

LAND USE APPLICATION SUMMARY

Property Location: 312 West Lake Street
Project Name: Karmel West
Prepared By: Aaron Hanauer, City Planner, (612) 673-2494
Applicant: Scott Nelson, DJR Architecture
Project Contact: DJR Architecture
Request: To build a second story addition along West Lake Street and first-floor vestibule along Pleasant Avenue South.

Required Applications:

Variance	To reduce the front yard setback from 17 feet to 0 feet for an existing building for the first 25 feet of the shared interior property line along Pleasant Avenue as a result of a minor subdivision.
Variance	To reduce the northern interior side yard setback from nine feet to 0 feet along Pleasant Avenue for the proposed vestibule addition and existing building as a result of a subdivision.
Site Plan Review	To build a second story addition along West Lake Street and first-story vestibule along Pleasant Avenue South.

SITE DATA

Existing Zoning	C2/Neighborhood Commercial District I2/ Medium Industrial District
Lot Area	29,858 square feet / 0.69 acres
Ward(s)	10; adjacent to 8
Neighborhood(s)	Whittier; adjacent to Lyndale
Designated Future Land Use	Mixed Use Urban Neighborhood
Land Use Features	Commercial Corridor (Lake Street)
Small Area Plan(s)	<u>Lyn-Lake Small Area Plan (2009)</u>

Date Application Deemed Complete	September 22, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 21, 2016	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE.

The subject property at 312 Lake Street West is commonly known as Karmel West. The majority of the property fronts Grand Avenue, but it also has a panhandle portion that fronts West Lake Street. Currently, the subject property is 47,236 square feet. However, as part of the proposed multiple family redevelopment at 2900 Pleasant Avenue (see BZZ-7929 for a review of Rana) a minor subdivision application has been submitted that would give 17,378 square feet of lot area to the neighboring parcel to the north (i.e. 2900 Pleasant Avenue). If the minor subdivision is approved, the Karmel West property will have a lot area of 29,858 square feet and the subject property’s northern property line will be located four feet from the existing building’s northern building wall along Grand Avenue.

The property is split-zoned, with the bulk of it zoned I2 Medium Industrial; the small panhandle portion of the site is zoned C2/Neighborhood Corridor Commercial District. Per 535.210(b)(1)a.: “Where one (1) zoning district occupies at least seventy-five (75) percent of the total lot area and the other zoning district(s) occupies less than five thousand (5,000) square feet of the total lot area, the district regulations of the district occupying the larger portion of the lot shall apply to the entire zoning lot.” In the case of 312 West Lake Street, the I2 District makes up more than 75 percent of the total lot area (approximately 87 percent) and the portion of the property zoned C2 District occupies 4,032 square feet of the lot. Therefore, the requirements of the I2 District apply to the entire lot.

There have been a number of additions and alterations to the building. In 2013, the property owner received city approvals to build a second story addition near West Lake Street and cupola/doghouse skylights that are considered a third story. The property owner completed this addition as well as a covered roof deck fronting West Lake Street that was not part of the administrative site plan review application. In 2014, the applicant applied for approvals for the covered roof deck (after the fact), but was denied. With the help of zoning enforcement, the applicant eventually demolished the covered roof deck and the second floor facing West Lake Street has been in a partly demolished condition since. The subject building contains five child care centers, a clinic, a development achievement center, offices, and restaurant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD.

The surrounding properties are a mix of commercial, residential, and industrial zoning and uses.

PROJECT DESCRIPTION.

There are two parts to the project. The applicant is proposing to add an 800 square foot second floor addition fronting West Lake Street that would bring the upper floor of the building up to the front property line. The additional floor area is proposed for an office and storage room.

The second part of the project is to construct a vestibule/pedestrian walkway at the south end of the building along Pleasant Avenue that is 714 square feet in area and 8 feet in width that will provide covered access to the different building uses within Karmel West. The vestibule is proposed to straddle the shared interior property line (i.e. four linear feet of the structure will be on the Karmel West site and four linear feet will be on the Rana site).

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6417 (2014)	Site plan review	To allow for an	Denied

		addition and covered roof deck	
BZZ-6141 (2013)	Admin site plan review	to allow for second floor addition	Approved

PUBLIC COMMENTS. As of the publication of the staff report, no public comments have been received. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE-FRONT YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard setback requirement from 17 feet to 0 feet for an existing building for the first 25 feet of the shared interior property line along Pleasant Avenue as a result of a minor subdivision 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.*

As required by Section 550.160 (b) (1) -Yard requirements, the subject property (312 West Lake Street) has a front yard setback of 17 feet along Grand Avenue for the first 25 feet of the shared northern interior property line with 2900 Pleasant Avenue given that there is a proposed multiple-family development at 2900 Pleasant Avenue.

The proposed vestibule addition on the subject property complies with the front yard setback as it will be setback 17 feet from the front property line along Pleasant Avenue. However, the existing three-story building would remain at the front property line along Pleasant Avenue and be located within four feet of the shared interior property line with 2900 Pleasant Avenue if the proposed minor subdivision is approved. Therefore, a variance is required to reduce the minimum front yard setback requirement from 17 feet to 0 feet to allow the existing Karmel West building at its current location.

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. Strict compliance with the ordinance would greatly reduce the buildability of the neighboring property to the north or the usability of the subject site as a commercial use. Complying with the minimum front yard requirement would require either establishing the shared side lot line at least 25 feet to the north from where it is currently located, moving the location of the existing building, or significant modification of the existing building that would require compliance with both the front yard and interior side yard setback requirements.

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 intent of the yard requirement is to minimize conflict among the land uses, to buffer residential uses from adjacent uses, and to ensure access to light and air for residential units. The property owner 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. Karmel West is an existing building on the subject property. Both the subject property and the proposed multiple family residential

development to the north have been designed in a way that maintains sufficient light and air for the respective uses within their front yards. The proposed residential units in the Rana building along Grand Avenue will not be adversely impacted by allowing the existing Karmel West building to be located forward of the proposed building. Although Karmel West does not have windows on the elevation facing Grand Avenue, building window openings would likely be able to be created in this wall to provide light and air to the commercial uses at a later date. Granting of the front yard variance will also be keeping with the intent of the comprehensive plan as it will allow for a large surface parking lot to be redeveloped into a multiple family dwelling on this site, which is consistent with the adopted small area plans (Lyn-Lake Small Area Plan (2009) and Midtown Greenway Land Use and Development Plan (2007)) for the area.

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 applicant's proposal to reduce the required front yard from 17 to 0 feet for the existing Karmel West building would not alter the essential character of the locality, or be injurious to the use or enjoyment of other property in the vicinity for the reasons mentioned in finding 2. In addition, if the variance is granted, the setback 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 variance will not adversely impact the subject site from being improved and it allows the neighboring property to the north to be developed in an orderly and consistent manner.

VARIANCE-INTERIOR SIDE YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the northern interior side yard setback from nine feet to 0 feet along Pleasant Avenue for the proposed vestibule addition and existing building as a result of a subdivision, 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.*

As required by Section 550.160 (b) (1) -Yard requirements, the existing, three-story Karmel West building is subject to a nine foot interior yard setback along Grand Avenue given that the neighboring property to the south is proposed to be rezoned R5/Multiple-Family District and have a residential development.

As previously mentioned, the applicant is proposing a minor subdivision that will reduce the size of the subject property and bring the subject property's northern interior property line four feet from the existing Karmel West Building. In addition, the applicant is proposing to build a vestibule/pedestrian walkway that will extend to the shared property line. Therefore, a variance is required to reduce the southern interior yard setback requirement for the Karmel West building (addition and existing building) from 9 feet to 0 feet.

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. Strict compliance with the ordinance would greatly reduce the buildability of the neighboring property to the north and the usability of the subject site as a commercial use. Complying with the minimum interior yard requirement would require either establishing the shared interior side lot line at least 9 feet to the north from where it is currently location, moving the location of the existing building, or significant modification of the

existing building that would require compliance with both the front yard and interior side yard setback requirements.

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 intent of the yard requirement is to minimize conflict among the land uses, to buffer residential uses from adjacent uses, and to ensure access to light and air for residential units. The property owner 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. Karmel West is an existing building on the subject property. Both the subject property and the proposed multiple family residential development to the north have been designed in a way that provides sufficient light and air for the proposed residential units. The applicant is proposing windows in all of the residential units along the southern elevation. Granting of the variance will also be keeping with the intent of the comprehensive plan as it will allow for a large surface parking lot to be redeveloped into a multiple family dwelling on this site, which is consistent with the [Lyn-Lake Small Area Plan \(2009\)](#).

