

Department of Community Planning and Economic Development - Planning Division
Site Plan Review
BZZ-5743

Date: September 19, 2012

Applicant: Adil Albosaad

Address of Property: 1122 Lowry Avenue N

Project Name: E&L Supermarket and Deli

Contact Person and Phone: Scott Nelson, DJR Architecture (612) 676-2614

Planning Staff and Phone: Kimberly Holien (612) 673-2402

Date Application Deemed Complete: August 24, 2012

End of 60 Day Decision Period: October 23, 2012

Ward: 4 **Neighborhood Organization:** Folwell

Existing Zoning: C1, Neighborhood Commercial District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 8

Legal Description: Not applicable for this application.

Proposed Use: Grocery store/deli and three dwelling units

Concurrent Review:

Site Plan Review: For a 4,213 square foot building addition.

Applicable zoning code provisions: Chapter 530, Site Plan Review.

Background: Adil Albosaad proposes to construct a 4,213 square foot two-story addition to an existing multi-tenant building at 1122 Lowry Avenue N. The addition will include a grocery store and deli on the first floor with three dwelling units on the second floor. The addition is at the corner of Lowry Avenue N and Emerson Avenue N. This portion of the building was destroyed by fire on April 28, 2012. This portion of the building previously held a grocery store and separate delicatessen on the first floor and three dwelling units on the second floor in roughly the same footprint as the proposed addition. The proposal at this time is essentially to replace what was destroyed by the fire, with the only major modification being the combination of the commercial uses that previously existed on the ground floor into one tenant space.

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The site includes five other commercial tenant spaces that front along Lowry Avenue N. These spaces were unaffected by the fire and are not being altered as part of this application. There is a surface parking lot in the northeast corner of the site. The parking lot has six spaces. The site is legally non-conforming as to parking. The property is bordered by a single family residential use to the north and a commercial use across the alley to the east.

As of the writing of this staff report, no correspondence had been received from the Folwell Neighborhood Association. Staff will forward any correspondence from the neighborhood group, if received, to the City Planning Commission.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the 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, windows, and active functions:

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- **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 530.20 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.

Conformance with above requirements:

The proposed addition is at the corner of the site, fronting along Emerson Avenue N and Lowry Avenue N. The building is located directly up to both property lines. The addition is in the same location as the portion of the building that was destroyed by the fire in April of 2012. The location of the building reinforces the street wall and the presence of windows promotes natural surveillance and visibility.

The principal entrance for the grocery store and deli is located at the corner and is slightly recessed.

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There is a separate principal entrance for the residential uses located on the north side of the building.

The off-street parking is currently located in the rear yard and will remain in its current location as part of the project.

The building addition is proposed to contain brick veneer at the base, stucco on the first floor and cementitious siding with a stucco finish on the second floor. The existing building is primarily brick and stone. The proposed materials will complement the materials in the existing building. However, the proposed colors would not necessarily be complementary along the north building wall. As a condition of approval, staff recommends that the north building wall be painted uniformly. All materials proposed are durable materials. The addition does not contain any blank, uninterrupted walls that exceed 25 feet.

The window requirements of the site plan review chapter call for 30 percent windows on the first floors facing the street, public pathway or on-site parking lot and ten percent on the upper floors. The window requirements of this chapter apply to the west and south elevations. Along the west elevation, glazing is proposed for 30.1 percent of the first floor and 24.7 percent of the second floor. Along the south elevation, glazing is proposed for 45 percent of the first floor and 25.2 percent of the second floor. The corner of the building is angled to allow for an entrance and windows are also proposed on this corner elevation. Windows are provided for 38.5 percent of the first floor and 28.6 percent of the second floor on the corner elevation.

First floor or ground floor windows shall be required to have clear or lightly tinted glass and 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. The applicant submitted a floor plan which shows coolers for the grocery store use in between the proposed windows, allowing the windows to remain open as required.

Active functions are proposed for 70.5 percent of the first floor facing Emerson Avenue N and 88.8 percent of the first floor facing Lowry Avenue N.

The structure has a flat roof similar to other structures in the area. The addition will have a flat roof to match the remainder of the building.

No parking garages are proposed for the 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.

Conformance with above requirements:

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The primary entrance for the ground floor commercial use opens directly onto the public sidewalk. The primary entrance for the residential uses opens on to a 4-foot wide sidewalk that will connect to the public sidewalk along Emerson Avenue N. The parking area in the rear of the site is not connected to the entrances via a sidewalk. This is an existing condition. The entire area between the building and the parking lot is asphalt and there are no public entrances for the other commercial spaces on the back side of the building. As such, providing an additional sidewalk to connect the parking to the building entrance may be impractical.

