the minor automobile repair use must comply with the specific development standards of the use.

3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.

The Minneapolis Plan for Sustainable Growth identifies the site as Industrial on the future land use map. Please see finding #5 in the Conditional Use Permit findings for analysis.

4. Conformance with applicable development plans or objectives adopted by the City Council.

The *Northside Jobs Park Design Guidelines & Development Framework* was approved by the City Council in 1997. The framework details urban design objectives and recommendations as well as employment and real estate goals for the area. The existing building predates this framework plan and was one of only a few buildings in the area at the time of the plan's adoption. The proposed development conforms with applicable guidelines in the framework, though because the building predated the plan, it does not meet many of the building design guidelines.

The *Industrial Land Use Study and Employment Policy Plan* was approved by City Council in 2006. The subject site is located within the identified "North Washington Jobs Park" Industrial Employment District. This plan recommends prioritizing industrial land for industrial uses. While a minor automobile repair facility would not technically qualify as an industrial use per the zoning code, it is a commercial use that would easily coexist with uses that are more industrial in nature.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Twenty-percent landscaping requirement.** 1,267 square feet of landscaping is required on the site. The site plan shows only 596 square feet of landscaping on the subject property. Due to the location and angle of the western property line, there is a particularly wide right-of-way along 3rd Street North and therefore a reduced amount of space between the building and the west property line. The applicant is proposing additional landscaping outside of their property line, specifically in the northwest corner of the site, in the boulevard of 15th Avenue N, and

along the north edge of the building. When including the proposed landscaping outside of the property lines, there is 2,164 square feet of landscaping, which exceeds the twenty-percent requirement. Staff finds that the proposed landscaping in the public right-of-way is an adequate alternative and recommends granting alternative compliance.

- **Number of trees.** Only one tree is proposed to be planted on the subject property, which does not meet the requirement of three trees. As described above, the applicant is proposing to install additional landscaping outside of their property line. This includes three additional trees in the boulevard along 15th Avenue N and in the northwest corner of the site. Staff finds this to be an adequate alternative and recommends granting alternative compliance.
- **Number of shrubs.** The applicant has not proposed to install any shrubs on the site. However, they have proposed 62 ornamental grasses. 12 shrubs are required on this site. As analyzed below, the site plan proposed does not meet the requirements for screening. Shrubs could be utilized in order to meet these requirements. Staff does not find that an adequate alternative meeting the intent of the chapter has been proposed and recommends that the Planning Commission does not grant alternative compliance for this item. A condition of approval requiring at least 12 shrubs on the site is recommended.
- **Screening of parking area along Washington Avenue North.** The applicant is proposing a 16 foot wide landscaped yard along Washington Avenue with one tree, which meets the requirements for overall width and number of trees. However, the applicant is proposing ornamental grasses in this area, which do not meet the screening requirements. Staff recommends a condition of approval that shrubs meeting the screening requirements be incorporated in this landscaped area.
- **Landscaping and screening of parking area along 3rd Street North.** The majority of the parking area's frontage on 3rd Street N is utilized for three separate curb cuts. As mentioned in the variance findings above, the location and angle of the property line does not leave enough space for maneuvering of parking spaces without utilizing the public right-of-way. Requiring a 7 foot landscaped yard along the property line would eliminate all of the parking spaces along the west elevation of the building. Strict adherence to this requirement is impractical. The alternative proposed is the additional landscaping outside of the property line in the northwest corner of the site and north of the building. Staff recommends granting alternative compliance for this item.
- **Parking spaces within 50 feet of a deciduous tree.** Only the three easternmost parking spaces on the 1419 Washington Avenue N parcel meet this requirement. One option would be to plant a tree in the southwest corner of the site, which would bring the site closer to compliance with this standard. However, there are many overhead power lines in the southwest portion of the site which could be impacted by a tree in this area. Considering that the applicant is proposing to plant 4 trees on the site, 3 of which will be in the public right-of-way, and the fact that 3rd Street N faces the interstate, not any adjacent properties, staff finds that the alternative meets the intent of the chapter and recommends granting alternative compliance for this standard.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a minor automobile repair facility at the properties located at 1424 3rd Street North and 1419 Washington Avenue North, 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.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the minimum required drive aisle width from 22 feet to 2 feet at the properties located at 1424 3rd Street North and 1419 Washington Avenue North.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow the establishment of an automobile service use at the properties located at 1424 3rd Street North and 1419 Washington Avenue North, subject to the following conditions:

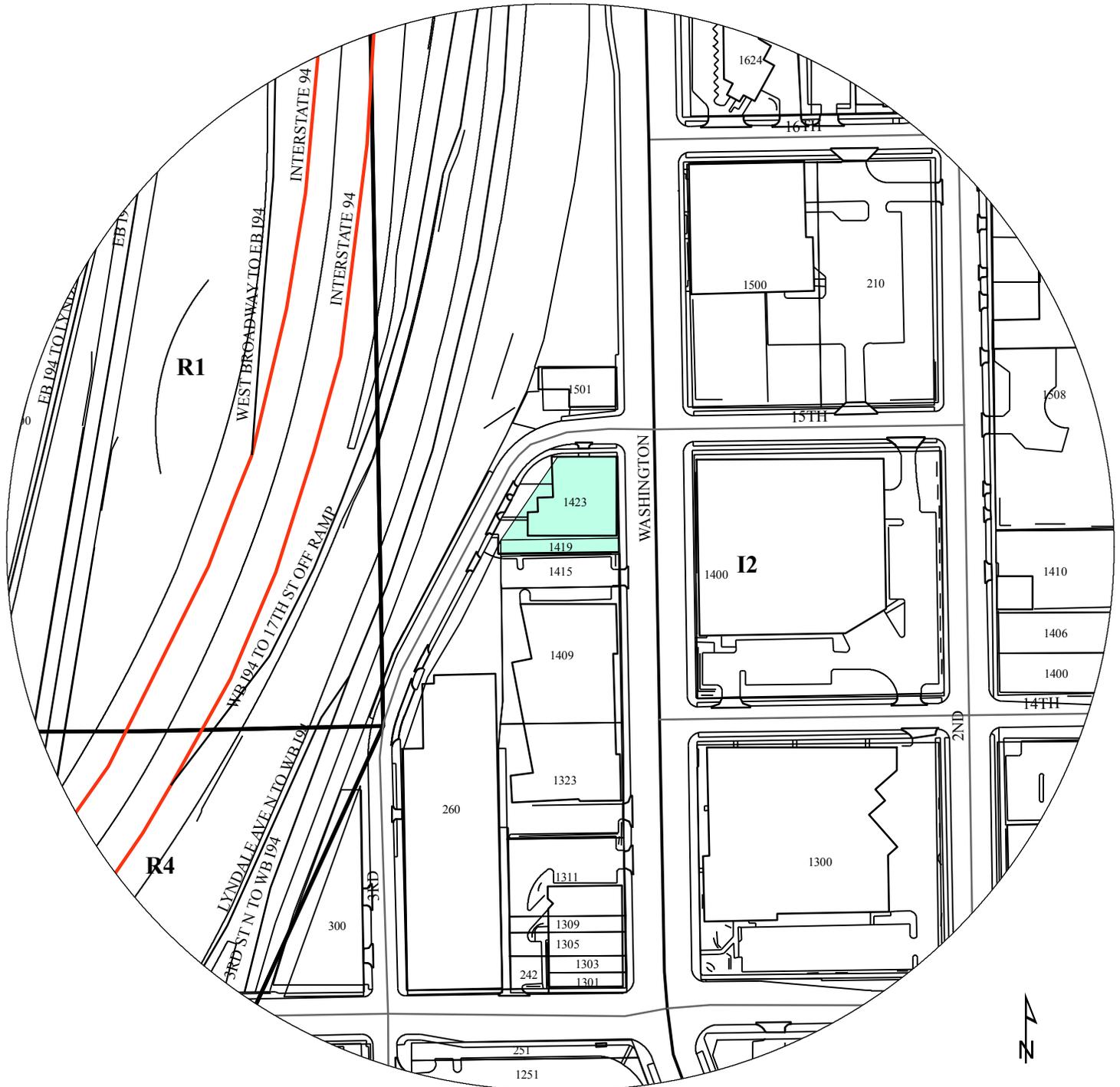
1. Approval of the final site and landscaping plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by February 9, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The minor automobile repair facility shall comply with the specific development standards listed in Section 536.20 of the zoning code.
4. Landscape materials, such as shrubs, that provide the required screening per Section 530.170 of the zoning code shall be planted in the landscaped yard along Washington Avenue North.
5. At least 12 shrubs shall be planted on the site per Section 530.160 of the zoning code.
6. Installation and maintenance of all landscape materials shall comply with Section 530.210 of the zoning code.
7. All new signage requires a separate permit from CPED. Signs shall comply with the requirements of Chapter 543 of the zoning code.