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 applicant's proposal to reduce the required interior yard setback from 9 feet to 0 feet for the proposed vestibule and existing Karmel West building would not alter the essential character of the locality, or be injurious to the use or enjoyment of other property in the vicinity for the reasons mentioned in finding 2. In addition, if the variance is granted, the setback 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 variance will not adversely impact the subject site from being improved and it allows the neighboring property to the north to be developed in an orderly and consistent manner that is consistent with the small area plan that provides guidance for the area.

The applicant has been working with Building Plan Review for their proposal to construct what is considered a pedestrian walkway that will be allowed to straddle the shared interior property line with the proposed Rana development to the north. The vestibule is one story and will have a sloped roof to help with snow load. As a condition of approval, the proposed pedestrian walkway shall meet all building code requirements, shall only be used as a pedestrian access, and all exterior signage shall comply with Chapter 543-On-Premises Signs.

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:

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

BUILDING PLACEMENT AND DESIGN

Building placement – Meets requirements

- The only place in which the first floor is proposed to change is the vestibule addition along Grand Avenue. The first floor vestibule addition is proposed to comply with the established front yard setback of 17 feet.

- The placement of the first floor vestibule and the second floor addition along West Lake Street will reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation. The applicant is proposing to have the first floor vestibule/pedestrian walkway setback at the same distance from the front yard property line as the proposed residential development to the north. The vestibule will have a large amount of glazing. The second floor building addition is proposed to be built up to the front property line along West Lake Street and contain more glazing than is required. CPED encourages the applicant to add glazing to the existing building along Grand Avenue to increase natural surveillance and visibility.
- The only portion of the first floor that is proposed to change is the vestibule addition along Grand Avenue. The vestibule spans four linear feet on the subject property. The applicant is proposing a walkway from the building to the public sidewalk along Grand Avenue.
- As proposed, there will be no on-site accessory parking.

Principal entrances – Meets requirements

- As required by Chapter 530-Site plan review, buildings shall be oriented so that at least one (1) principal entrance faces the public street rather than the interior of the site. In the case of a corner lot, the principal entrance shall face the front lot line. Based upon the underlying platting, the front lot line is on Grand Avenue. The project is proposing to add an additional entrance on Grand Avenue and maintain the other pedestrian entrances on Lake Street and Grand Avenue.
- The proposed vestibule entrance along Grand Avenue is emphasized through the use of sidelight and transom windows. The principal entrance on West Lake Street is emphasized through the use of an awning. The existing entrance on Grand Avenue is emphasized through a large amount of glazing and painting detail.

Visual interest – Meets requirements

- The building addition will provide architectural detail including a parapet, columns, and providing a second floor that is up to the front property line along West Lake Street. Furthermore, the building addition includes windows in order to create visual interest and maximize natural surveillance.
- The building is longer building than typical; however, there is variation in height (1 and 2 stories) and building details. The proposed building addition along West Lake Street is approximately 800 square feet and will fill in a portion of the building along Lake Street that is not two stories. This portion of the building would be differentiated from the building along Grand Avenue that is mostly one story.
- The new construction does not contain blank, uninterrupted walls exceeding twenty-five (25) feet in length.

Exterior materials – Meets requirements

- The main exterior materials of the vestibule along Grand Avenue and the second floor addition along West Lake Street are stucco and glass. Both are considered durable materials.
- Each elevation of the new construction would comply with the City's durability standards for exterior materials (see Table 1). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- The building (existing with proposed additions) is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials. The West Lake Street elevation will maintain having brick on the first floor and is proposed to have stucco on the second floor. The other elevations will maintain having concrete block and stucco. As a condition of approval, the applicant shall paint the existing stucco on the first floor and concrete block color(s) to complement the existing brick.

- Plain face concrete block is not proposed for the additions along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Glass	100%	N/A	20%	31%	24%
Stucco	75%	N/A	75%	65%	72%
Metal	75%	N/A	5%	4%	4%

Windows – Meets requirements

- The zoning code requires that no less than 30 percent of the walls on the first floor for nonresidential uses that face a public street, public sidewalk, public pathway, or on-site parking lot are windows measured between two (2) and ten (10) feet above the adjacent grade. In order to be counted, the bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade. The first floor vestibule along Grand Avenue is in compliance with this requirement (see Table 2).
- The zoning code requires that no less than ten (10) percent of the walls on each floor above the first that face a public street shall be windows that are vertical in proportion and distributed in a more or less even manner. The West Lake Street elevation is the one elevation that is subject to this requirement. The project is in compliance with the minimum window requirement (see Table 2).

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1 st floor	30% minimum	32 sq. ft.	30%	32 sq. ft.
2nd floor and above	10% minimum	34 sq. ft.	26%	87 sq. ft.

Ground floor active functions – Meets requirements

- At least 70 percent of the first floor fronting Lake Street and Grand Avenue will continue to have active functions.

Roof line – Meets requirements

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings. The building is proposed to have a decorative parapet which is compatible with the Schatzlein Saddle Shop building’s parapet kitty corner from the subject property along West Lake Street (413 West Lake Street).

Parking garages – Not applicable

- There are no proposed onsite parking garages proposed as part of this project.

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the public sidewalk on West Lake Street and Grand Avenue.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- After the proposed minor subdivision, the project site would not have onsite vehicular access.
- There are no curb cuts on the project site.
- The applicant is proposing to share a trash and recycling area for the subject property with the proposed Rana development; the adjacent property to the north. Garbage trucks would use the alley to access the trash and refuse area. The use of the alley of trash pickup will help reduce conflict with pedestrian traffic.
- If the proposed minor subdivision is approved, the existing Karmel West building will comprise 99.7 percent of the project site (29,758 square feet out of 29,858 square feet). The remaining 0.3 percent of the site (100 square feet) is next to the proposed vestibule along Grand Avenue and is the location of required walkways. Therefore, there is minimal opportunity to reduce impervious surfaces. However, CPED does encourage the applicant to consider adding a green roof to help with stormwater runoff and to support other city ecological goals.

LANDSCAPING AND SCREENING

General landscaping and screening – Not applicable

- If the proposed minor subdivision is successful, the existing building and the required walkways (approximately 100 square feet) will expand the entire project site. Therefore, there is no landscaping requirement. As previously mentioned, CPED does encourage the applicant to consider adding a green roof to help with stormwater runoff.

Parking and loading landscaping and screening – Not applicable

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.

Concrete curbs and wheel stops – Not applicable

- There is not a parking lot or driveway proposed for the site. Therefore, the site is not subject to the wheel stops or discontinuous curbing requirement.

Site context – Meets requirements

- The site plan minimizes the blocking of views of important elements of the city such as parks and greenways, significant buildings and water bodies.
- The building additions will have minimal to no shadowing effects on public spaces and adjacent properties.
- The building additions have been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs crime prevention through environmental design best practices including having a large percentage of windows in the new construction, maintaining multiple building entrances, and having walkways lead directly from the public sidewalk to building entrances.

- This site is neither historically designated nor is it located in a historic district.

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

The proposed uses are permitted in the C2 District.

Off-street Parking and Loading – Meets requirements

- The minimum off-street vehicle parking requirement for the entire building is 82 spaces. Child care center, adult achievement center, and medical clinic require 1 space per 500 sq. ft. of GFA. The subject property has four child care centers: Minnesota Childcare Center with 9,210 square feet (requires 18 spaces), Tayo Daycare with 7,053 square feet (requires 14 spaces), Nuna Daycare facility with 5,167 square feet (requires 10 spaces), Intisar Childcare Center with 2,699 square feet (requires 5 spaces). Gedi Adult Daycare with 5,167 square feet (requires 10 spaces), and the Urgent Care Clinic (medical clinic) with 1,576 square feet (requires four spaces). The minimum off-street parking requirement for restaurants is 1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. + 1 space per 300 sq. ft. of GFA in excess of 2,000 sq. ft. The subject property has two restaurants: The Falafel Restaurant with 1,792 square feet (requires four spaces) and the Grandview Restaurant with 4,579 square feet (requires 13 spaces). The applicant is proposing to meet their off-street parking requirement by having two shared parking agreements that will provide access to 82 off-street parking spaces. The applicant is proposing to have 58 off-street parking spaces within the Karmel Plaza parking ramp (adjacent property to the east at 2936 Pleasant Avenue) and 35 off-street parking spaces in the new Rana development if the applicant’s request to rezone the property is successful and the TP/Transitional Parking Overlay District is added to 2900 Pleasant Avenue. Karmel Plaza has a total of 312 parking spaces and is required to provide 246 parking spaces to meet their off-street parking requirement (BZZ-7113). Therefore, the Karmel Plaza parking ramp contains 66 parking spaces beyond their minimum parking requirement and the applicant’s proposal to lease 47 spaces in this parking ramp will not adversely impact Karmel Village’s minimum off-street parking requirement. As a condition of approval, the applicant shall provide documentation of the successfully recorded shared parking agreements.
- In addition, child care centers and adult achievement centers are required to provide 2 drop off spaces per establishment (either off-street or on-street by permission of the city engineer). Therefore, the project site requires 10 drop off spaces (see Table 3). The applicant has approvals for eight on-street drop off spaces along Grand Avenue and is proposing two off-street loading spaces behind the Rana development.
- The 2014 land use application to allow for the second floor addition required 21 bike parking spaces. In a site visit, staff did not see the bike parking installed. Therefore, CPED is recommending that the 21 bike parking spaces shall be installed onsite or with the public right of way with permission of the city engineer and that all bike parking spaces meet either the short-term or long-term bicycle parking standards outlined in Section 541-180-Bicycle Parking (see Table 4).
- The project site does not have an off-street loading requirement. Child care centers and adult achievement center uses do not have an off-street loading requirement. Medical clinics and restaurants under 20,000 square feet also do not have an off-street loading requirement. The medical clinic and the combined restaurant space is under 20,000 square feet (see Table 5).