There are no transit shelters adjacent to the site.

Access into the site is currently provided via a curb cut from Emerson Avenue N and the site has alley access. A driveway extends from Emerson Avenue N to the parking lot. No changes are proposed to the access or traffic circulation as part of this application. The existing access and circulation pattern is designed to minimize conflicts with pedestrian traffic and adjacent uses. However, the asphalt in the parking area and drive aisles is in disrepair and, as a condition of approval, staff is recommending that the asphalt be repaired and/or replaced as needed. The parking area will also be restriped as part of the project.

The site has alley access but it is not one of the prohibited uses as related to alley access in Section 530.150 of the zoning code. There are six parking spaces located in the existing surface parking lot.

The site is currently covered with impervious surfaces for 90 percent of the total lot area. No changes to impervious surfaces are proposed at this time. However, as evaluated below, staff is recommending that additional landscaping be provided between the parking area and the alley that would result in a reduction to impervious surfaces. All areas not occupied by buildings, parking areas, drive aisles, loading areas and the like will be landscaped.

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**

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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.

Conformance with above requirements:

The lot area is approximately 11,021 square feet and the footprint of the building with the proposed addition is approximately 5,525 square feet. Therefore, the net lot area is 5,496 square feet, of which 20 percent (1,105 square feet) is required to be landscaped. The site requires two canopy trees and 11 shrubs to satisfy the minimum planting requirement.

There is a landscaped yard in the northwest corner of the site that includes one canopy tree and 13 shrubs. The landscaped yard is 570 square feet in area. This landscaped area is currently overgrown with weeds and volunteer plants. As a condition of approval, turf grass or wood mulch shall be provided within the landscaped area to achieve proper maintenance of the landscaped area, in accordance with Section 530.210 of the zoning code. The site is deficient in terms of the number of canopy trees and the total landscaped area. Alternative compliance is required for these items. Staff does not recommend granting alternative compliance for the canopy tree requirement and an additional tree will be required on site as a condition of approval. Due to the size of the site and the layout of the parking area, it may be impractical to require the 535 square feet of additional landscaping. However, the applicant will be restriping the parking area as part of this application and the asphalt in the parking area is in need of repair. As such, some modifications to the parking area will occur. Furthermore, staff is recommending that the proposed bike racks be relocated from the west side of the parking lot to an area that is visible from the commercial entrance. Therefore, staff recommends that the parking be shifted seven feet to the west to allow for a seven foot landscaped yard between the parking area and the alley. This will result in approximately 126 square feet of additional landscaping on site. This landscaped yard should include screening that is a minimum of three feet in height and 60 percent opaque.

The parking area is located directly adjacent to the north property line, abutting the residential property to the north. The location of the existing parking lot does not allow space for a landscaped yard between the parking area and the property line. Further, moving the parking area any further to the south would require a reduction in the stall depth and/or the driveway width that would result in a substandard parking lot. Similarly, there is no landscaped yard provided between the parking area and the alley to the east. As stated above, staff is recommending that the 7-foot landscaped yard between the parking area and the alley be provided as a condition of approval.

The parking lot has fewer than ten spaces, therefore no tree islands are required.

All areas not occupied by buildings, parking and loading facilities and driveways are landscaped.

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

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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.

Conformance with above requirements:

On-site filtration of stormwater is not practical due to the size of the site. Concrete curbing is provided on the north side of the curb cut from Emerson Avenue N and the parking area includes concrete wheel stops. The site will be subject to a modified Preliminary Development Review process and additional stormwater comments may result from Public Works' review during that process.

The proposed two story building would be a minimum of 43 feet from the closest structure and is not expected to produce any shadowing impacts.

Wind currents should not be a major concern.

The development would include crime prevention through environmental design. The applicant has provided adequate windows facing Lowry Avenue N and Emerson Avenue N to provide opportunities for tenants and patrons to observe adjacent spaces. Wall-mounted light fixtures are proposed on all exterior elevations of the addition.

The existing building on the site is not historic, and the property does not lie within an historic district.

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 C1, Neighborhood Commercial district.

Off-Street Parking and Loading:

Minimum automobile parking requirement:

The proposed addition would include a 2,110 square foot grocery store/deli on the first floor and three dwelling units on the second floor. The parking requirement for the grocery store/deli is one space per 500 square feet of gross floor area in excess of 4,000 square feet, but not less than four spaces. The parking requirement for the residential uses is one space per dwelling unit, or three spaces in this case. The remainder of the building includes a barber shop, two beauty salons and a retail use. Each of these uses is less than 1,000 square feet and therefore do not have a minimum parking requirement. The total

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parking requirement is seven spaces.

