



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #2  
February 23, 2015  
BZZ-6993

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1919 10<sup>th</sup> Avenue South  
*Project Name:* Franklin Street Bakery Parking Lot  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Franklin Bakery, LLC  
*Project Contact:* Aubrie Eisenhart, Master Properties, LLC  
*Request:* To allow a temporary parking lot.  
*Required Applications:*

<b>Rezoning</b>	To add the TP Transitional Parking Overlay District.
-----------------	--

**SITE DATA**

<b>Existing Zoning</b>	R2B Two-Family District
<b>Lot Area</b>	4,509 square feet
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	Ventura Village
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Franklin Avenue)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	January 21, 2015	<b>Date Extension Letter Sent</b>	February 12, 2015
<b>End of 60-Day Decision Period</b>	March 22, 2015	<b>End of 120-Day Decision Period</b>	May 21, 2015

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** In August of 2013, a wrecking permit to demolish a two-family dwelling on the property of 1919 10<sup>th</sup> Avenue South was issued. Sometime after the duplex was demolished, a surface parking lot was established by the applicant without obtaining the necessary approvals from the City. The City became aware of the noncompliant parking lot in February of 2014.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is located in a mixed use area with retail, institutional and residential uses. The Franklin Street Bakery is located directly across the alley. A two-family dwelling is located directly north of the subject parking lot.

**PROJECT DESCRIPTION.** The existing noncompliant parking lot is used by the Franklin Street Bakery, which is located at the property of 1020 Franklin Avenue East. The applicant is requesting that the TP Transitional Parking Overlay District be added to the property of 1919 10<sup>th</sup> Avenue South in order to legalize an existing parking lot that was established without obtaining the necessary approvals. The parking lot also extends over the property of 1921 10<sup>th</sup> Avenue South, which is only 4 feet wide and zoned II Light Industrial. The property of 1919 10<sup>th</sup> Avenue South is zoned R2B, where a commercial parking lot is prohibited. The TP Overlay District allows a parking lot serving customers and employees of a business. Through an interim use permit, the applicant is requesting that parking lot improvements not be required until a later date when they have acquired additional property to support an expansion of the bakery and associated parking. Interim uses permits are decided by the City Council. Through that application, conditions that would be applied to the use can be waived due to the temporary nature of the use. However, an interim use must be allowed as a conditional use in the zoning district in which it is located. A parking lot for a nonresidential use is allowed as a condition use by the TP Overlay District. After the Planning Commission meeting, the rezoning and interim use permit will proceed concurrently to a Zoning and Planning Committee meeting of the City Council. The City Council will evaluate the requested exceptions to the zoning code requirements as part of the interim use application.

**RELATED APPROVALS.** Please note that the following approvals did not include the property of 1919 10<sup>th</sup> Avenue South.

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action</b>
BZZ-777	Rezoning, conditional use permit, variances, site plan review	Franklin Street Bakery development	Approved by the CPC on September 9, 2002
PL-137	Plat	Created a lot for the Franklin Street Bakery development, an outlot (1921 10 <sup>th</sup> Ave S), and dedicated a new alley located south of the proposed parking lot	Approved by the CPC on July 7, 2003

**PUBLIC COMMENTS.** No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a rezoning petition to add the TP Transitional Parking Overlay District to the property located at 1919 10<sup>th</sup> Avenue South based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as urban neighborhood on the future land use map. The site is located north of Franklin Avenue, which is designated as a commercial corridor. The property that the parking lot will serve is located on the commercial corridor.

The following principles and policies outlined in the plan apply to this proposal:

**Land Use Policy 1.4:** 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.

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

**Land Use Policy 1.10:** 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.

1.10.1 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.

