



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #1
August 25, 2014
BZZ-6699

LAND USE APPLICATION SUMMARY

Property Location: 3330 25th Street East
Project Name: Big River Yoga Signage
Prepared By: [Shanna Sether](#), Senior City Planner, (612) 673-2307
Applicant: Big River Yoga
Project Contact: Chris Gordon
Request: To allow for window and wall signage accessory to an existing sports and health facility (yoga studio).

Required Applications:

Expansion of a Legal Nonconforming Use	To for window and wall signage accessory to an existing sports and health facility (yoga studio) in the RIA Single-Family District.
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SITE DATA

Existing Zoning	RIA Single-Family District
Lot Area	6,828 square feet / 0.157 acres
Ward(s)	2
Neighborhood(s)	Seward Neighborhood Group
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	August 1, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 30, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a mixed-use building with three commercial tenants and one residential dwelling unit on the second floor. The three commercial tenants include a record store, a laundromat and a yoga studio. The subject property is zoned RIA Single-Family District and the existing land uses are prohibited in this zoning district and are therefore nonconforming.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings. There is a coffee shop across the street zoned CI Neighborhood Commercial District and two properties to the east at 3433 25th Street East and 2505 35th Avenue South are zoned II Light Industrial District.

PROJECT DESCRIPTION. The applicant has five logo and two business name window signs for the nonconforming yoga studio, facing 25th Street East and 33rd Avenue South. The applicant is requesting to add a new 41 square foot, non-illuminated wall sign, facing 25th Street East. The zoning code allows nonconforming uses to have one, 16 square foot, non-illuminated wall sign. The proposed signage exceeds both the maximum area and the quantity of what is allowed for a nonconforming use; therefore the applicant is seeking an application to expand the nonconforming use.

PUBLIC COMMENTS. Staff has not received public comments regarding the requested land use application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

EXPANSION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application to allow for signage accessory to an existing sports and health facility (yoga studio) in the RIA Single-Family District based on the following [findings](#):

1. *A rezoning of the property would be inappropriate.*

The existing land uses and the proposed signage would be permitted first in the CI Neighborhood Commercial District. The subject property and surrounding area is predominately zoned RIA Single-Family District. 25th Street East was zoned Commercial from 1924 to 1963. The Birchwood Café at 3331 25th Street East and the former Doughnut Cooperative located at 2929 East 25th Street that are zoned CI Neighborhood Commercial District. The properties to the east at 3433 25th Street East and 2505 35th Avenue South are zoned II Light Industrial District. The applicant is requesting an expansion of nonconforming use to allow for a greater amount of signage for an existing, nonconforming yoga studio. Staff finds that there are City policies and similar land uses with more intense zoning classifications in the area that would be necessary to consider the rezoning of the property; however, the rezoning of this parcel to allow for a greater allotment for signage, alone, would be inappropriate.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

The proposed signage will be compatible with adjacent property and the neighborhood. The proposed wall sign will have stud mounted, painted acrylic letters to a metal raceway. The window logo signs are 3.4 square feet and the window signs with the business name are 2 square feet. None of the proposed signage is illuminated. Staff does find that the quantity of proposed signs would lead to sign clutter and is recommending that the applicant remove two of the existing window signs facing 25th Street East.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

The proposed signage accessory to the existing yoga studio will not have any additional impact to traffic, noise, dust, odor or parking congestion.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

Staff finds that the proposed signage relates in size, shape, material, color, illumination and character of the building and the property. The proposed wall sign will have stud mounted, painted acrylic letters to a metal raceway. The window logo signs are 3.4 square feet and the window signs with the business name are 2 square feet. None of the proposed signage is illuminated. Staff finds that the sign will be professionally installed with quality materials.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

The proposed signage will not result in the creation of additional dwelling units on the property.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The subject property is not located in a Floodway District.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Expansion of a Nonconforming Use:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the expansion of a nonconforming use application to allow for new signage accessory to an existing sports and health facility (yoga studio) in an existing mixed-use building located at 3330 25th Street East in the RIA Single-Family District, subject to the following conditions of approval:

1. Approval of the sign permit by the Department of Community Planning and Economic Development.
2. The applicant shall have a total of three window signs facing 25th Street East.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map

3. Site plan
4. Floor plans
5. Sign plans
6. Photos

From: thaiyogachris@gmail.com on behalf of [Chris Gordon](#)
To: [Gordon, Cam A.](#)
Cc: [Sether, Shanna M](#)
Subject: NCU application at 3336 E 25th St
Date: Wednesday, July 23, 2014 12:23:49 PM
Attachments: [BRY Signage Proposal_NCU.pdf](#)
[BRY WindowStickers.docx](#)

Hello Council Member Gordon,

My name is Chris Gordon and I own [Big River Yoga](#) located at 3336 E 25th Street. As you may know, the building owner, Mike Palmer, is not moving forward at this time with applying for a re-zoning of the building from residential to commercial. For this reason, I am applying for a non-conforming use variance for my business so that I can have professional exterior signage installed. I have been working with Shanna Sether of Minneapolis Review to apply for the NCU.

As a business owner, I understand that being visible to our community with a sign is essential to operating a successful business and I hope to have your support. Attached are the the specs of the current window stickers and the proposed additional exterior signage that would be hung upon its passing by the review board. Please take a look and let me know if you have any questions.

If all goes as planned, this will be reviewed at the planning commission meeting on August 25th.

Thank you,
Chris

--

Chris Gordon
owner/director
Big River Yoga
3336 East 25th Street
Minneapolis, MN 55406
651-338-1493
<http://www.bigriveryoga.com>

From: thaiyogachris@gmail.com on behalf of [Chris Gordon](#)
To: [Doug Wise](#)
Cc: [Sether, Shanna M](#); [Nora Hoefl](#)
Subject: Non-Conforming Use - Big River Yoga
Date: Wednesday, July 23, 2014 12:40:47 PM

Hello Doug,

My name is Chris Gordon and I own Big River Yoga located at 3336 E 25th Street. As you may know, the building owner, Mike Palmer, is not moving forward with applying for a re-zoning of the building from residential to commercial. For this reason, I am applying for non-conforming use variance for my business so that I can have professional exterior signage installed. I have been working with Shanna Sether of Minneapolis Review to apply for the NCU.