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Total with Reductions	Proposed
Minnesota Childcare Center 9,210 sq. ft.	18	N/A	18	--

Tayo Daycare 7,053 sq. ft.	14	N/A	14	
Nuna Daycare 5,167 sq. ft.	10	N/A	10	
Intisar Childcare Center 2,699 sq. ft.	5	N/A	5	
Urgent Care Clinic 1,576 sq. ft.	4	N/A	4	
Gedi Ault Daycare 5,167 sq. ft.	10	N/A	10	
Falafel Restaurant 1,792 sq. ft.	4	N/A	4	
Grandview Restaurant 4,579 sq. ft.	13	N/A	13	
2nd floor office	4	N/A	4	
	82	--	82	82

Table 4. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Short-Term	Long-Term	Proposed
2014 land use approvals	21	21	--	21
	21	--	--	21

Table 5. Loading Requirements (Chapter 54I)

Use	Loading Requirement	Minimum Requirement	Proposed
Child care centers	None	0	0
Adult achievement centers	None	0	0
Medical clinic	Low	0	0
Restaurants	Low	0	0
		0	0

Building Bulk and Height – Meets requirements

- The Karmel West building is considered a three story building due to the skylight structures (see Table 6). The proposed development complies with the building bulk and height requirements of the I2/Medium Industrial District.

Table 6. Building Bulk and Height Requirements

	Code Requirement	Bonuses	Total	Proposed
Lot Area	29,858	--	--	29,858 sq. ft. / 0.69 acres

Gross Floor Area	--	--	38,592	38,592 sq. ft.
Floor Area Ratio (Minimum)	N/A	--	--	1.3
Floor Area Ratio (Maximum)	2.7	--	1.7	
Building Height (Maximum)	4 stories or 56 feet, whichever is less	--	4 stories or 56 feet, whichever is less	3 stories, 38' to the midpoint of the skylights

Lot Requirements – Not applicable

- There is not a lot area requirement, impervious surface requirement, lot coverage requirement, or lot width requirement for the parcel or building uses in the I2/Medium Industrial District.

Yard Requirements – Requires variance(s)

- As analyzed in the variance sections above, the project requires a front yard setback variance along Grand Avenue and an interior side yard variance along the northern property line for the existing building and the proposed vestibule addition (see Table 7).

Table 7. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
West Lake Street (South)	0 ft.	--	0 ft.	0 ft.
Interior Side (North)	0 ft.	9 ft.	9 ft.	0 ft.
Interior Side (east-alley)	0 ft.	--	0 ft.	0 ft.
Interior Side (west)	0 ft.	--	0 ft.	0 ft.
Grand Avenue (West)	0 ft.	17 feet for the first 25 feet of the shared property line along Pleasant Avenue	17 feet for the first 25 feet of the shared property line along Pleasant Avenue	17 feet for the first 4 feet of the shared property line along Pleasant Avenue
Rear (North)	0 ft.	--	0 ft.	0 ft.

Signs – Not applicable

- No signs are proposed as part of the proposed application.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- There is currently a mechanical duct along the building’s western elevation that extends beyond the subject property’s property line. The applicant is proposing to remove this duct work and reroute

it within the building to the roof. As a condition of approval, all new mechanical equipment shall be subject to the screening requirements of [Chapter 535](#) and district requirements.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in [Chapter 535](#). The applicant is proposing to have the trash room for the subject property within the proposed Rana apartment building to the north. This trash area will comply with Chapter 535 requirements.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting are required to comply with [Chapter 535](#) and Chapter 541 of the zoning code.

Fences – Not applicable

- There are no fences proposed for the project site.

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the following applicable specific development standards for a child care center in [Chapter 536](#):
 - The applicant is proposing to have drop-off spaces near the daycare entrances.
 - There is no outdoor play area proposed onsite. The applicant will meet state outdoor area requirements due to its proximity to a public park.
 - The new construction (i.e. vestibule and second floor construction) is compatible with the scale and character of the surroundings.
 - There is an appropriate transition area between the use and adjacent property with the proposed vestibule addition.

Overlay District Standards – Not applicable

- The property is not currently not located in an overlay district.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood on the future land use map; however, the subject property is unique in that it currently has commercial uses, street frontage along West Lake Street, and is located along a commercial corridor. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.
- 1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- I.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- I.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy I.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.

- I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- I.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.
- I.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

Land Use Policy I.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- I.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.
- I.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 I.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

- I.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.
- I.6.2 In parts of the city outside of designated corridors, nodes, and centers, limit territorial expansions of commercial uses and districts.

Land Use Policy I.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.

- I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- I.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.3 Provide safe, accessible, convenient, and lighted access and way finding to transit stops and transit stations along the Primary Transit Network bus and rail corridors.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.

Urban Design Policy 10.1: Promote building designs and heights that enhance and complement the image and form of the Downtown skyline, provide transition to the edges of Downtown and protect the scale and quality in areas of distinctive physical or historical character.

- 10.1.1 Concentrate the tallest buildings in the Downtown core.
- 10.1.2 Building placement should preserve and enhance public view corridors that focus attention on natural or built features, such as landmark buildings, significant open spaces or water bodies.
- 10.1.3 Building placement should allow light and air into the site and surrounding properties.

CPED finds that the proposed development is in conformance with the above land use and urban design policies of The Minneapolis Plan for Sustainable Growth.

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

The proposed additions are in compliance with the principles of the Lyn-Lake Small Area Plan adopted by the City Council in 2009. The proposed additions will help maintain and grow an independent and diverse business mix, as well as promote a clean, safe, pedestrian friendly urban environment.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Scott Nelson of DJR Architecture for the property located at 312 West Lake Street:

- A. Variance to decrease the front yard setback.**

Recommended motion: **Approve** the application for a variance to reduce the front yard setback from 17 feet to 0 feet for an existing building for the first 25 feet of the shared interior property line along Pleasant Avenue as a result of a minor subdivision.

B. Variance to decrease the interior side yard setback.

Recommended motion: **Approve** the application to reduce the northern interior side yard setback from nine feet to 0 feet along Pleasant Avenue for the proposed vestibule addition and existing building as a result of a subdivision.

1. The proposed pedestrian walkway shall meet all building code requirements, shall only be used as a pedestrian access, and all exterior signage shall comply with Chapter 543-On-Premises Signs.