The property and business to be served by the proposed parking lot is located on the Franklin Avenue commercial corridor. The applicant has indicated that the rezoning is necessary to provide needed parking for the business, which is a retail and light industrial use. The TP overlay district would limit the expansion of industrial zoning away from the commercial corridor.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The property and business to be served by the proposed parking lot is located on a commercial corridor. The business provides services to the surrounding neighborhood and region. The applicant has indicated that having off-street parking available is needed for the business as well as a future expansion. The amendment is in the public interest and not solely in the interest of the property owner.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

Zoning classifications in the immediate area include residential, commercial and industrial. The Franklin Transit Station Area PO Pedestrian Oriented Overlay District ends at 11<sup>th</sup> Avenue. As described above, there is also a mix of uses. The subject property is zoned R2B. It is directly adjacent to an I1 zoned property, the location of the bakery. Although the proposed zoning will be compatible with the surrounding uses and zoning classifications, the size of the site is too narrow to

establish a parking lot that complies with the landscape buffer requirements and will require maneuvering in the alley. These requested exceptions and their impacts on surrounding properties will have to be considered as part of the interim use application.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The R2B district allows residential uses of low density. Only a few nonresidential uses, a preschool, a child care center and a developmental achievement center, could be allowed on this site because of its size. Although some reasonable use of the property is allowed in the R2B district, the R2B zoning does not allow parking for commercial uses.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The subject site has been zoned R2B since 1963. Trends and the character of development have not changed much since then. Nonresidential development has been oriented to Franklin Avenue and residential uses are primarily located in the areas off of the commercial corridor. The Franklin Street Bakery site was rezoned in 2002 to I1 to allow for its construction. Prior to that time, it was zoned commercially. The Franklin Transit Station Area PO Pedestrian Oriented Overlay District was added along Franklin Avenue east of I1<sup>th</sup> Avenue in 2004.

## FOR REZONINGS ONLY

### ZONING PLATE NUMBER. 20

### LEGAL DESCRIPTION.

S 10 FT OF LOT 4 AND N 20 FT OF LOTS 5 6 AND 7, Block 4, J S & W ELLIOTS ADDN TO MPLS

## RECOMMENDATIONS

### Recommendation of the Department of Community Planning and Economic Development for the Rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning petition to add the TP Transitional Parking Overlay District to the property of 1919 10<sup>th</sup> Avenue South.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Photos
5. Correspondence



REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION

EIDEN BUILDING-NORTH LOOP GATEWAY

201 West Broadway Avenue

Minneapolis, MN 55411

[www.masterpropertiesmn.com](http://www.masterpropertiesmn.com)

P:612.872.9200 F:612.872.9201

### **Statement of Proposed Use/Description of Project**

Master Properties, LLC, on behalf of Franklin Bakery, LLC, is seeking an Interim Use permit for 1919 and 1921 10<sup>th</sup> Avenue South, Minneapolis, Minnesota, in order to allow Franklin Street Bakery to use these parcels as a temporary, unimproved parking lot for its employees. Franklin Bakery, LLC is seeking permission to not improve the parking lot at this time due to future development plans for a bakery expansion, which would include the 1919 and 1921 10<sup>th</sup> Avenue South properties. Franklin Bakery, LLC is working on acquiring additional parcels surrounding 1919 and 1921 10<sup>th</sup> Avenue South to support an expansion of the bakery and the parking requirements/needs that would come along with the proposed bakery expansion. To complete major improvements to the parking lot at this point in time would require Franklin Bakery, LLC to invest in improvements that would be removed upon commencement of any future expansion for the bakery.



REAL ESTATE ■ DEVELOPMENT ■ CONSTRUCTION

EIDEN BUILDING-NORTH LOOP GATEWAY

201 West Broadway Avenue

Minneapolis, MN 55411

[www.masterpropertiesmn.com](http://www.masterpropertiesmn.com)

