

STATEMENT OF REASONS FOR APPEAL

PROJECT: Village Market

DATE OF ACTION: November 2, 2015

BZZ-7274

The Applicant hereby appeals from the action of the Minneapolis Planning Commission relating to Item B-Site plan review, and Item A—Expansion of a Non-Conforming Use.

Specifically, Applicant objects to the inclusion of fourth, fifth and sixth conclusions, namely:

4. The zoning is not appropriate for the high intensity use.
5. The expansion is not compatible with adjacent properties and the neighborhood.
6. The expansion will not improve the appearance or stability of the neighborhood.

BASIS FOR APPEAL

4. "Zoning is not appropriate for high intensity use". The Planning Commission allowed the current mall to start and expand as a non-conforming use over several years in the I-1 Light Industrial zoning district. The proposed expansion of 8800 Sf (with only about half being retail and office lease space the, rest being common space) is a relatively minor expansion to the existing mall. To state now that the zoning is not appropriate for the use and limiting expansion is making the owner of the Village Market mall responsible for the past decisions of the planning commission and limiting expansion due to those decisions.

5. "The expansion is not compatible with adjacent properties and the Neighborhood"
The expansion is a relatively small addition to a prime corner of the existing mixed use/retail building . The addition will contain office, retail and common areas, the same as the current uses. To state that the current expansion is not compatible does not align with the previous much larger sized approvals by the planning commission.

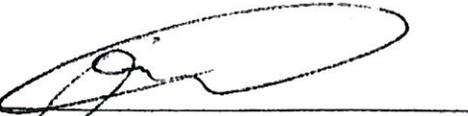
6. "The expansion will not improve the appearance or stability of the neighborhood".
To the contrary, the expansion will be an attractive modern addition to the building using several suggestions from the planning commission members at a Committee of the Whole meeting. Consisting of brick with large areas of glass on both corners it would improve the overall image of the mall and the malls image within the neighborhood.
(see before photos and rendering attached)

CONCLUSION

For the foregoing reasons, the Applicant/Appellant respectfully requests that the appeal approves the application for the expansion of a non-conforming use and site plan review.

Dated: 11/12/15

By:



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Village Market

Minneapolis, Minnesota

October 19, 2015

Exterior Perspective

11-0250

DJR
ARCHITECTURE INC.