C. Site Plan Review.

Recommended motion: **Approve** the site plan review application to build a second-story addition along West Lake Street and first-story vestibule along Pleasant Avenue South, subject to the following conditions:

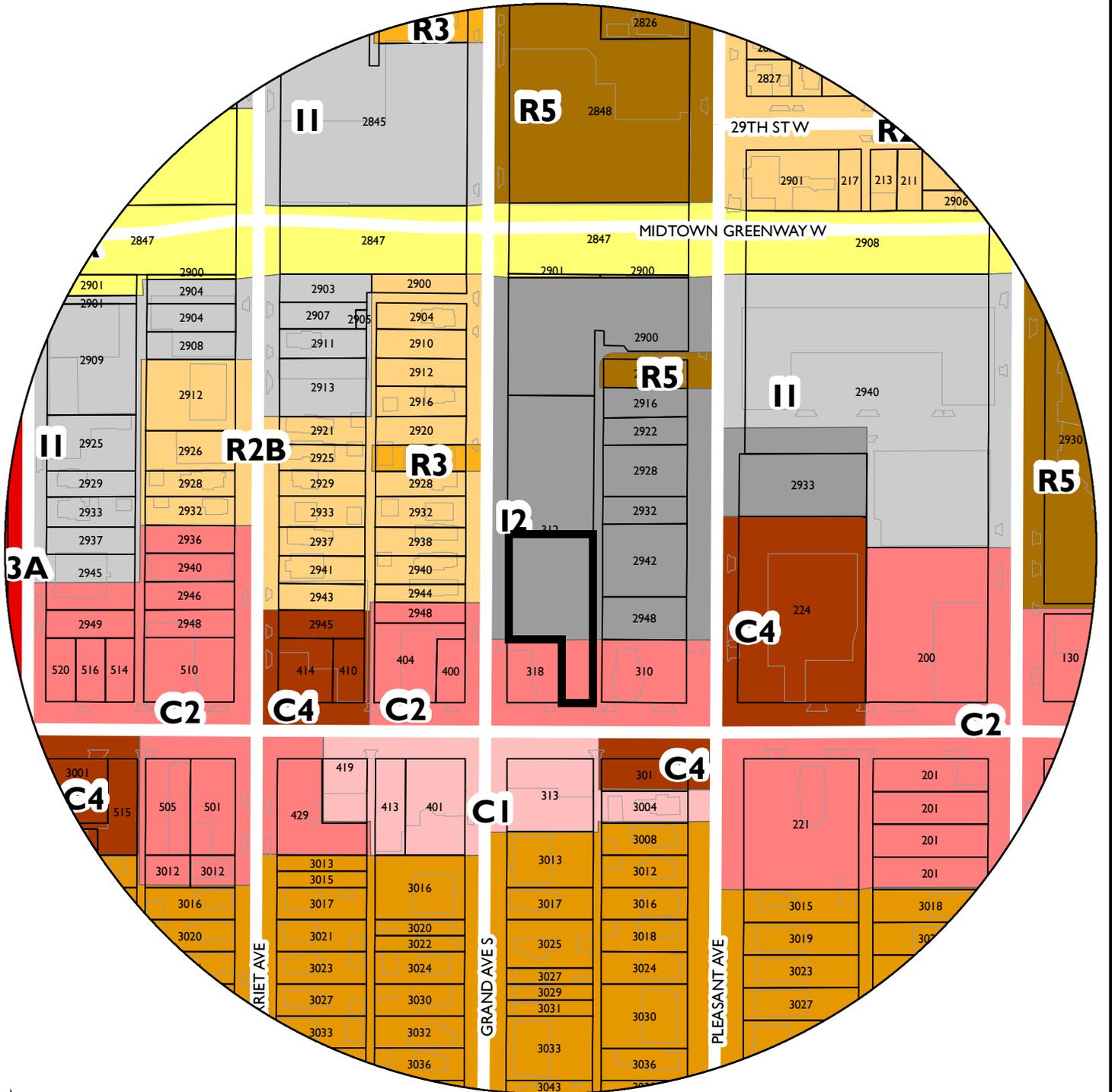
2. All site improvements shall be completed by October 17, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
4. The applicant shall paint the existing stucco on the first floor and the concrete block color(s) to complement the existing brick.
5. A minimum of 21 bike parking spaces shall be installed onsite or in the public right-of-way with the permission of the city engineer and that all bike parking spaces meet either the short-term or long-term bicycle parking standards outlined in Section 541-180-Bicycle Parking
6. All new mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements. In addition, the existing duct work that extends beyond the western property line shall be rerouted within the building to the roof as proposed by the applicant.
7. Existing and proposed lighting are required to comply with Chapter 535 and Chapter 541 of the zoning code.
8. The applicant shall provide documentation of the successfully recorded shared parking agreements.

ATTACHMENTS

1. Zoning map
2. Aerial
3. Images
4. Statement of proposed use
5. Proposed minor subdivision for 312 West Lake Street and 2900 Pleasant Avenue
6. Entire block site plan, floor plans, and exterior elevations

NAME OF APPLICANT

WARD



N
↑

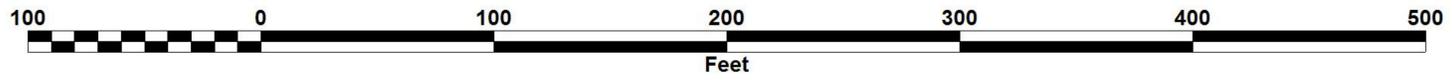


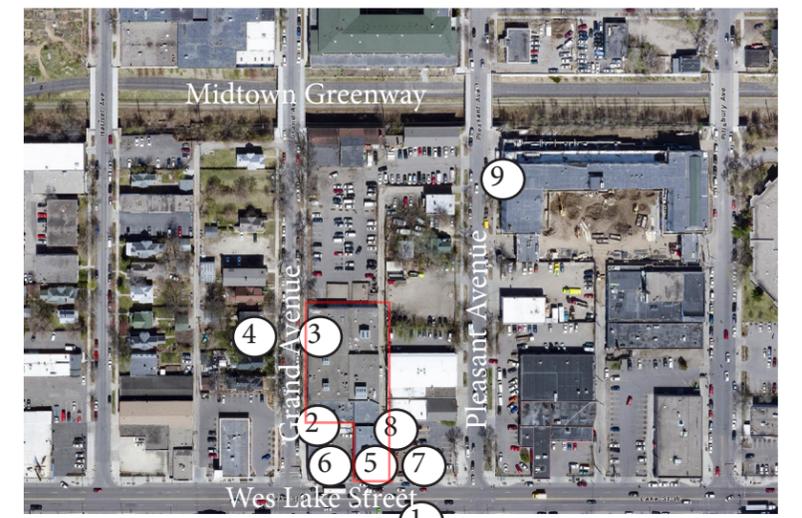
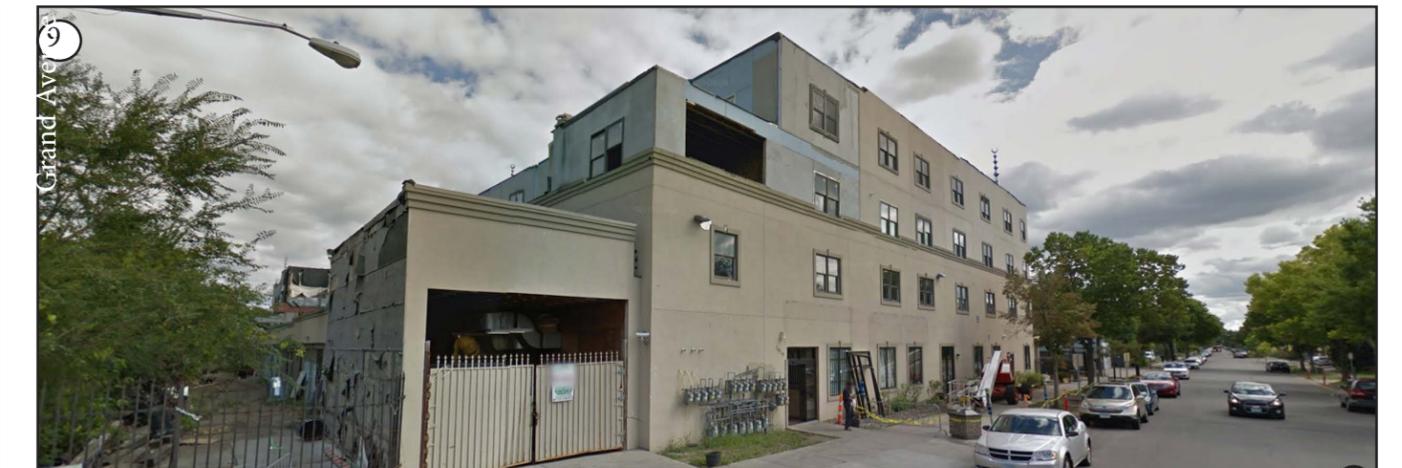
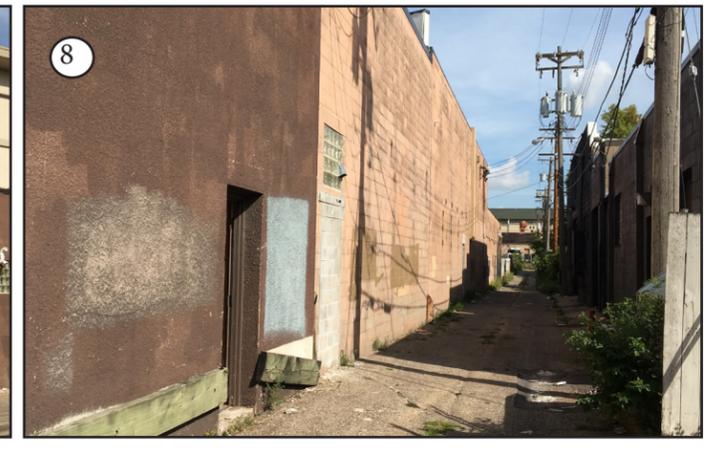
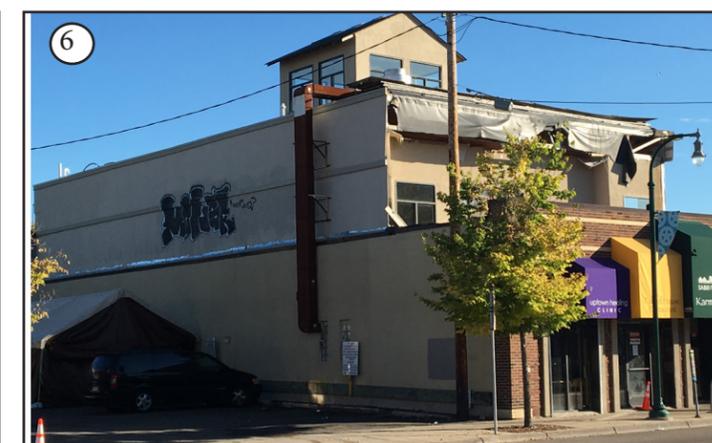
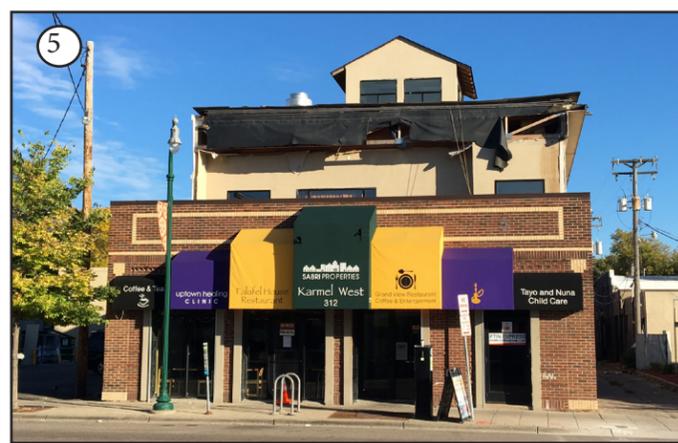
PROPERTY ADDRESS
312 West Lake Street