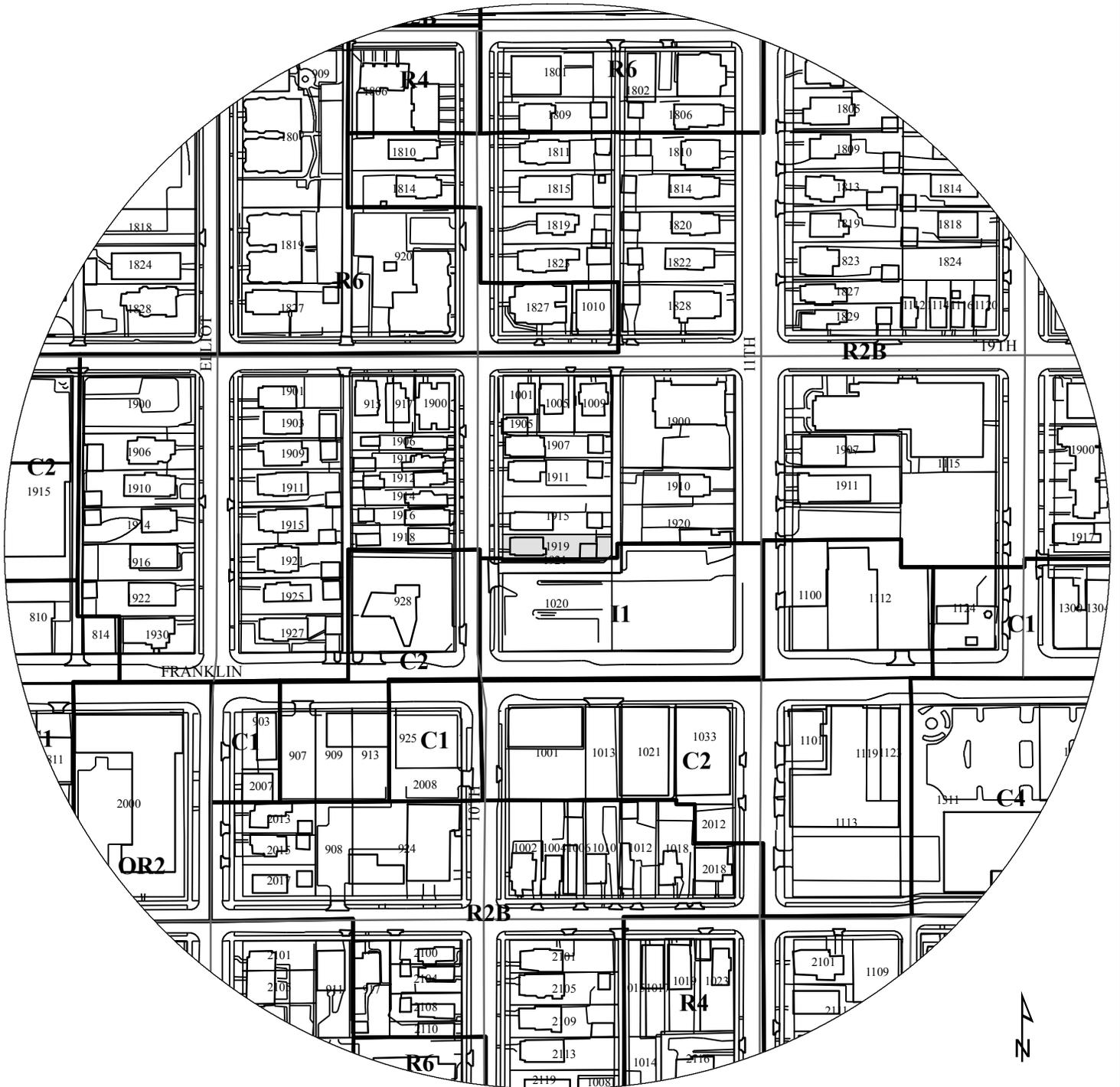
P:612.872.9200 F:612.872.9201

### **Statement Addressing Interim Use Conditions/Guarantees**

Master Properties, on behalf of Franklin Bakery, LLC, is requesting to add a Transitional Parking Overlay (TPO) District, to the properties located at 1919 and 1921 10<sup>th</sup> Avenue South, Minneapolis. The 1919 10<sup>th</sup> Avenue South parcel is zoned residential (R2B – Two-Family District-Low Density) and the 1921 10<sup>th</sup> Avenue South parcel is zoned industrial (I1 – Light Industrial District). These properties are owned by Franklin Bakery, LLC and are adjacent to Franklin Street Bakery’s production facility located at 1020 Franklin Avenue East, Minneapolis. Adding a TPO to the existing R2B and I1 primary zonings on the 1919 and 1921 10<sup>th</sup> Avenue parcels would permit an interim use for parking as a conditional use on these parcels. This would allow Franklin Street Bakery to use these parcels for much needed parking for its employees.

