

**Department of Community Planning and Economic Development – Planning
Division
Site Plan Review
BZZ-5539**

Date: May 7, 2012

Applicant: Shea, Inc., Attn: Gregory Houck, 100 North 6th Street, Suite 650C, Minneapolis, MN 55403, (612) 339-2257

Addresses of Property: 731 Hennepin Avenue

Project Name: 731 Hennepin Avenue

Contact Person and Phone: Shea, Inc., Attn: Gregory Houck, 100 North 6th Street, Suite 650C, Minneapolis, MN 55403, (612) 339-2257

Planning Staff and Phone: Becca Farrar, Senior Planner, (612)673-3594

Date Application Deemed Complete: April 9, 2012

End of 60-Day Decision Period: June 8, 2012

End of 120-Day Decision Period: Not applicable for this application

Ward: 7 **Neighborhood Organization:** Downtown Minneapolis Neighborhood Assn. (DMNA)

Existing Zoning: B4-2 (Downtown Business) District, DP (Downtown Parking) Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 19

Lot area: 7,698 square feet or .17 acres

Legal Description: Not applicable for this application.

Proposed Use: Rooftop addition for indoor/outdoor dining space.

Concurrent Review:

- Shea, Inc., on behalf of Zel-Wel, LLC, has submitted a site plan review application in order to allow roof top additions on an existing two-story structure located at 731 Hennepin Avenue totaling approximately 2,780 square feet.

Applicable zoning code provisions: Chapter 530 Site Plan Review.

Background: The applicant is currently renovating the existing 2-story structure formerly occupied by Shinders bookstore on the property located at 731 Hennepin Avenue. The property is zoned B4-2 and is located in the DP Overlay District. The DP Overlay District was established to preserve significant and useful buildings and to protect the unique character of the downtown area

and the mixed-use downtown neighborhoods by restricting the establishment or expansion of surface parking lots. This provision isn't applicable as there is no on-site parking and the building occupies the entire site. The development will include a multi-level restaurant tenant within the structure that occupies the basement, the majority of the ground floor and the proposed roof-top terrace area. The second floor would be entirely occupied by Shea, Inc., for their new downtown office. An entry lobby for their offices would also be located on the ground floor of the building. Both proposed uses are permitted uses in the B4-2 district. The size of the roof-top additions trigger the site plan review application as the proposed additions for the restaurant use would be approximately 2,780 square feet in size. A new structural floor would be added to support the proposed rooftop patio bar, auxiliary kitchen and restroom functions. A 1,500 square foot retractable aluminum and glass enclosure is currently proposed to allow extended use of the roof area during the winter months and unseasonable days throughout the year. The roof-top would have a total enclosed area of 2,780 square feet which includes the space within the retractable enclosure.

The renovations of the building that are currently underway include the following exterior improvements: removal of existing brick and brown awning from the former Burger King use; restoration of the façade and new awnings; new windows on the first and second floors; a restaurant entrance on the corner of Hennepin Avenue and 8th Street and an office entrance on 8th Street. Additionally, the applicant is proposing the following interior and exterior improvements: addition of elevators and a stairwell for circulation; complete build-out of restaurant space in the lower level, first floor and roof-top as well as the renovation of the second floor and a portion of the first floor for office space; and roof top additions totaling 2,780 square feet.

Staff has received official correspondence from the Downtown Minneapolis Neighborhood Association (DMNA) prior to the printing of this report. That letter has been included as an attachment. All additional correspondence received prior to the Planning Commission meeting will be forwarded on for consideration.

SITE PLAN REVIEW

Required Findings for Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**

- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND DESIGN:

- **Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.**
- **First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If**

located on corner lot, the building wall abutting each street shall be subject to this requirement.

- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
- Residential uses:
 - Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:
 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. 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.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located

between the building and a public street, public sidewalk or public pathway.

- g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.**

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **Ground floor active functions: Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.**
- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.**

The existing structure is located at the corner of Hennepin Avenue and 8th Street. The proposal is to add an approximate 2,780 square foot roof-top addition to the existing two-story structure. The structure as it currently exists has the principal entrance located along 8th Street in close proximity to the intersection. As proposed the restaurant entrance would be positioned at the corner of Hennepin Avenue and 8th Street and an office entrance would be provided off of 8th Street. Both principal entries would be located directly off of the public sidewalk. The placement of the building is existing and is constructed up to the property lines. With the proposed improvements, including new fenestration, the structure would continue to maximize natural surveillance.

The building is existing. The building in its current configuration likely meets the 30% window requirement on the ground floor as well as the 10% window requirement on the second floor. With the proposed modifications to the existing structure as well as the proposed roof top additions, the structure would be in compliance with all window requirements. At least 30% of the first floor façade that faces a public street or sidewalk shall be windows. Approximately 68% are provided along the 8th Street frontage and approximately 64% are provided along the Hennepin Avenue frontage. The windows are vertical in proportion and distributed in a more or less even manner. All ground level windows must be transparent (non-reflective). The proposed structure meets the 10% window requirement on the second floor of the building facing the public streets. The proposed 3rd floor roof-top additions that are permanent (not retractable) have approximately 0% windows along Hennepin Avenue and 0% windows along 8th Street which does not meet the 10% requirement; alternative compliance is necessary. Planning Staff would recommend that the Planning Commission grant alternative compliance for the addition along Hennepin Avenue but require compliance with this provision along 8th Street by including windows to soften the appearance of the addition.