The site formerly had a separate deli and grocery store and three residential units. The parking requirement for the grocery store was four spaces and the parking requirement for the deli was also four spaces. The residential uses each required three spaces. The site has six parking stalls in the surface parking lot and non-conforming rights to five additional spaces to satisfy the minimum parking requirement.

Maximum vehicle parking requirement:

The maximum vehicle parking requirement for each of the commercial uses is one space per 200 square feet of gross floor area and the residential uses do not have a maximum parking requirement. For the addition alone, the maximum parking requirement for the grocery store/deli is 11 spaces and the residential units do not have a maximum, except that unenclosed parking is limited to a maximum of two spaces per dwelling unit, or six spaces for this addition. The maximum parking requirement for the addition is 17 spaces and the six spaces within the surface parking lot are within the parameters allowed.

Minimum bicycle parking requirement:

The minimum bicycle parking requirement for the proposed grocery store/deli use is three spaces. Three bicycle parking spaces are proposed near the surface parking lot. These bicycle parking spaces will not be visible and will not meet the requirements for short-term bicycle parking. Staff recommends that the applicant pursue an encroachment permit to allow bicycle racks within the right-of-way in lieu of providing them behind the building.

Loading

The uses in the building are of a size that are less than the minimum prescribed in Table 541-8 of the zoning code for loading requirements. As such, the applicant must provide adequate shipping and receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot. Loading will occur within the paved area on the north side of the site.

Minimum and Maximum Floor Area: The site is located in the C1 District, which has a maximum floor area ratio of 1.7. The addition would result in a 7,628 square foot building on an 11,021 square foot lot, resulting in a floor area ratio of .69. There is no minimum floor area ratio requirement in this location.

Building Height: The maximum height for structures in the C1 district is 2.5 stories or 35 feet, whichever is less. The proposed addition is two stories of 28.25 feet in height.

Minimum Lot Area: The minimum lot area requirement for residential uses in the C1 district is 700 square feet of lot area per dwelling unit. The site is 11,021 square feet in area, which would allow for up to 15 dwelling units. Three units are proposed.

Dwelling Units per Acre: The applicant is proposing three dwelling units on a site that is 11,021 square feet (.253 acres) in area for a density of 11.8 dwelling units per acre. This is considered low density residential development.

Yard Requirements: Uses located in the commercial districts are not subject to yard requirements

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unless they are adjacent to residential or office residential districts or the use is a residential use with windows facing an interior or rear lot line. There is a residential use to the north that is zoned R3. Where a street frontage includes property zoned as a residence or office residence district and property zoned as a commercial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established yard of such residential structure shall be provided in the commercial district for the first 40 feet from such residence or office residence district boundary or residential property. The proposed structure is located 43 feet from the district boundary and no setback is required.

Specific Development Standards: The grocery store use is subject to one specific development standard, requiring that all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet be inspected regularly for the purposes of removing any litter found thereon.

Signs: Signs are subject to 531 and 543 of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code and permits are required from the Zoning Office. There is no freestanding sign on the property so the grocery store use is allowed 1.5 square feet of signage for every one foot of primary building wall. For the west elevation, the sign allotment is 66 square feet and 54.5 square feet of signage is proposed. On the south elevation, facing Lowry Avenue N, up to 68 square feet of signage is allowed and 57.5 square feet is proposed. There is a wall sign that is nine square feet on the portion of the building that faces the corner. One half of this sign has been allocated to each primary building wall in the calculations above.

Refuse storage: Section 535.80. Refuse storage containers are required to be enclosed on all four (4) sides by screening compatible with the principal structure, not less than two (2) feet higher than the refuse container, or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The refuse storage container is located on the north side of the site, near the parking area. The refuse storage container is screened with a wood enclosure that is six feet in height. However, the trash enclosure is in disrepair and the gate does not appear to function properly. As a condition of approval, the trash enclosure will need to be repaired.

Lighting: The applicant has not submitted a lighting plan. All lighting shall be required to comply with Chapters 535 and 541 including the following standards:

535.590. Lighting. (a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance. (b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively shielded and arranged so as to not directly or indirectly cause illumination or glare in excess of one-half footcandle measured at the closest property line of any permitted or conditional residential use, and five footcandles measured at the street curb line or nonresidential property line nearest the light source.

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- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH:

The site is designated for mixed use on the future land use map in *The Minneapolis Plan for Sustainable Growth*. Lowry Avenue N and Emerson Avenue N are both Community Corridors in this location and the site is within the boundaries of a Neighborhood Commercial Node. The following policies of the comprehensive plan apply:

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.