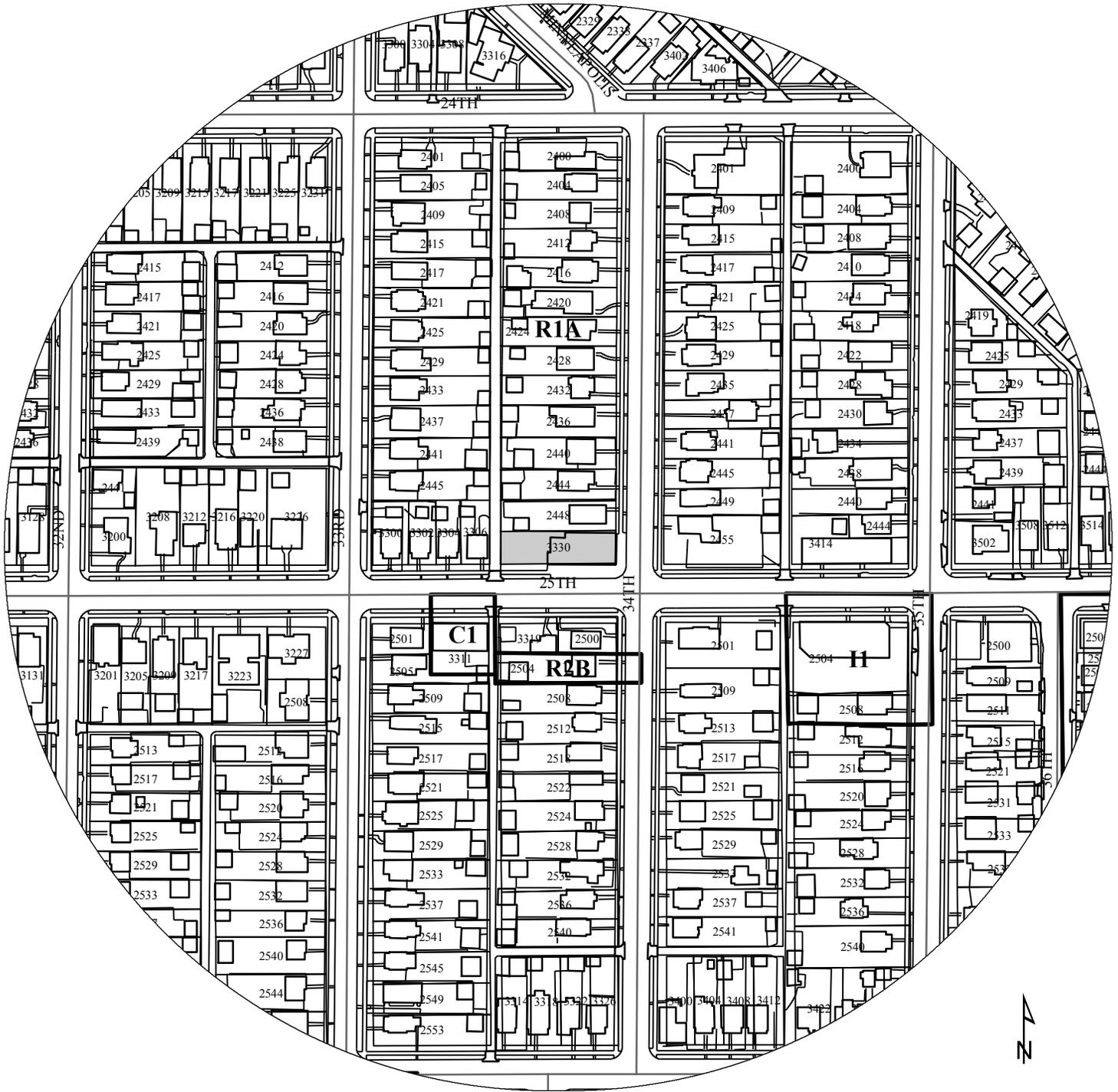
As a business owner, I understand that being visible to the community with a sign is essential to operating a successful business and I hope to have the support of the Seward Neighborhood Group. I look forward to getting to know my neighbors and being involved with the Seward Neighborhood Group in the very near future. Attached are the specs of the current window stickers and the proposed additional exterior signage that would be hung upon its passing by the review board. Please take a look and let me know if you have any questions.

If all goes as planned, this will be reviewed at the planning commission meeting on August 25th.