ATTACHMENTS

1. Zoning map
2. Aerial photo
3. Preliminary Development Review report
4. Written description and findings submitted by applicant
5. Site survey
6. Site plan
7. Photos
8. Correspondence

NAME OF APPLICANT

WARD



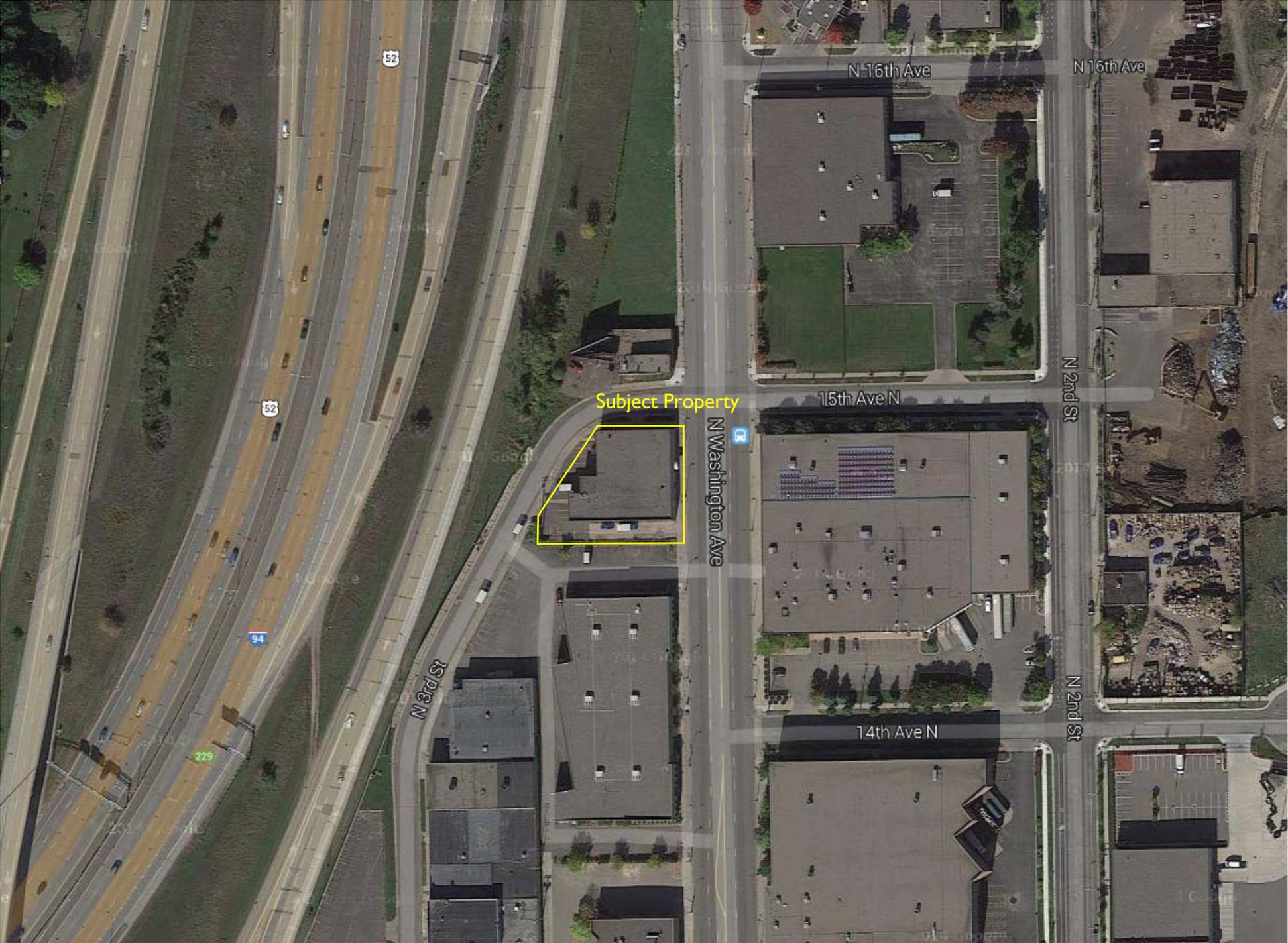
PROPERTY ADDRESS

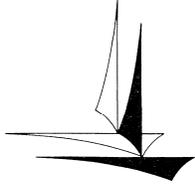
1423 Washington Ave N (aka 1424 3rd St N) & 1419 Washington Ave N

FILE NUMBER

BZZ-6991

Property Location





Minneapolis Development Review
 250 South 4th Street
 Room 300
 Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
 (612) 673-2547
 matThew.james@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001268
Applicant:	UPTOWN IMPORTS 2904 HARRIET AVE S. MINNEAPOLIS, MN 55408
Site Address:	1419 WASHINGTON AVE N 1424 3RD ST N
Date Submitted:	12-DEC-2014
Date Reviewed:	24-DEC-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

PARKING LOT MODIFICATIONS FOR BUSINESS

Review Findings (by Discipline)

Zoning - Planning

- Based on a cursory review, the following land use applications are required:
 - Conditional Use Permit for Minor Auto Repair
 - Site Plan Review
 - Variance to reduce the required width of drive aisles (for the spaces that must utilize the public ROW for maneuvering purposes)

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

- Other applications may be identified upon further review.
- 20% of the site not occupied by buildings must be landscaped (1,267 square feet for this site). One more tree is also required on the site. The site plan must clearly show areas that are landscaped (with grass or otherwise). A landscape schedule (noting type, quantity, and botanical name) will be required for land use application.
- Note on site plan whether you will be paving the portion of 1419 Washington parcel that is noted to be unpaved currently.
- Consolidate curb cuts as much as possible.

☐ Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

☐ Street Design

- The site plan proposes a new curb cut to Washington Ave. N.; all driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000, ROAD-2001, ROAD-2002, ROAD-2003) to the plans.
- For detailed information related to City of Minneapolis standard specifications, details, and standard plates refer to the following: <http://www.minneapolismn.gov/publicworks/plates/index.htm>.

☐ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