There are two proposed blank, uninterrupted walls that are greater than 25 feet in width which are located on the south and east elevations of the proposed roof-top addition. Alternative compliance is necessary. Planning Staff would recommend that the Planning Commission require compliance with this provision due to the visibility of the building walls from the public streets. The retractable addition is made out of aluminum and glass.

The exterior materials are compatible on all sides of the existing building. The proposed modifications to the existing structure as well as the building addition will result in exterior materials that are compatible on all sides of the building. The submitted elevations reflect that the applicant is proposing that the exterior of the structure be composed of the existing brick and stone and that the proposed addition be composed of painted cement board panels. Planning Staff would recommend that the Planning Commission require a more durable material due to the visibility of the proposed roof-top addition. Planning Staff would recommend that the exterior of all permanent roof-top additions be composed of metal siding.

The building complies with the active functions provision as outlined above.

The proposed building form and the pitch of the roof line is compatible with the area. The existing and proposed permanent building roof line is flat and the retractable roof line is arched, and a 3-story structure would be compatible with other structures in the area.

There is no off-street parking associated with the subject site.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

As proposed the restaurant entrance would be located at the corner of Hennepin Avenue and 8th Street and an office entrance would be provided off of 8th Street. Both principal entries would be located directly off of the public sidewalk.

The site is not immediately adjacent to a transit stop; however it is in close proximity to several bus lines and 3 blocks from the LRT line.

The existing development does not provide any off-street parking.

There would unlikely be significant traffic impacts on the adjacent properties as a result of the proposed addition. The surrounding property is predominantly a mix of commercial type uses and is located within close proximity to the Hennepin Theatre District. The proposed building expansion would not be expected to have significant impacts on any of the adjacent uses.

There is a public alley adjacent to the site, that would occasionally be used for temporary loading purposes.

The site is not subject to an impervious surface requirement. The building is existing and is constructed up to all lot lines.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
 - **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - **A decorative fence.**
 - **A masonry wall.**
 - **A hedge.**
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

The 20% landscaping requirement is not applicable as the existing footprint of the structure is constructed up to the lot lines on all sides of the property.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**

- **Lighting levels**
- **Territorial reinforcement and space delineation**
- **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

There is no off-street parking provided on the premises. The building is existing.

Staff would not expect the proposed additions to result in the blocking of views, shadowing of public space or adjacent properties. Additionally, Staff would not expect the proposed building additions to have significant impacts on light, wind and air in relation to the surrounding downtown area. Taller buildings are located on both the north and east sides of the site.

Planning Staff would encourage the applicant to provide sufficient exterior lighting. Additionally, the provision of windows will provide desired natural surveillance.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE - The proposed uses are permitted in the B4-2 District. With the approval of the site plan review, this development would meet the requirements of the B4-2 zoning district.

Parking and Loading:

Minimum automobile parking requirement: In the Downtown Districts, there is no minimum off-street parking requirement as outlined in Chapter 541, Off-Street Parking and Loading. There is no associated off-street parking associated with the building. The applicant does not propose to provide any off-street parking.

Maximum automobile parking requirement: The maximum automobile parking requirement for food and beverages uses in the B4-2 district is 1 space per 200 square feet of gross floor area and for office uses 1 space per 1,000 square feet of gross floor area is required. No parking is proposed for the development.

Bicycle parking requirement:

In the Downtown Districts, when the gross floor area is less than 500,000 square feet of new or additional gross floor area, 1 secure bicycle parking space shall be provided for every 20 automobile parking spaces provided, but in no case shall fewer than 4 or more than 30 bicycle parking spaces be required. A minimum of 4 spaces are required of which not less than 50 percent of the required bicycle parking shall meet the standards for short-term bicycle parking which are as follows:

- *“Required short-term bicycle parking spaces shall be located in a convenient and visible area within fifty (50) feet of a principal entrance and shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components. With the permission of the city engineer, required bicycle parking may be located in the public right-of-way. Public bicycle parking spaces may*

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contribute to compliance with required bicycle parking when located adjacent to the property in question.”

The applicant is proposing to locate 4 bicycle parking spaces along 8th Street to meet the requirement.

Loading: The assigned rating for sit-down restaurants is low (below 20,000 square feet there is no requirement) and for offices is medium (below 10,000 square feet there is no requirement). Both uses proposed within the building are below the threshold; therefore, no loading spaces are required.

Dumpster screening: Refuse storage would be located within the building.

Signs: No signs are proposed at this time. All signage is required to meet the requirements of the zoning code as stated in Chapter 543. A separate permit will need to be attained through the Zoning Office when signage is requested for the subject site.

Lighting: All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and Planning Staff shall review the details of the fixtures in the final review prior to permit issuance.

