



LAND USE APPLICATION SUMMARY

Property Location: 1844 Central Avenue Northeast
Project Name: Rezoning request
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Zulfe Enterprises Inc
Project Contact: Mir Ali
Request: To rezone the property from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

Required Applications:

Rezoning	Petition to rezone the property located at 1844 Central Avenue Northeast from the C1 District to the C2 District.
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SITE DATA

Existing Zoning	C1/Neighborhood Commercial District
Lot Area	22,400 square feet / 0.51 acres
Ward(s)	I
Neighborhood(s)	Logan Park; adjacent to Windom Park and Holland
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Central Avenue Northeast)
Small Area Plan(s)	<u>Central Avenue Small Area Plan (2008)</u>

Date Application Deemed Complete	November 13, 2015	Date Extension Letter Sent	November 30, 2015
End of 60-Day Decision Period	January 12, 2016	End of 120-Day Decision Period	March 12, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site includes two buildings. Along the front property line there is a two-story mixed use building with first floor commercial establishments and 12 residential units on the second floor. Ransam Dollar Store Plus Beauty and Erly’s Hair Salon are the current commercial tenants.

Behind the main building is a 19-space surface parking lot and a 3,200 square foot garage structure. Building permits indicate that the building at the rear of the site has been the location of auto repair establishments since 1951. However, city licensing records indicate that the last auto repair establishment license expired in September 2013. Any new auto repair business would require zoning and licensing approval.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Central Avenue Northeast between 18th Avenue and 31st Avenue is a designated commercial corridor. The future land use of the properties along Central Avenue within this area is mixed use and the zoning of the properties is C1, C2, or OR3. Uses of these properties include multiple-family residential and a wide variety of commercial establishments.

The parcels bordering the project site to the west are zoned R4. The Jackson Flats, a 35-unit multiple-family development is located at 901 18 ½ Avenue Northeast. There are also four single-family homes along 19th Avenue Northeast. In between the subject property and the four single-family homes is a vacant lot owned by the City of Minneapolis.

PROJECT DESCRIPTION. The applicant is proposing to rezone the property from the C1 District to the C2 District to allow for tobacco sales in the Ransam Dollar Store, a general retail sales and services use that sells a variety of products including sunglasses, hair products, and clothing.

A general retail sales and services use is a permitted use in the C1 district; however, per section 281.85 of the Minneapolis Code of Ordinances, no tobacco dealer’s license shall be issued or granted for any use established in the C1 zoning district after July 25, 2008.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-2024/December 2004	Variations and site plan review	Variations were approved to reduce the two-way drive aisle width and reduce off-street parking	Approved

In September 2015, the zoning inspector determined that the project site was in compliance with the site plan that was approved by the city planning commission in 2004.

PUBLIC COMMENTS. As of the publication of the staff report no public comments were received. 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 petition to rezone the property at 1844 Central Avenue Northeast from C1 to C2 based on the following findings:

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

The proposed rezoning from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District would be consistent with the applicable policies of The *Minneapolis Plan for Sustainable Growth*. The site is located along the Central Avenue Commercial Corridor, one of 18 commercial corridors in Minneapolis. Commercial corridors have historically been prominent locations with a mix of uses, with commercial uses dominating. The Minneapolis comprehensive plan states that “commercial corridors can accommodate intensive commercial uses and high levels of traffic.” In addition, commercial corridors “support all types of commercial uses.”

There are seven main land uses in the comprehensive plan. The site is designated as mixed use. The mixed use designation allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district.

The following principles and policies outlined in The *Minneapolis Plan for Sustainable Growth* apply to this proposal:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

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.
- 1.4.2 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.

Land Use Policy 1.7: Limit new and expanded auto-oriented uses in the city so impacts on the form and character of commercial areas and neighborhoods can be minimized.

- 1.7.1 Discourage new and expanded high traffic, auto-oriented uses in neighborhood commercial nodes.
- 1.7.2 Direct auto-oriented uses to locations on Commercial Corridors that are not at the intersection of two designated corridors, where more traditional urban form would be appropriate.
- 1.7.3 Auto-oriented uses should be designed with aspects of traditional urban form, to minimize the impact on the pedestrian realm.