☐ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

☐ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

☐ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

☐ Construction Code Services

- The plan submitted meets the requirements of the Construction Code Services Division.

END OF REPORT

Statement of Proposed Use and Description of Project

John Shanderuk, owner of Uptown Imports, a minor auto repair shop at 2904 Harriet ave S, plans to purchase the building at 1424 3rd. St N (county records show the address as 1423 Washington Ave N) and the adjacent lot at 1419 Washington Ave N and move the business to the new location.

This will require a conditional use permit and a general land use application.

During this process we found that in order to meet city guidelines for parking we would need to use the adjacent lot for parallel parking and an access lane that will have to be a one way because of the width.

In order to meet the one way requirement a curb cut will have to be installed at the end of the access lane where it exits the east side of the lot at 1419 Washington Ave N onto Washington.

CONDITIONAL USE PERMIT

Note: After a conditional use permit has been approved by the City of Minneapolis and the action has become final, such conditional use permit shall be recorded with the Hennepin County Recorder (abstract property) or Registrar of Titles (Torrens property).

A written statement by the applicant which addresses the following required 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 business of minor auto repair will be conducted inside the building and will not have any effect on the area outside the building. A direct auto exhaust system will be installed to vent exhaust to the outside of the building.

(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 surrounding area is an industrial district and will not be affected by the normal course of business

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

This building is a pre-existing structure with all the utilities necessary to operate the business. A flammable waste trap will be installed for the floor drains as per city code for minor auto repair.

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

The surrounding streets are more than adequate to handle the amount of traffic expected and less than the current tenants traffic flow. All parking will be on the property itself.