Maximum Floor Area: The maximum FAR for all structures in the B4-2 Districts is the gross floor area of the building which would be 29,698 square feet with the proposed addition divided by the area of the lot which is 7,698 square feet. The outcome is 3.85 which is less than the maximum of 16 that is permitted in the B4-2 District.

Minimum Lot Area: Not applicable for the existing/proposed development.

Dwelling Units per Acre: Not applicable for the existing/proposed development.

Height: Not applicable for the existing/proposed development. The Downtown Districts have no maximum building height. The size of the building is limited by the maximum FAR (see analysis above).

Specific Development Standards: Restaurants are subject to the following specific development standards in Chapter 536 of the zoning code:

Restaurant, sit down.

- (1) Where alcoholic beverages are served, not less than sixty (60) percent of total gross sales revenue shall be from the sale of food and beverages not containing alcohol, and the use shall comply with the requirements of Title 15, Liquor and beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purpose of removing any litter found thereon.

Yard Requirements: Not applicable for the existing/proposed development.

Building coverage: Not applicable for the existing/proposed development.

Impervious surface area: Not applicable for the existing/proposed development.

MINNEAPOLIS PLAN

According to *The Minneapolis Plan for Sustainable Growth*, the subject property, designated as commercial, is located within a Growth Center (Downtown) and along Hennepin Avenue, a designated Commercial Corridor. The proposed improvements to the existing building are consistent with the following provisions of *The Minneapolis Plan for Sustainable Growth*, as follows:

Land Use Policy 1.1 of *The Minneapolis Plan for Sustainable Growth* states, “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.” This policy includes the following applicable implementation step: (1.1.5) “Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.”

Land Use Policy 1.3 of *The Minneapolis Plan for Sustainable Growth* states, “Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.” This policy includes the following applicable implementation step: (1.3.2) “Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.”

Land Use Policy 1.4 of *The Minneapolis Plan for Sustainable Growth* states, “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.” This policy includes the following applicable implementation steps: (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 1.10 of *The Minneapolis Plan for Sustainable Growth* states, “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. This policy includes the following applicable implementation step: (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.”

Land Use Policy 1.15 of *The Minneapolis Plan for Sustainable Growth* states, “Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

Urban Design Policy 10.1 of *The Minneapolis Plan for Sustainable Growth* states: “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.”

Urban Design Policy 10.2 of *The Minneapolis Plan for Sustainable Growth* states: “Integrate pedestrian scale design features into Downtown site and building designs and infrastructure improvements.” This policy includes the following applicable implementation steps: (10.2.1) “The ground floor of buildings should be occupied by active uses with direct connections to the sidewalk”; (10.2.2) “The street level of buildings should have windows to allow for clear views into and out of the building.” (10.2.3) “Ensure that buildings incorporate design elements that eliminate long stretches of blank, inactive building walls such as windows, green walls, architectural details, and murals.”

The proposal is in conformance with the above noted policies and implementation steps of the Comprehensive Plan.

Conformance with Applicable Development Plans or Objectives Adopted by the City Council

No small area plans for this area of Minneapolis have been adopted by the City Council.

ALTERNATIVE COMPLIANCE

The Planning Commission may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant to meet the following standard:

- **10% window requirement:** The proposed 3rd floor roof-top additions that are permanent (not retractable) have approximately 0% windows along Hennepin Avenue and 0% windows along 8th Street; alternative compliance is necessary. Planning Staff would recommend that the Planning Commission grant alternative

compliance for the addition along Hennepin Avenue but require compliance with this provision by including windows to soften the appearance of the addition along 8th Street. The addition along Hennepin Avenue will accommodate an elevator shaft where windows would not be practical.

- *Blank uninterrupted walls that exceed 25 feet in width:* There are two proposed blank, uninterrupted walls that are greater than 25 feet in width which are located on the south and east elevations of the proposed roof-top addition. Alternative compliance is necessary. Planning Staff would recommend that the Planning Commission require compliance with this provision due to the visibility of the building walls from the public streets.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow roof top additions totaling 2,780 square feet on an existing two-story structure located at 731 Hennepin Avenue subject to the following conditions:

1. Planning Staff review and approval of the final site, floor plans and elevations.
2. All site improvements shall be completed by May 7, 2013, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. All ground level windows must be transparent (non-reflective) as required by Section 530.120 of the Zoning Code.
4. The proposed 3rd floor roof-top addition that is permanent shall include windows that meet the 10% window requirement along 8th Street as required by Section 530.120 of the Zoning Code.
5. Incorporation of windows, entries, recesses, projections or other architectural elements on the proposed 3rd floor roof-top addition located along the south and east elevations of the building in order to break up the blank uninterrupted wall that exceeds 25 feet in width per Section 530.120 of the Zoning Code.
6. The exterior of all permanent roof-top additions shall be composed of metal siding.
7. A minimum of 4 bicycle parking spaces shall be provided that meet the standards as outlined in Chapter 541.180 of the Zoning Code.
8. All roof-top mechanical equipment shall be screened as outlined in Section 535.70 of the Zoning Code.

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Attachments:

1. Statement of use / description of the project
2. Correspondence
3. Zoning map
4. Plans – Elevations, floor plans
5. Photos