FILE NUMBER
BZZ-7



Approximate lot line with the proposed minor subdivision







207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1169
WWW.SABRIPROPERTIES.COM

Statement of Proposed Use and Description

We have submitted a site plan application for our property at 312 W. Lake St. in order to add a 2nd floor addition to the south end of the building. The 2nd floor addition is 724 square feet and will be used as an office and storage room for the existing restaurant tenant. The exterior finish will be stucco which is consistent with the rest of the façade on Lake St.

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Panel Not Printed - No Special Flood Hazard Area" on Flood Insurance Rate Map, Community-Panel No. 27053C0358E, effective date September 2, 2004.
- Site area = 80,566 square feet = 1.850 acres.
- This survey was made on the ground.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

NOTES CORRESPONDING TO EASEMENTS:

- Parcel 1 (Tract A & Tract B):
- Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded April 9, 2014 as Doc. No. 10068325.
 - Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded with the Hennepin County recorder September 17, 2014 as Doc No. 10118126 and with Hennepin County Registrar of Titles on September 17, 2014 as Document No. 5200211.
- Parcels 1 & 2:
- Subject to easement for cable/telecommunications services in favor of KBL Cablesystems of Minnesota L.P. over a portion of the subject premises dated September 30, 1999, recorded January 28, 2000 as Doc. No. 7251258. Affects Parcel 1. (DOES NOT AFFECT SUBJECT PROPERTY)

STATEMENT OF POSSIBLE ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

EXISTING PROPERTY DESCRIPTION

Parcel 1:
Tract A: Lots 2, 13, 14, 15 and the South 32 1/2 feet of Lot 1 and the South 32 1/2 feet of Lot 16 and that part of Lot 3 lying North of a line running East from a point in the West line distant 20 feet North from the Southwest corner thereof; thence East 30 feet parallel with the South line thereof; thence South to a point 38 feet East from the West line and 12 feet North from the South line thereof; thence East parallel with the South line to the East line of Lot 3, including adjacent vacated alley in Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota.

Tract B: The North 10 feet of Lot 12, Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota.

(Tract A is Abstract property; Tract B is Torrens Certificate No. 840114)

In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, having an effective date of October 8, 2015 and bearing file number P2247-15-073.

Parcel 1:
Lots 9, 10 and 11, Block 5; Lots 10 through 13, Block 12; East 42 feet of Lots 8 and 9, Block 12; all in Excelsior Addition to Minneapolis. (Abstract property)

Parcel 2:
Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis and Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by WFG National Title Insurance Company, having an effective date of November 9, 2012 and bearing file number 3221-12-W045.

PROPOSED PROPERTY DESCRIPTION

NORTH PARCEL
Lots 2, 10, 11, 13, 14, 15 and the South 32 1/2 feet of Lot 1 and the South 32 1/2 feet of Lot 16 and that part of Lot 3 lying North of a line running East from a point in the West line distant 20 feet North from the Southwest corner thereof; thence East 30 feet parallel with the South line thereof; thence South to a point 38 feet East from the West line and 12 feet North from the South line thereof; thence East parallel with the South line to the East line of Lot 3, including adjacent vacated alley, all in Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota. (Abstract property)

AND
The North 10 feet of Lot 12, Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota. (Torrens Certificate No. 840114)

AND
Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis. (Torrens Certificate No. 1118168)

AND
That part of Lot 9, Block 5, Excelsior Addition to Minneapolis lying north of the South 8.00 feet thereof. (Abstract property)

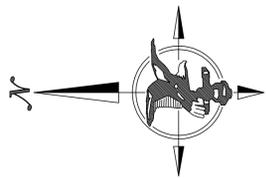
NORTH PARCEL AREA: 50,708 square feet = 1.164 acres.

SOUTH PARCEL
Lots 10 through 13 and the East 42 feet of Lots 8 and 9, all in Block 12, Excelsior Addition to Minneapolis. (Abstract property)

AND
Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

AND
The South 8.00 feet of Lots 9, Block 5, Excelsior Addition to Minneapolis. (Abstract property)

SOUTH PARCEL AREA: 29,858 square feet = 0.685 acres.



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	revisions
7/14/16	revise descriptions
9/9/16	revise descriptions

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

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: June 30, 2016

MINOR SUBDIVISION SURVEY

For:

SABRIS PROPERTIES

SITE:

2900 PLEASANT AVENUE SOUTH
& 312 WEST LAKE STREET

MINNEAPOLIS, MINNESOTA

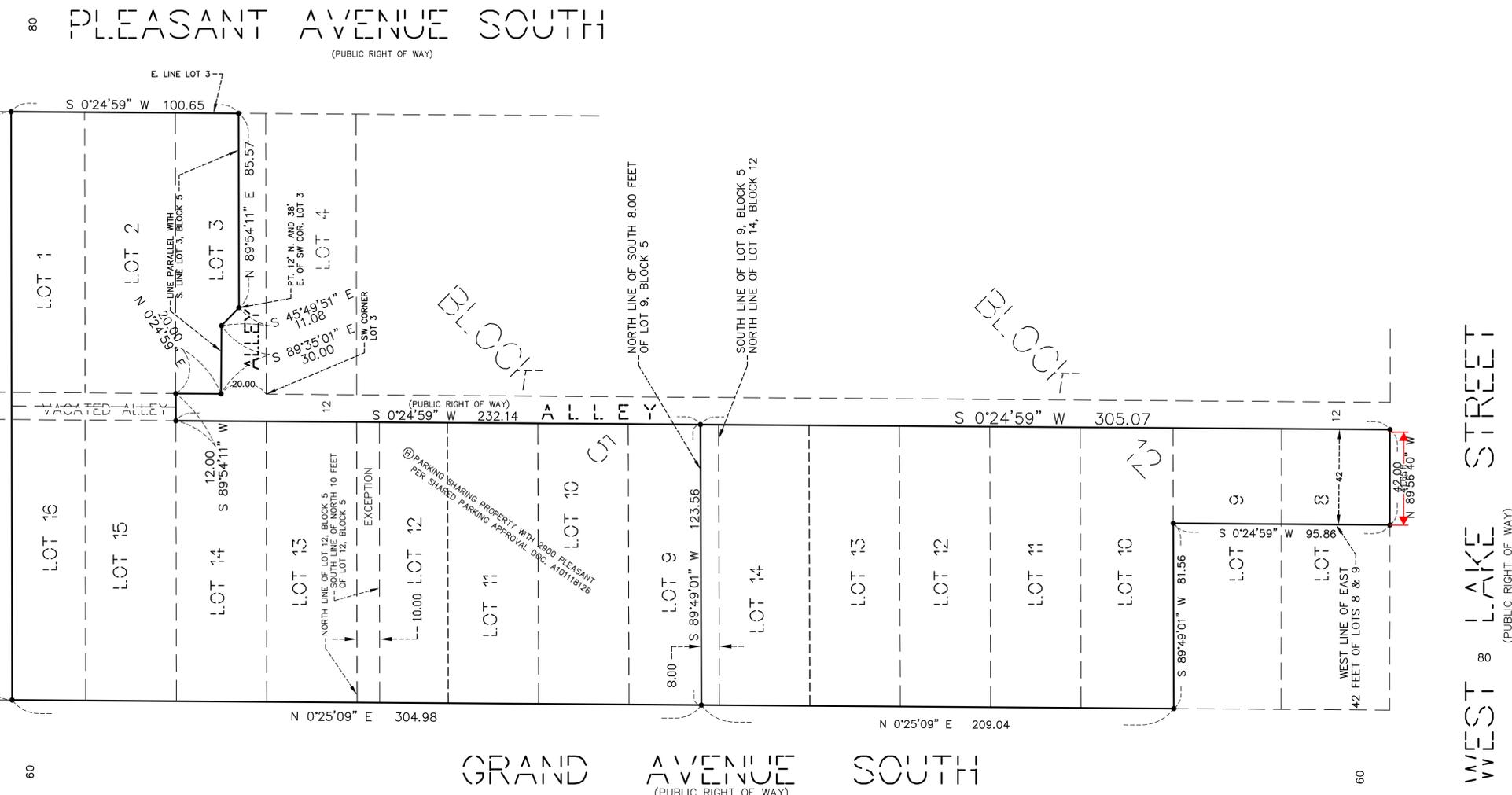
HENNEPIN COUNTY

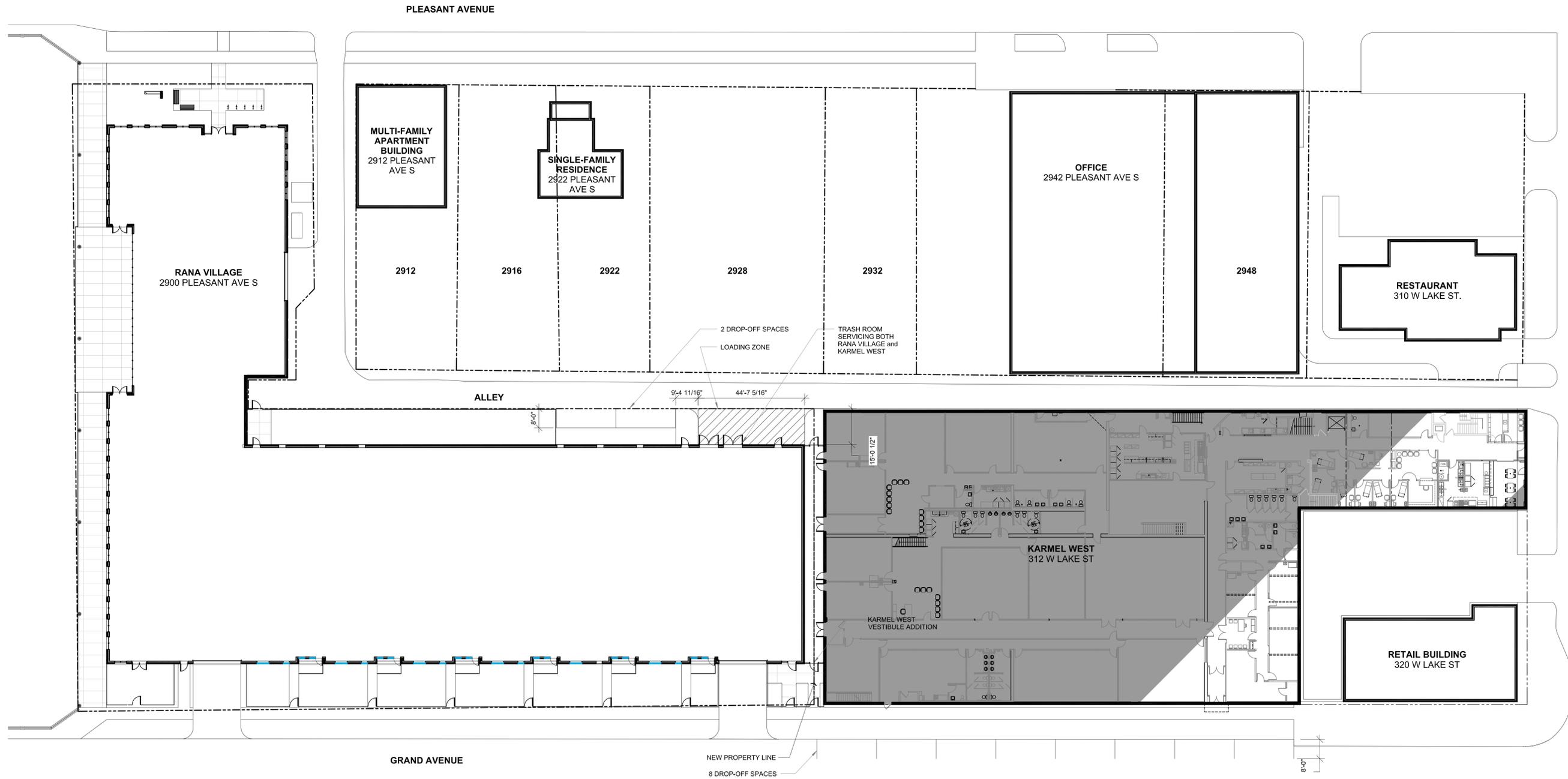
HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

Book 646	File No. 1-3-9326SUB
Page 30	W.O. Number 2016169.01
CAD Technician CT	
Sheet No. 1 OF 1	





A1 SITE PLAN - ENTIRE BLOCK
3/64" = 1'-0"

KARMEI WEST - ADDITIONS
312 West Lake Street, Minneapolis, MN 55407

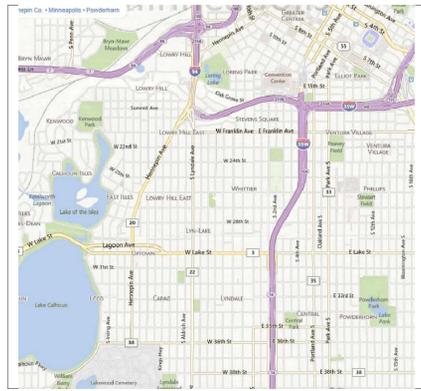
Site Plan - Entire Block

Issue: REVISED LAND USE APPLICATION
 Project #: 12-0035.9
 Date: 10-04-2016
 Drawn by: CW
 Checked by: SN

PROFESSIONAL ARCHITECT
 SCOTT NELSON
 License No. 17444
 Issue Date: 10-04-2016

I hereby certify that this plan, specification, and schedule of materials are the work of my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