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

The latest comprehensive plan for Minneapolis (Map 1.2c: Future Land Use, North Sector) shows the site as industrial. Minor Auto Repair is consistent with this.

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

Uptown Imports always has and always will comply with all state and local regulations that apply to this type of business

VARIANCE STATEMENT

VARIANCE

A written statement by the applicant which addresses the following required findings:

(1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The parking spaces revealed on the site plan along the west side of the building do not have the required drive isle width and need the use of the public right of way for maneuvering. This is because the lot line is strait whereas the roadway is curved. This circumstance was created when I 94 was constructed and roadways and lot lines were altered.

(2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

It is clear that the public ROW has been used for maneuvering since the building was constructed in 1985.

(3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

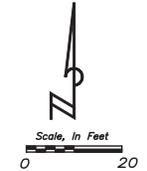
The public ROW in this case really has no other use than to provide maneuvering space for parking at the building. There is adequate sidewalk space for pedestrian traffic and surrounding businesses would not be affected.

CERTIFICATE OF SURVEY

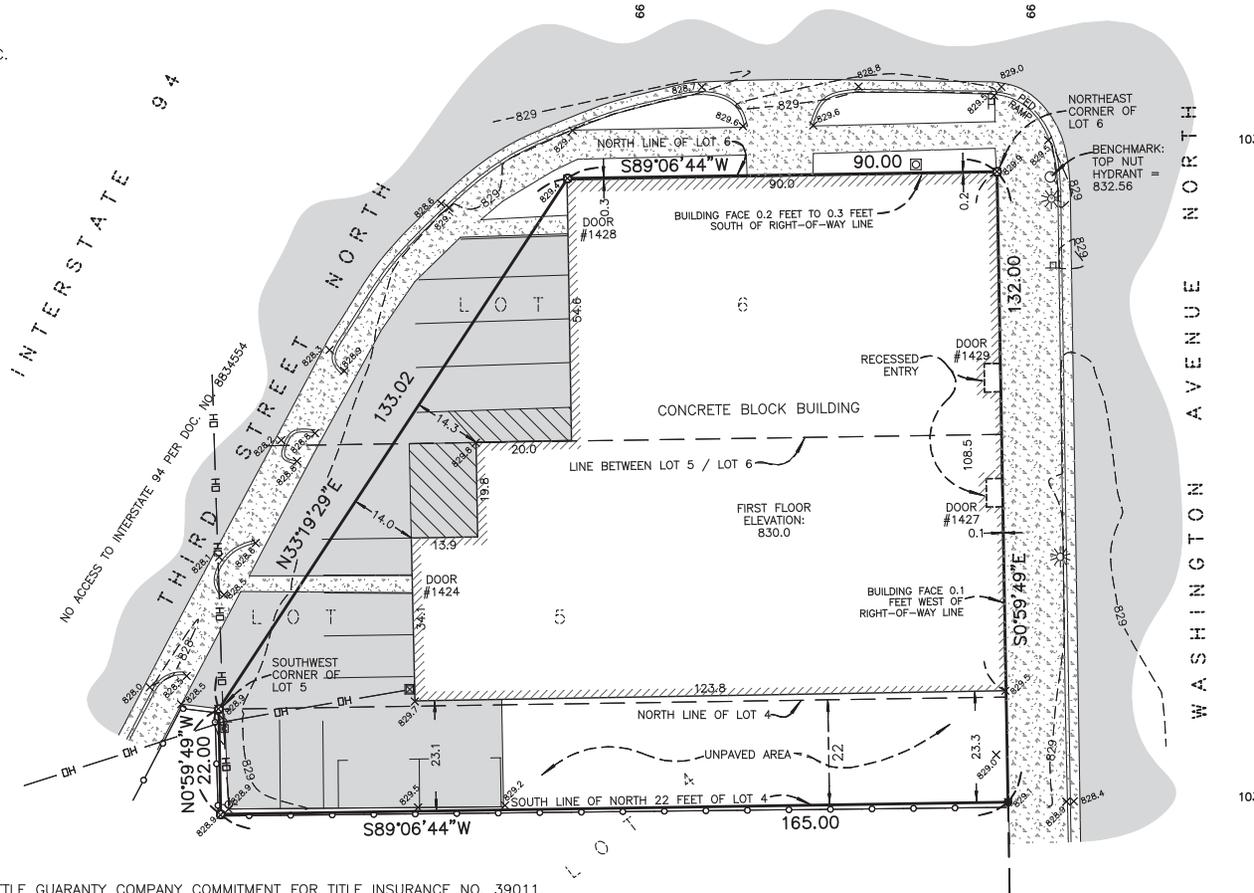
LEGAL DESCRIPTION PER COMMERCIAL PARTNERS TITLE COMMITMENT NO. 39011:

PARCEL 1: THAT PART OF LOTS 5 AND 6, BLOCK 20, BASSETT, MOORE AND CASE'S ADDITION TO THE TOWN OF MINNEAPOLIS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 6 DISTANT 90 FEET WEST OF THE NORTHEAST CORNER AND THERE TERMINATING - ALL IN HENNEPIN COUNTY, MINNESOTA

PARCEL 2: THE NORTH 22 FEET OF LOT 4, BLOCK 20, BASSETT, MOORE AND CASE'S ADDITION TO THE TOWN OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



PREPARED FOR:
JOHN SHANDERUK
UPTOWN IMPORTS, INC.



LEGEND:

- FOUND IRON PIPE W/ CAP #18425
- SET REBAR W/CAP #44109
- POWER POLE
- FIRE HYDRANT
- ⊞ SIGN
- ☼ LIGHT POLE
- COMMUNICATIONS PEDESTAL
- GAS METER
- ELECTRIC METER
- OH — OVERHEAD UTILITY LINE
- 6 FT — 6 FOOT CHAINLINK FENCE
- ▨ CONCRETE SURFACE
- BITUMINOUS SURFACE

NOTES:

- 1) COMMERCIAL PARTNERS TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NO. 39011, EFFECTIVE DATE SEPTEMBER 24, 2014 AT 7:00 AM, WAS RELIED ON FOR ALL MATTERS OF RECORD FOR THIS SURVEY
- 2) ADDRESS OF THE SUBJECT PROPERTY: 1423 WASHINGTON AVENUE NORTH, MINNEAPOLIS, MN 55411 (PER HENNEPIN COUNTY TAX DATABASE - ADDRESSES AS MARKED ON BUILDING ARE SHOWN ON MAP P.I.D.:15-029-24-34-0099)
- 3) PARCEL AREA: 17,655 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) ELEVATION DATUM: NGVD 1929
BENCHMARK: TOP NUT HYDRANT = 832.56, AS SHOWN ON MAP
- 6) ZONING OF SUBJECT PARCEL: I2 (MEDIUM INDUSTRIAL DISTRICT)
- 7) BUILDING EXTERIOR FOOTPRINT: 11,319 SQ. FT.
TOTAL IMPERVIOUS SURFACES: 15,077 SQ. FT. OR 85.4%
- 8) FEE OWNER OF SUBJECT PARCEL, PER ABOVE-REFERENCED TITLE COMMITMENT: MCGAVIATTI PROPERTIES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY
- 9) DATE OF FIELDWORK: 11-22-2014

CERTIFICATION :