Thank you,
Chris

--

Chris Gordon
owner/director
Big River Yoga
3336 East 25th Street
Minneapolis, MN 55406
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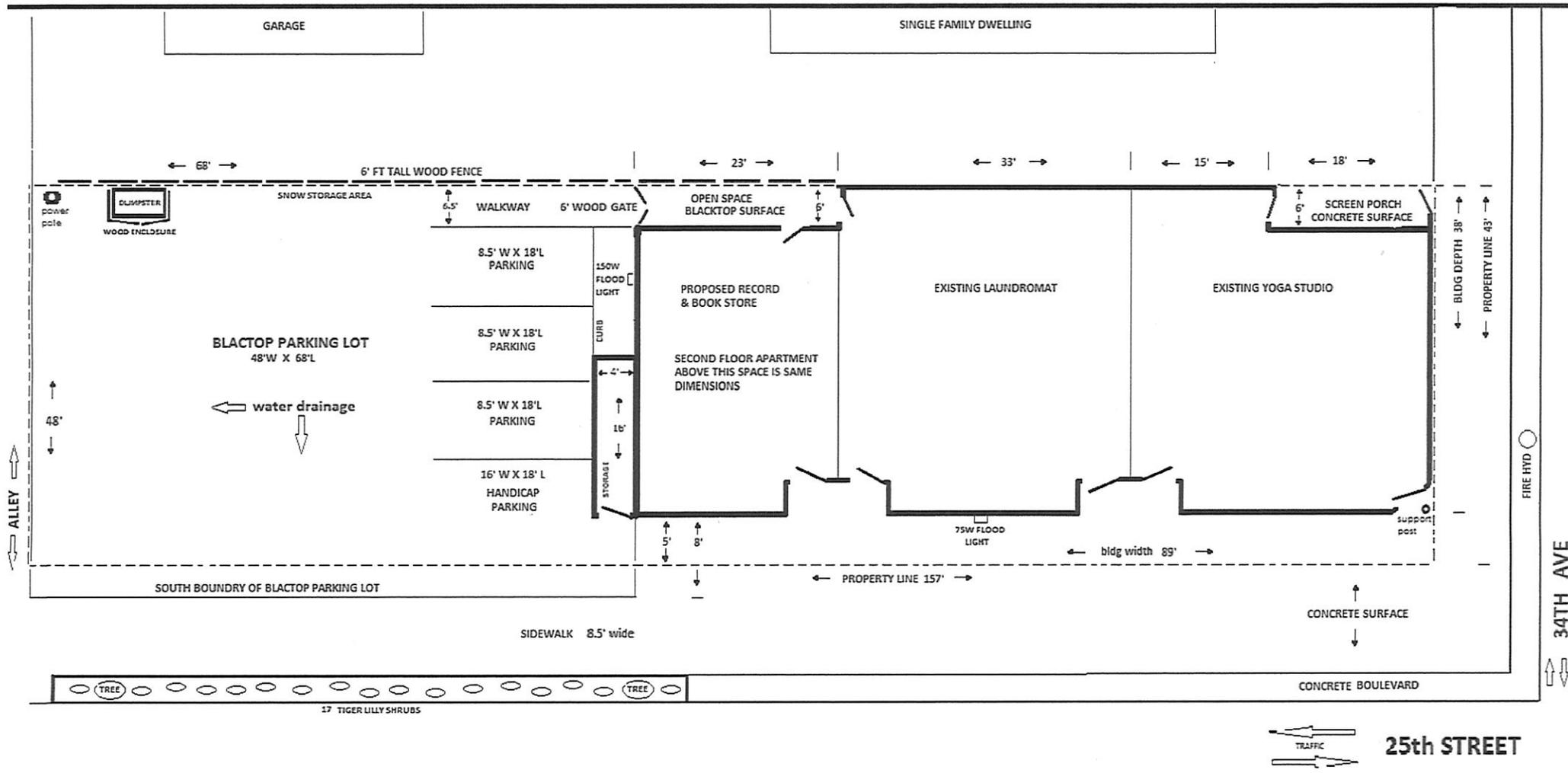