The proposed zoning would also be consistent with the applicable policies of the Central Avenue Small Area Plan (2008). The project site is within the Central Segment (between 18th Avenue Northeast and 27th Avenue Northeast). The built form and land use recommendations for this area that support and are applicable to the rezoning include the following:

- Consider rezoning from 18th Avenue Northeast to 31st Avenue Northeast to C2 with an area of C3A at Lowry Avenue Northeast;
- Encourage retail and active uses on the ground floor of buildings at 29th Ave NE (east side of Central Ave only), Lowry Ave NE and 18th Ave NE.
- Extend Pedestrian-Oriented Overlay District from 18th Avenue NE to 31st Avenue NE (It is on CPED's work plan to extend the Central-Lowry Pedestrian Oriented Overlay District south and that the subject property may be incorporated into the Pedestrian Oriented Overlay District in the near future).
- Broaden the mix of retail and businesses along the Avenue by: (1) supporting existing and new entrepreneurs that offer unique products and services, (2) providing larger retail spaces for regional and national businesses that appeal to a broad cross section of Northeast as well as to a regional market, (3) recruiting businesses that serve the day-to-day needs of the local Northeast market, (4) build on Central Avenue's niche in the market for ethnic stores and restaurants by recruiting related businesses from around the region, (5) and support existing and new independent businesses by encouraging small-scale improvements to storefronts and signage.

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

Although the rezoning may be primarily in the interest of the property owner, it would support the Central Avenue Small Area Plan built form and land use recommendations and would allow for a broader range of available goods and services on a commercial corridor, as called for in adopted policies. This change could lead to increased stability in the commercial character of the location and is not solely for the interest of a single 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.*

The existing uses of property within the general area are compatible with the proposed zoning classification. Along the Central Avenue Commercial Corridor there is a mix of residential and commercial uses. In addition, the 2nd Precinct is located at 1911 Central Avenue Northeast.

The zoning classification of property within the general area is also compatible with the proposed zoning classification. There are 24 parcels within a 750 foot radius that have street frontage along Central Avenue Northeast; 13 of these parcels have C2 zoning. The parcels at 1851 Central Avenue Northeast and 1911 Central Avenue Northeast were rezoned from C1 to C2 in 2006. All but three parcels along Central Avenue Northeast within a 750 foot radius are zoned C1 or C2; the other three parcels are zoned OR3/Institutional Office Residence District. Even though a majority of the parcels within the immediate area are zoned C2, the rezoning would not allow drive-through facilities on the property because, even with the proposed rezoning, there would not be 660 feet of continuous C2 or higher zoning on the west side of Central Avenue (there would be 520 linear feet of C2 zoning).

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.*

While there are reasonable uses of the property permitted under the existing zoning classification, the uses allowed in the proposed zoning classification are also reasonable for a parcel located along a commercial corridor. It is recognized that automobile service uses are first allowed with a conditional use permit in the C2 district, and that these uses are often undesirable from an urban-design standpoint with less active storefronts, buildings stepped back from the front property line, additional curb cuts, and surface parking lots. However, the existing two-story mixed use building along Central Avenue Northeast that spans the entire length of the parcel reduces these built form concerns. In addition, the subject property is in compliance with the site plan that was approved by the city planning commission in 2004. This site plan increased the amount of landscaping along the perimeter of the surface parking lot.

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.*

There has not been a great change in the character or trend of development in the general area. Central Avenue has continued to be an important commercial corridor with medium to high density residential and a variety of commercial and office uses. New development in the area includes the new restaurant building across the street at 1911 Central Avenue Northeast and the Jackson Flats, a 35-unit multiple-family development at 901 18 ½ Avenue Northeast.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 10

LEGAL DESCRIPTION. Lots 1, 2, & 3 Block 33 Wilson’s Rearrangement, Blocks East Side Addition. Hennepin County, Minnesota

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Zulfe Enterprises Inc for the property located at 1844 Central Avenue Northeast:

A. Rezoning the property located at 1844 Central Avenue Northeast from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

Recommended motion: **Approve** the application for a rezoning from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

ATTACHMENTS

1. Zoning map
2. Statement of proposed use and statement to findings
3. Zoning Comparison and Principal Uses in Commercial Districts
4. Small Area Plan: Central Segment
5. Approved site plan (2005)
6. Images
7. Aerials