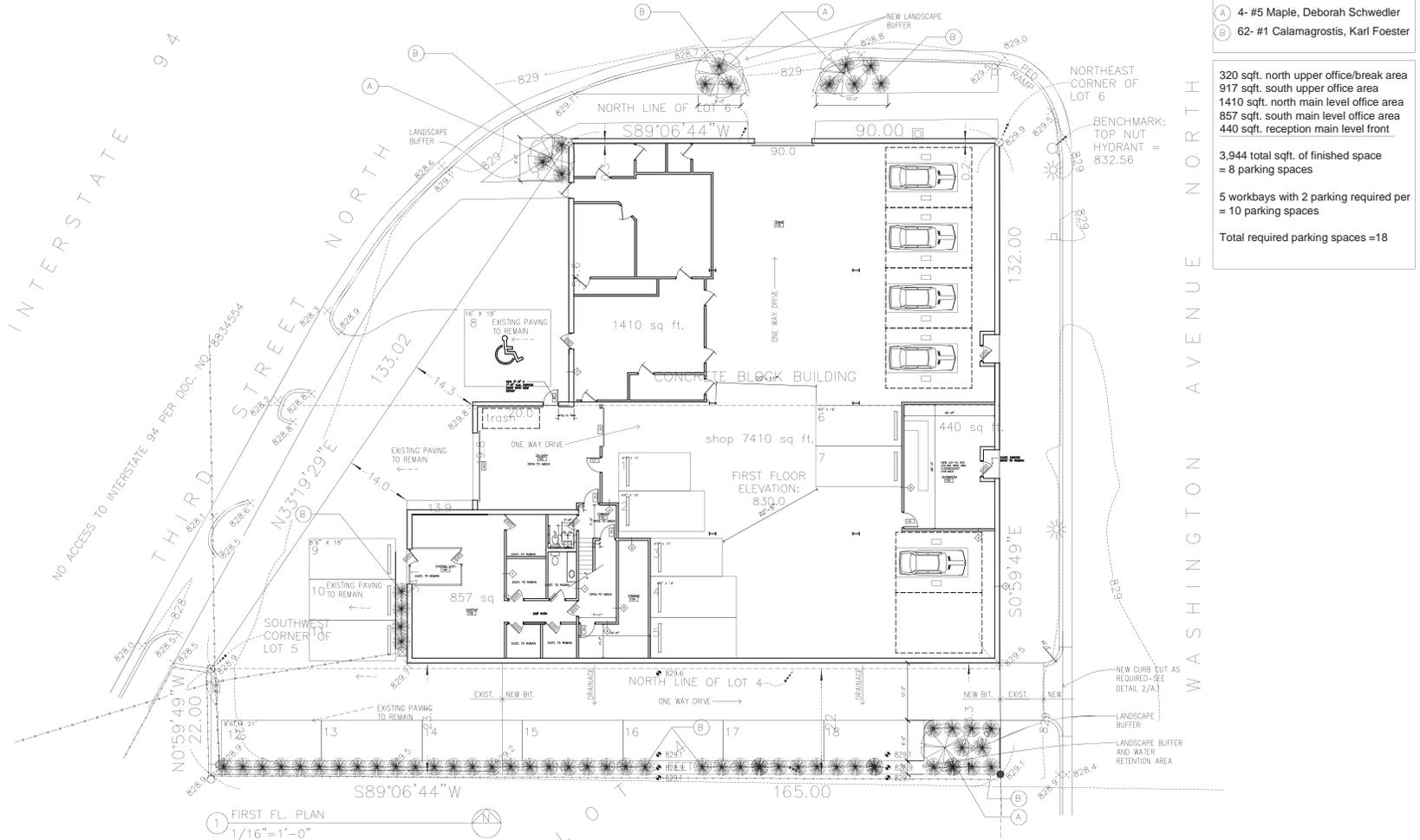
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: *Travis W Van Neste*
Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #44685

JOB # 2014088	ISSUED: 11-25-2014
DRAWN BY: TAWN	REV:
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES
85 WILDHURST ROAD EXCELSIOR, MN 55331
PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120
WWW.VANNESTESURVEYING.COM

SHEET 1 OF 1



Landscape

- (A) 4- #5 Maple, Deborah Schwedler
- (B) 62- #1 Calamagrostis, Karl Foester

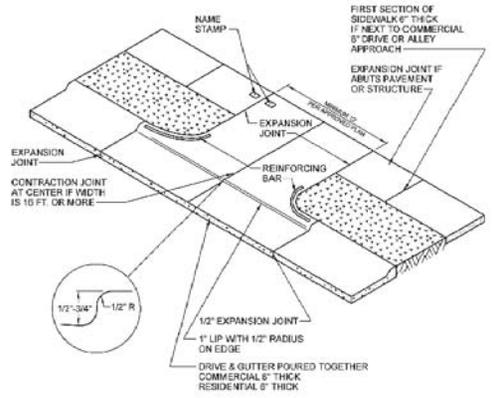
320 sqft. north upper office/break area
 917 sqft. south upper office area
 1410 sqft. north main level office area
 857 sqft. south main level office area
 440 sqft. reception main level front

3,944 total sqft. of finished space
 = 8 parking spaces

5 workbays with 2 parking required per
 = 10 parking spaces

Total required parking spaces =18

1 FIRST FL. PLAN
 1/16"=1'-0"



2 CURB CUT DETAIL
 N.T.S.

PRINT DATE:
 12.30.14

Owner:
 UPTOWN IMPORTS
 1423 WASHINGTON AVE. N.
 MINNEAPOLIS, MN SSSSS

Contractor:
 x

Photos of 1419 & 1423 Washington Ave N. (AKA 1424 3rd St N.)