NAME OF APPLICANT

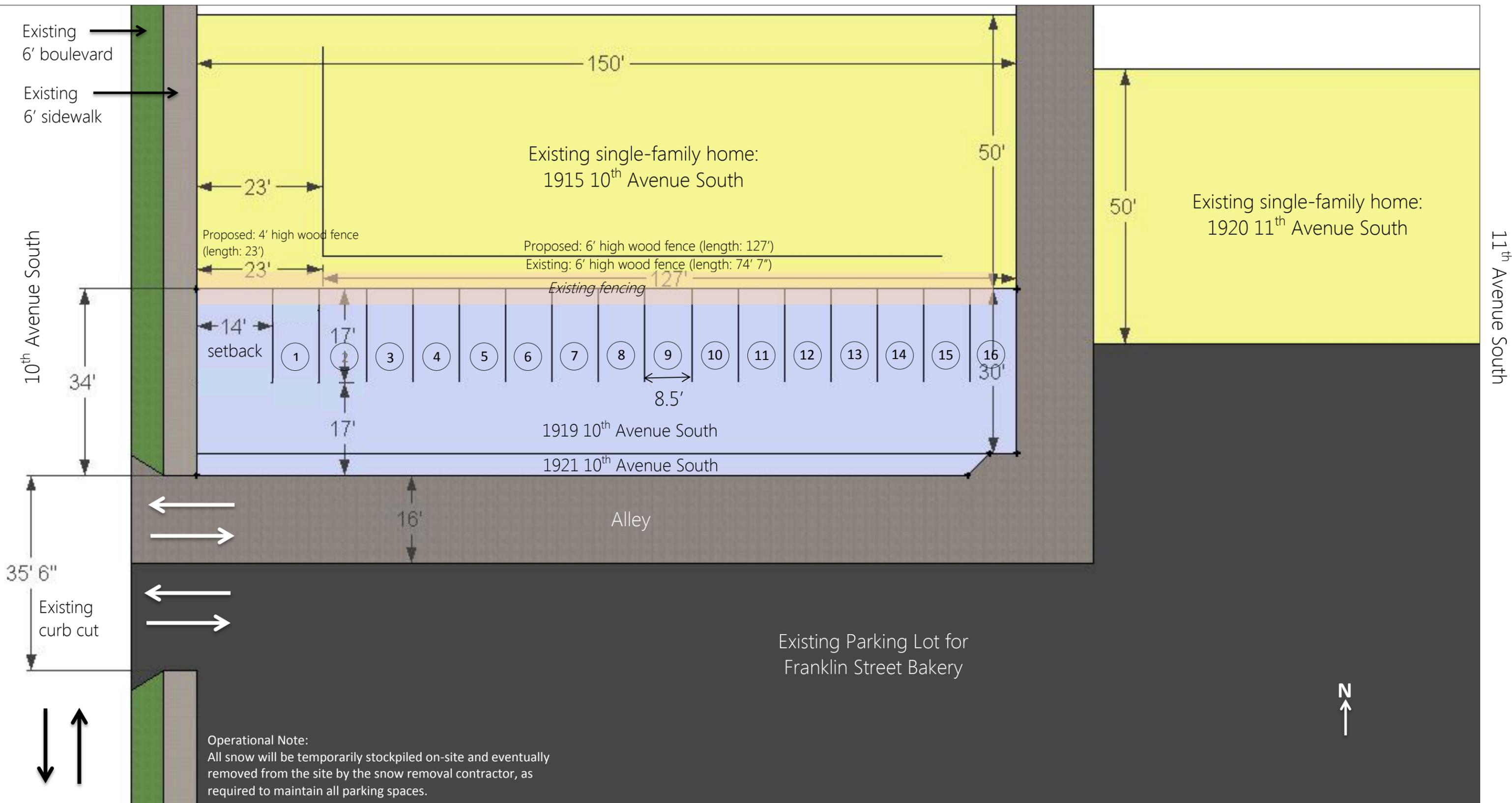
WARD



PROPERTY ADDRESS  
**1919 10th Ave S**

FILE NUMBER  
**BZZ-6993**

Site Plan for 1919 and 1921 10<sup>th</sup> Avenue South, Minneapolis, Minnesota 55404









**Widmeier, Janelle A.**

---

**From:** roger beck <rogerbeckflorist@hotmail.com>  
**Sent:** Monday, February 09, 2015 12:56 PM  
**To:** Widmeier, Janelle A.  
**Subject:** BZZ-6992 Franklin Street Bakery rezoning

In regards to 1919 10th Ave. So. for Franklin Street Bakery parking, I have already signed off in support for the change as I regard them as a valuable neighbor and would not want to see them leave this location.

Regards,

Roger Beck  
Roger Beck Florist