PROPERTY ADDRESS

3330 25th Street East

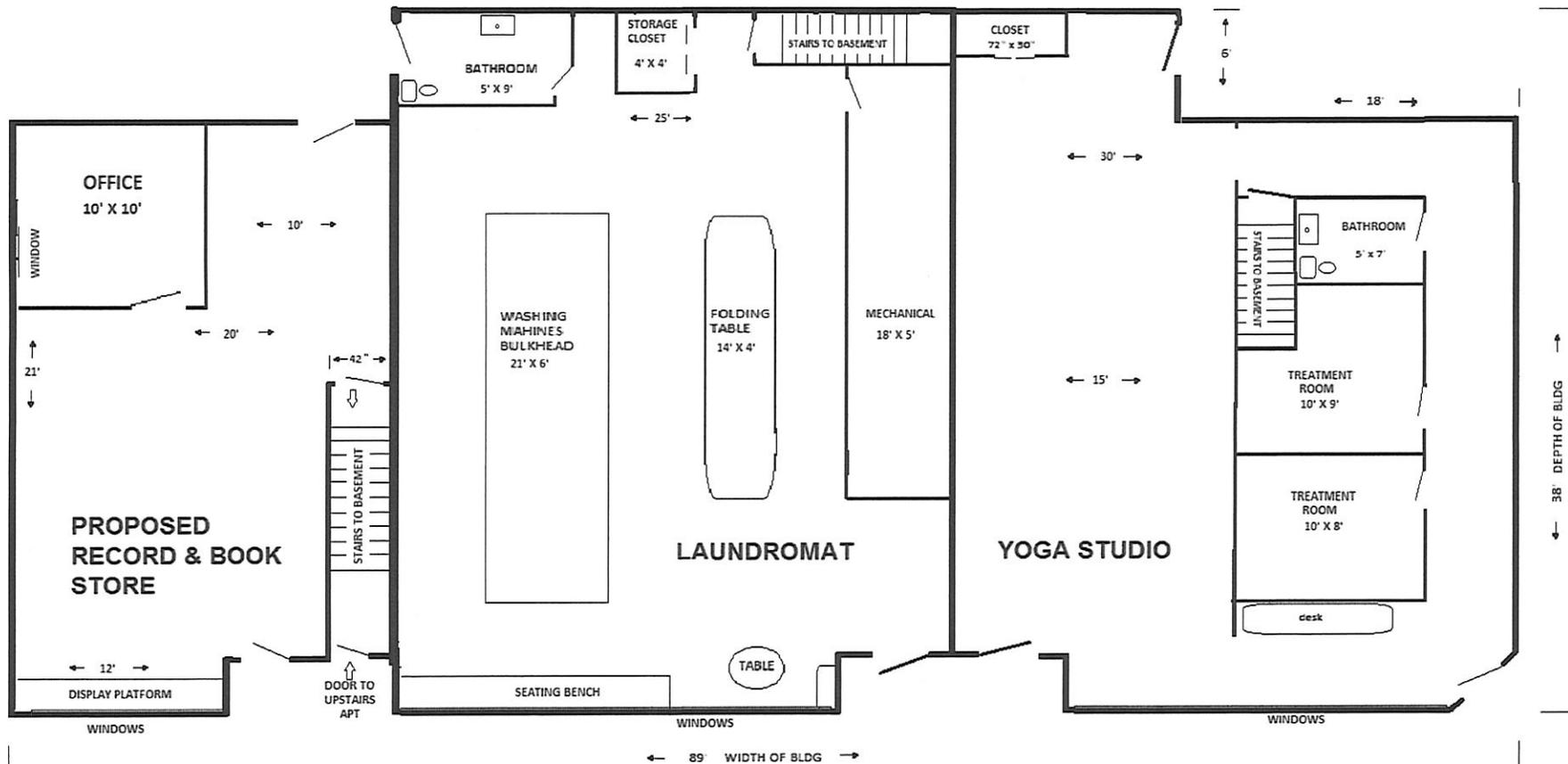
FILE NUMBER

BZZ-6699



- 1) DRAWING SCALE 1/4" = 4'
- 2) BLDG FOOTPRINT 38' X 89'
- 3) EXTERIOR DOORS = 36"
- 4) PROPERTY LINE - - - - -
- 5) BLDG FOOTPRINT 3800 SQ FT