- 1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.
- 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 1.4: 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.

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- 1.4.3 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.
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 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.

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.
- 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
- 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
- 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

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.
- 10.10.5 Limit the visual impact of existing billboards in neighborhood commercial areas.

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10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

10.10.7 Encourage the renovation of existing commercial buildings.

The proposed building addition is consistent with the above policies of the Comprehensive Plan by supporting the continued presence of neighborhood serving retail sales and service uses within a mixed use building. The proposed two-story addition is located up to the street with the building entrance at the corner, consistent with traditional urban development.

SMALL AREA PLANS ADOPTED BY COUNCIL:

The site is located within the study area of the *Lowry Avenue Corridor Plan*. The plan identifies this intersection as a key redevelopment area. Specifically, the plan states, “*The urban character and significant traffic in the Lyndale and Emerson/Fremont areas call for attached housing products in styles that are common to inner city areas.*” The plan also has the following policies for this specific intersection:

Opportunity Node 1: Emerson/Fremont and Lowry

- Strengthen area by creating a strong commercial node with newer, mostly owner units of medium density surrounding a neighborhood center.
- Key non-housing uses: transit hubs on Fremont and Emerson, a market, a child-care center, and neighborhood- oriented retail services such as a café (for seniors at Bremer complex), video rental, laundry, etc.
- Redevelop in such a manner as to support the senior housing at the Bremer site.

The proposed redevelopment will provide neighborhood-oriented retail sales and service uses. Reestablishing a mixed-use building with a grocery store and deli on the first floor is consistent with the above policies of the small area plan.

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.**

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Alternative compliance is required for the total landscaped area and the number of required canopy trees. To meet the minimum requirements, one canopy tree and 535 square feet of additional landscaped area would be required. Staff does not recommend granting alternative compliance for the canopy tree requirement and an additional tree will be required on site as a condition of approval. Due to the size of the site and the layout of the parking area, it may be impractical to require the 535 square feet of additional landscaping. However, the applicant will be restriping the parking area as part of this application and the asphalt in the parking area is in need of repair. As such, some modifications to the parking area will occur. Furthermore, staff is recommending that the proposed bike racks be relocated from the west side of the parking lot to an area that is visible from the commercial entrance. Therefore, staff recommends that the parking be shifted seven feet to the west to allow for a seven foot landscaped yard between the parking area and the alley. This will result in approximately 126 square feet of additional landscaping on site. This landscaped yard should include screening that is a minimum of three feet in height and 60 percent opaque.

Alternative compliance is also required for the 7-foot landscaped yard between the parking area and the property line to the north, and between the parking area and the alley. As noted above, staff does not recommend granting alternative compliance for the landscaped yard between the parking area and the alley. However, providing a landscaped yard between the parking area and the north property line would result in substandard parking stalls and therefore is not practical. Staff recommends granting alternative compliance for the north landscaped yard and as a condition of approval, seven feet of landscaping will be required between the parking lot and the alley.

RECOMMENDATIONS:

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the site plan review for a 4,213 square foot building addition including commercial space and three dwelling units at 1122 Lowry Avenue N, subject to the following conditions:

1. CPED Planning staff review and approval of the final site, elevation, floor and landscaping plans.
2. All site improvements shall be completed by September 19, 2014, unless extended by the Zoning Administrator, or the approvals may be revoked for noncompliance.
3. Shelving, coolers, 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.
4. The north building wall shall be painted uniformly to match the addition.
5. One additional canopy tree shall be provided within the landscaped yard on the west side of the site, in accordance with Section 530.160 of the zoning code.

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6. A landscaped yard a minimum of seven feet in width shall be provided between the parking area and the alley, in accordance with Section 530.170 of the zoning code. Said landscaped area shall include screening that is a minimum of three feet in height and 60 percent opaque.
7. Turf grass or wood mulch shall be provided within the landscaped area in the northwest corner of the site to achieve proper maintenance of the landscaped area, in accordance with Section 530.210 of the zoning code.
8. The asphalt in the parking lot and driveways shall be repaired and/or replaced as necessary in accordance with Section 541.300 of the zoning code.
9. The parking lot shall be striped in accordance with Section 541.320 of the zoning code.
10. A minimum of three bicycle parking spaces shall be provided that meet the standards for short-term bicycle parking, per Section 541.180 of the zoning code.
11. The refuse storage container shall be repaired or replaced as necessary in accordance with Section 535.80 of the zoning code.

Attachments:

1. Statement from applicant.
2. Zoning map.
3. Correspondence.
4. Site plans and elevations.
5. Proposed floor plans.
6. Photos.