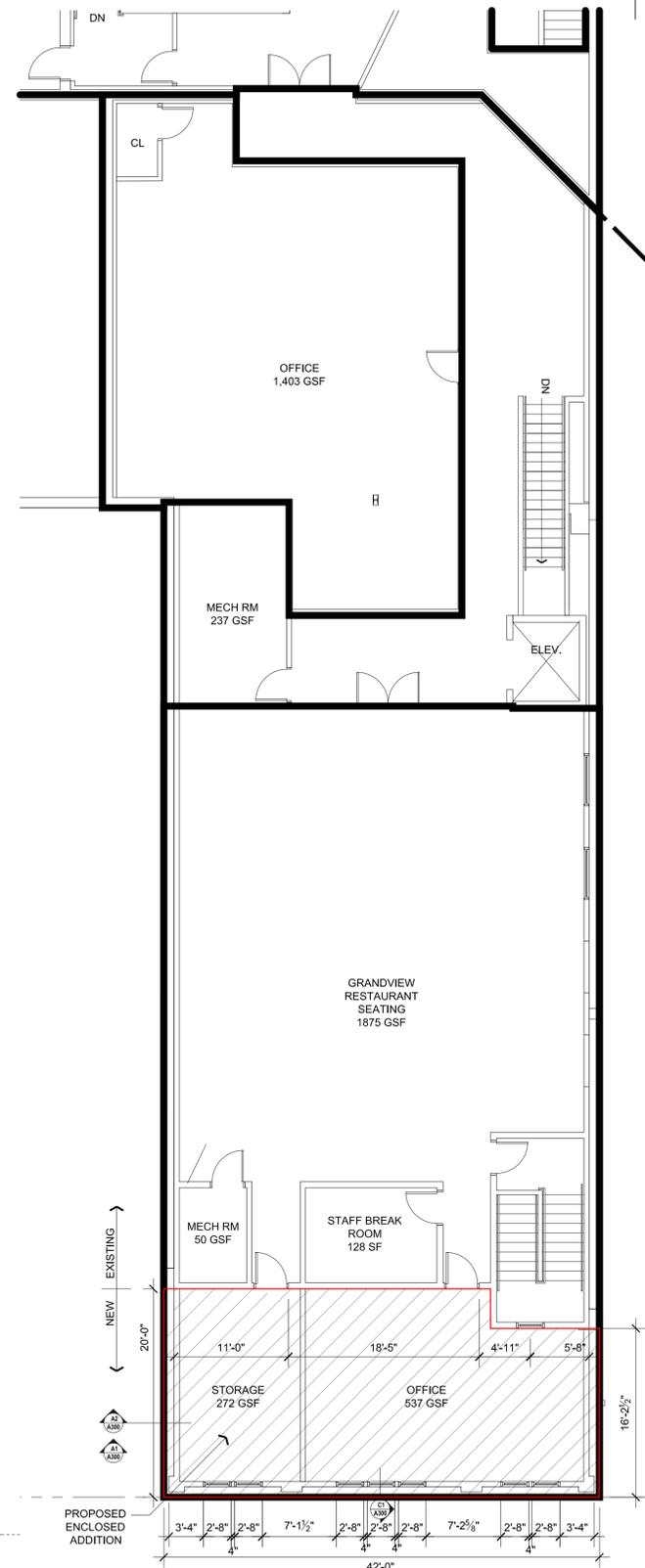
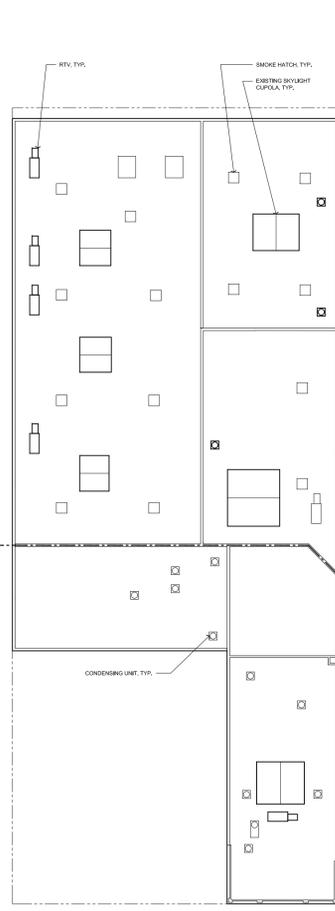
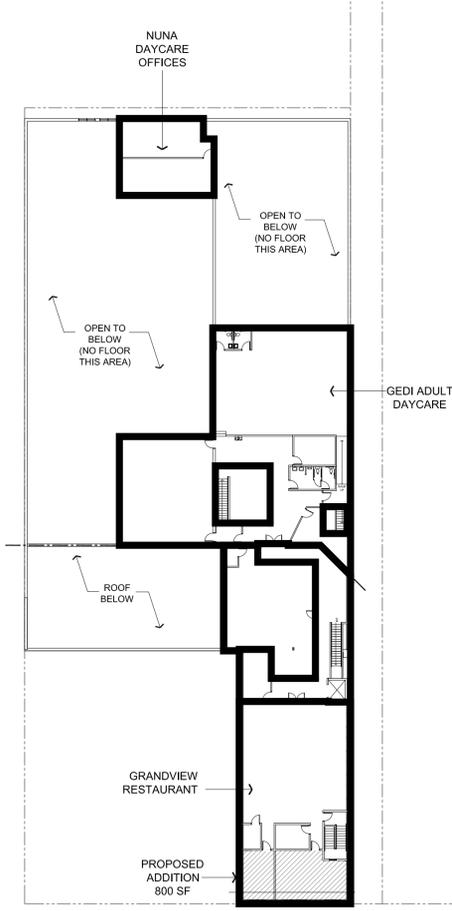
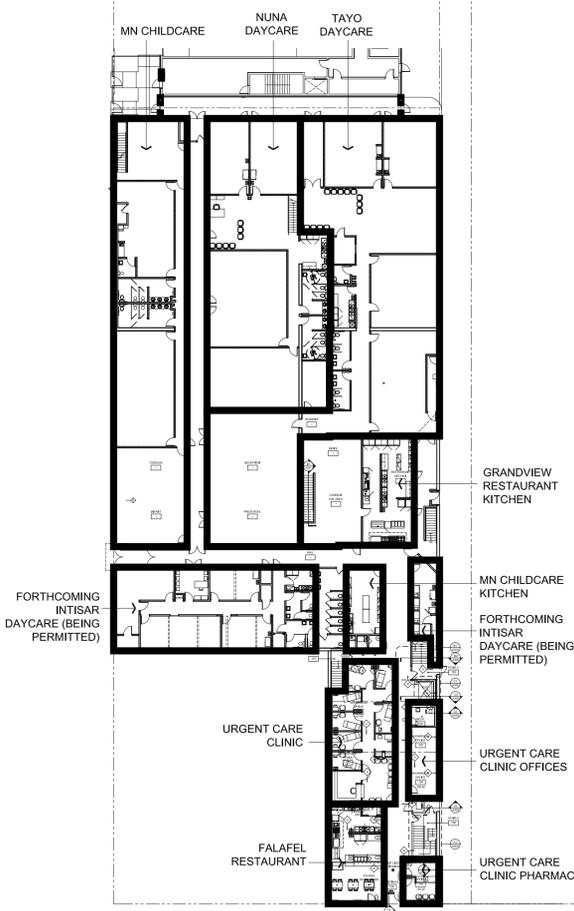
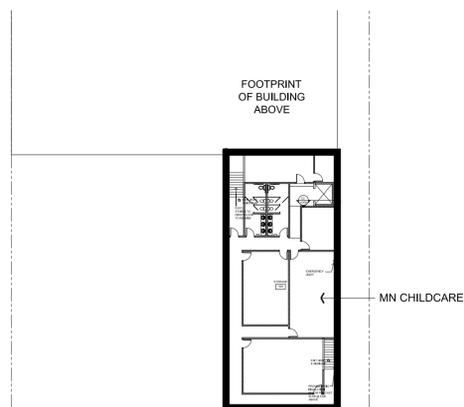
SITE MAP



PROJECT DESCRIPTION:
SECOND FLOOR ADDITION OF APPROXIMATELY 840 SQUARE FEET EXTENDING OVER CURRENT EXTERIOR BALCONY AND ROOF TO SOUTH FACE OF BUILDING AT LAKE STREET. THE ADDITION WILL BE USED FOR OFFICE SPACE FOR ADJACENT RESTAURANT.

RECAP OF BUILDING TENANTS

#	NAME	USE	AREA
1	MINNESOTA CHILDCARE CENTER	DAYCARE	9,210 SF
2	TAYO DAYCARE	DAYCARE	7,053 SF
3	NUNA DAYCARE	DAYCARE	5,167 SF
4	INTISAR CHILDCARE CENTER	DAYCARE	2,699 SF
5	URGENT CARE CLINIC	CLINIC	1,576 SF
6	FALAFEL RESTAURANT	RESTAURANT	1,792 SF
7	GEDI ADULT DAYCARE	ADULT DAYCARE	5,167 SF
8	GRANDVIEW RESTAURANT FIRST FL. KITCHEN 2ND FL. RESTAURANT SEATING 2ND FL. STAFF/OFFICE SPACE	RESTAURANT	1,767 SF 1,875 SF 937 SF
9	2ND FLOOR OFFICE TENANT	OFFICE	1,403 SF



D1 OVERALL BLDG. PLAN - BASEMENT
1/32" = 1'-0"
NO WORK ON THIS FLOOR

C1.2 OVERALL BLDG. PLAN - 1ST FLOOR
1/32" = 1'-0"
NO WORK ON THIS FLOOR

C1.1 OVERALL BLDG. PLAN - 2ND FLOOR
1/32" = 1'-0"

B1 ROOF PLAN
1/32" = 1'-0"