West side of building



West side from the northwest



North side of building



North side of building



Facing south along Washington from north



Facing west along 15th Ave N. North side of building



East side of building



East side



East view of lot at 1419 Washington Ave N.



South facade And lot



South and east facade from southeast



South side of building



South side of building



Southwest corner



West side along 3rd St N.

GENERAL LAND USE APPLICATION

Northside Residents Redevelopment Council
1315 Penn Avenue North
Minneapolis, MN 55411

Copy of a letter or email, sent to the applicable neighborhood group(s) and city council office, explaining the proposed project. The letter must contain the following information:

1. Description of the project.
2. Land use applications that the applicant is aware are needed for the project.
3. Address of the property for which zoning approval is sought.
4. Applicant's name, address, telephone number, and e-mail address, if available.

1. John Shanderuk, owner of Uptown Imports, a minor auto repair shop at 2904 Harriet ave S, plans to purchase the building at 1424 3rd. St N (county records show the address as 1423 Washington Ave N) and the adjacent lot at 1419 Washington Ave N and move the business to the new location.

2. This will require a conditional use permit and a general land use application.

3. 1424 3rd. St N (county records show the address as 1423 Washington Ave N) and the adjacent lot at 1419 Washington Ave N

4. John Shanderuk
1935 Xerxes Ave. N.
Golden Valley, MN 55411

jshanderuk@hotmail.com

612-822-6490

Steiner, Lisa

From: Steve Gouert <sgouert@hotmail.com>
Sent: Friday, January 09, 2015 4:32 PM
To: info@nrrc.org; Steiner, Lisa
Subject: General Land Use Application Letter
Attachments: Land Use nrrc.pdf

Attached is required letter concerning a business moving into North Minneapolis.
The information in this letter is also below in the body of thiamin.

Please reply to this email to confirm receipt.

Thank You!

Northside Residents Redevelopment Council
1315 Penn Avenue North
Minneapolis, MN 55411

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4. John Shanderuk
1935 Xerxes Ave. N.
Golden Valley, MN 55411

jshanderuk@hotmail.com
612-822-6490

Steve Gouert
Steve Gouert Real Estate
(612) 382-1078

s@sbq.me
www.sbg.me

From: [Wittenberg, Jason W.](#)
To: [Steiner, Lisa](#)
Subject: FW: uptown imports CUP
Date: Wednesday, January 28, 2015 4:14:53 PM

FYI

From: Crockett, Matthew
Sent: Wednesday, January 28, 2015 3:06 PM
To: Wittenberg, Jason W.; Kusz, Lisa M.
Subject: RE: uptown imports CUP

Full name: Morgan Luzier.

Matthew Crockett

Ward 10 Associate

Office of Council Member Lisa Bender

matthew.crockett@minneapolismn.gov

350 South Fifth Street, Room 307 | Minneapolis, MN 55415

(612) 673-2210

www.minneapolismn.gov/ward10

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From: Bender, Lisa
Sent: Wednesday, January 28, 2015 11:07 AM
To: Wittenberg, Jason W.; Kusz, Lisa M.
Cc: Somogyi, Ben; Crockett, Matthew
Subject: uptown imports CUP

For the record

Morgan called to voice her strong support for the CUP application of Uptown Imports autobody shop in the North Loop Benjamin Franklin Building. Morgan owns several health and wellness related businesses in Ward 10 including Balance Fitness Studio, a crossfit location and a wellness center, one of which is near the current location of Uptown Imports. Morgan says that the owner of Uptown Imports is a good businessman who takes excellent care of his property, and that she is looking forward to what he will do in the new space in the North Loop.

Lisa Bender
10th Ward City Council Member