A1 PROPOSED FLOOR PLAN - 2ND FLOOR
1/8" = 1'-0"

I hereby certify that this plan, specification, schedule, or report was prepared by me or my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
SCOTT NELSON
PROJECT NAME: [Signature]
DATE: 10-04-2016
LICENSE NUMBER: 17444

Project #: 12-0035.9
Date: 10-04-2016
Issue: REVISED LAND USE APPLICATION
Date: 10-04-2016
Drawn by: CW
Checked by: SN

MATERIAL PERCENTAGE (NEW) SOUTH

MATERIAL	AREA	PERCENT
PAINTED CEMENTITIOUS STUCCO	444.0 SF	79.3 %
PREFINISHED METAL FLASHING	29.3 SF	5.2 %
OPENINGS / WINDOWS	86.8 SF	15.5 %
OVERALL	560.1 SF	100.0 %

MATERIAL PERCENTAGE (ALL) SOUTH

MATERIAL	AREA	PERCENT
PAINTED CONCRETE BLOCK	1,321 SF	50.4 %
PAINTED CEMENTITIOUS STUCCO	443.6 SF	17.0 %
BRICK VENEER	468.4 SF	17.9 %
PREFINISHED METAL FLASHING	83.0 SF	3.2 %
OPENINGS / WINDOWS	300.6 SF	11.5 %
OVERALL	2,616.6 SF	100.0 %

MATERIAL PERCENTAGE (NEW) WEST

MATERIAL	AREA	PERCENT
PAINTED CEMENTITIOUS STUCCO	290.5 SF	72.5 %
PREFINISHED METAL FLASHING	15.3 SF	3.8 %
OPENINGS / WINDOWS	94.7 SF	23.6 %
OVERALL	400.5 SF	100.0 %

MATERIAL PERCENTAGE (ALL) WEST

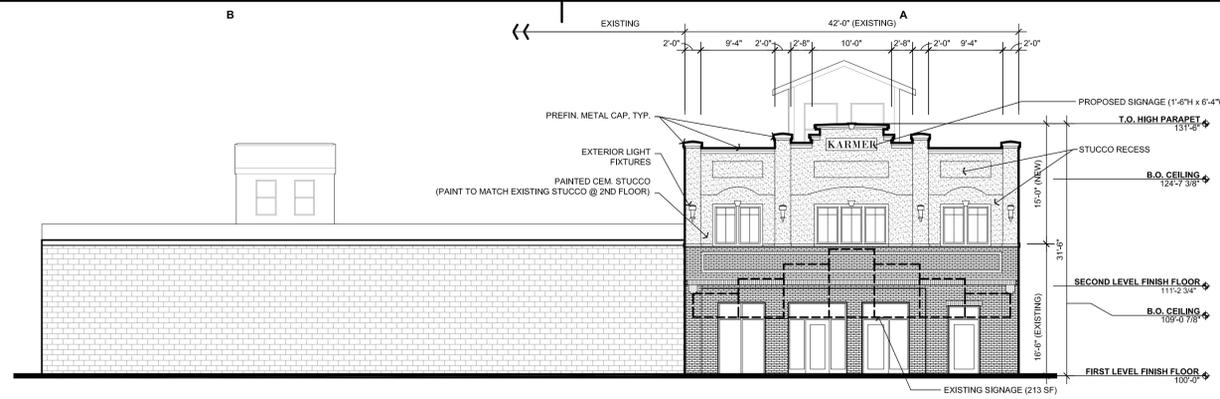
MATERIAL	AREA	PERCENT
PAINTED CONCRETE BLOCK	3,336.0 SF	50.5 %
PAINTED CEMENTITIOUS STUCCO	94.4 SF	1.4 %
BRICK VENEER	2,501.4 SF	37.8 %
PREFINISHED METAL FLASHING	309.4 SF	4.6 %
OPENINGS / WINDOWS	360.8 SF	5.4 %
OVERALL	6,603.0 SF	100.0 %

MATERIAL PERCENTAGE (NEW) EAST

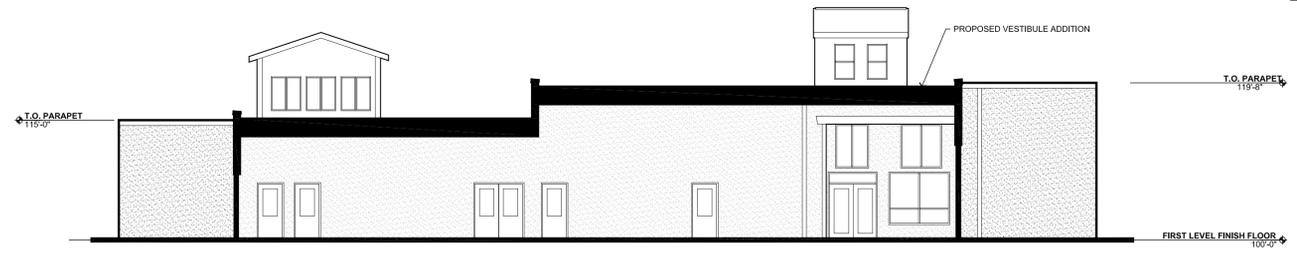
MATERIAL	AREA	PERCENT
PAINTED CEMENTITIOUS STUCCO	239.1 SF	64.8 %
PREFINISHED METAL FLASHING	15.3 SF	4.1 %
OPENINGS / WINDOWS	114.7 SF	31.1 %
OVERALL	369.1 SF	100.0 %

MATERIAL PERCENTAGE (ALL) EAST

MATERIAL	AREA	PERCENT
PAINTED CONCRETE BLOCK	3,731.5 SF	55.2 %
PAINTED CEMENTITIOUS STUCCO	92.4 SF	1.3 %
BRICK VENEER	2,138.3 SF	31.6 %
PREFINISHED METAL FLASHING	230.0 SF	3.4 %
OPENINGS / WINDOWS	558.8 SF	8.2 %
OVERALL	6,751.0 SF	100.0 %



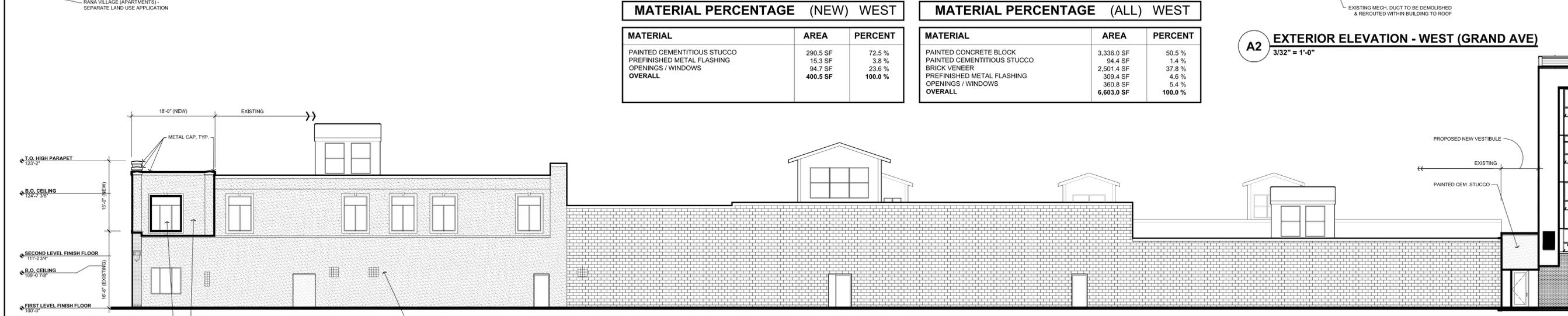
A4 EXTERIOR ELEVATION - SOUTH (LAKE ST.)
3/32" = 1'-0"



A3 BUILDING SECTION - NORTH ENTRY
3/32" = 1'-0"



A2 EXTERIOR ELEVATION - WEST (GRAND AVE)
3/32" = 1'-0"



A1 EXTERIOR ELEVATION - EAST (ALLEY)
3/32" = 1'-0"

I hereby certify that this plan, specification, and schedule of values were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 PROJECT NAME: SCOTT NELSON
 ARCHITECT: [Signature]
 LICENSE NUMBER: 17444
 EXPIRES: 10-04-2016

Project #: 12-0035.9
 Date: 10-04-2016
 Issue: REVISED LAND USE APPLICATION
 10-04-2016
 Drawn by: DP
 Checked by: SN

KARMELO WEST - ADDITIONS
 312 West Lake Street, Minneapolis, MN 55407
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DJR
 ARCHITECTURE, INC
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.676.2700 www.djr-inc.com