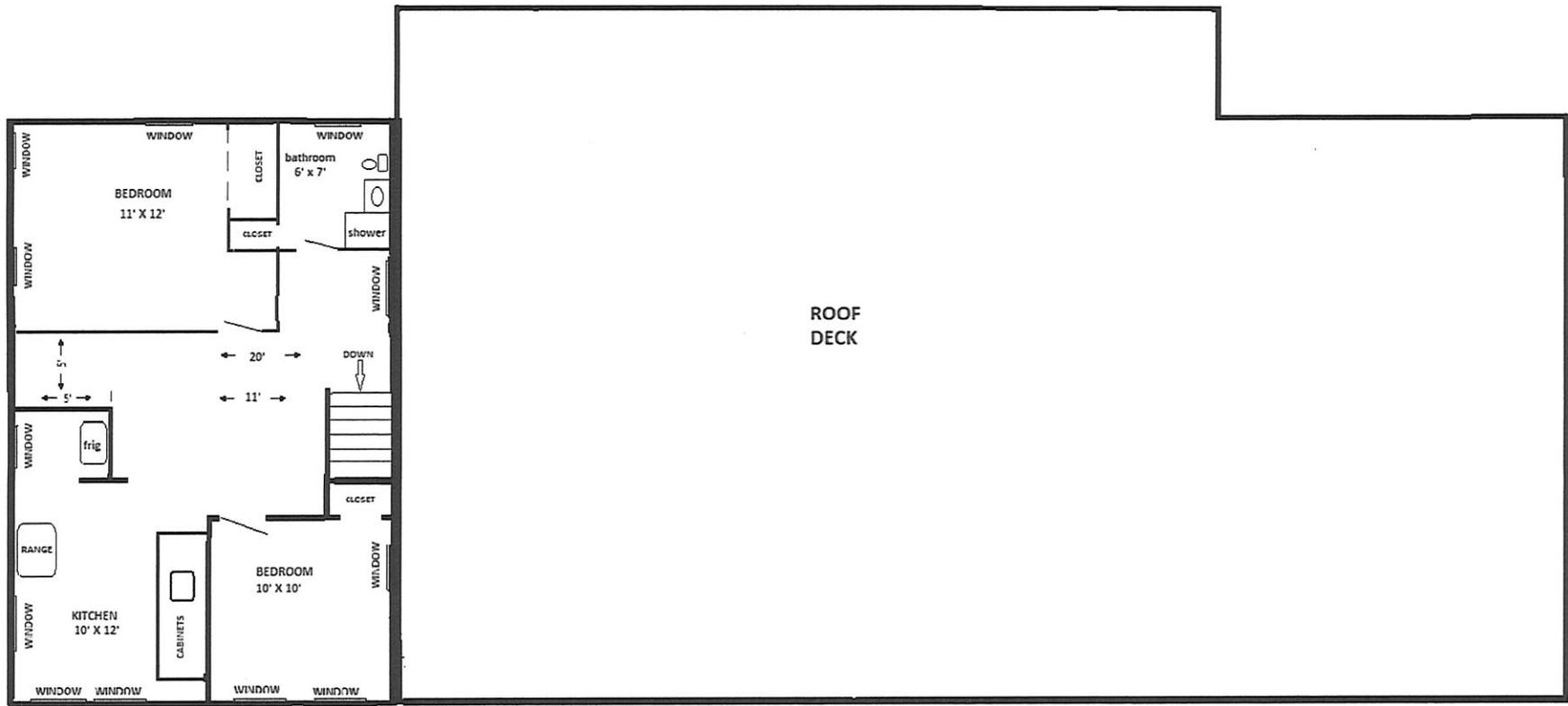
ADDRESS: 3330 25TH ST E MPLS, MN 55406	DATE DRAWN: JUNE 7, 2014	DRAWN BY: MIKE PALMER	SITE PLAN
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NOTES

- 1) DRAWING SCALE 1/4" = 2'
- 2) ALL EXTERIOR DOORS = 36"

ADDRESS: 3330 25TH ST E MPLS, MN 55406	DATE DRAWN: JUNE 7, 2014	DRAWN BY: MIKE PALMER	FIRST FLOOR PLAN
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- NOTES**
- 1) DRAWING SCALE 1/4" = 2'
 - 2) INTERIOR DOORS ARE ALL 34"
 - 3) INTERIOR DIMENSIONS 20' X 31'

ADDRESS: 3330 25TH ST E MPLS, MN 55406	DATE DRAWN: JUNE 7, 2014	DRAWN BY: MIKE PALMER	SECOND FLOOR PLAN
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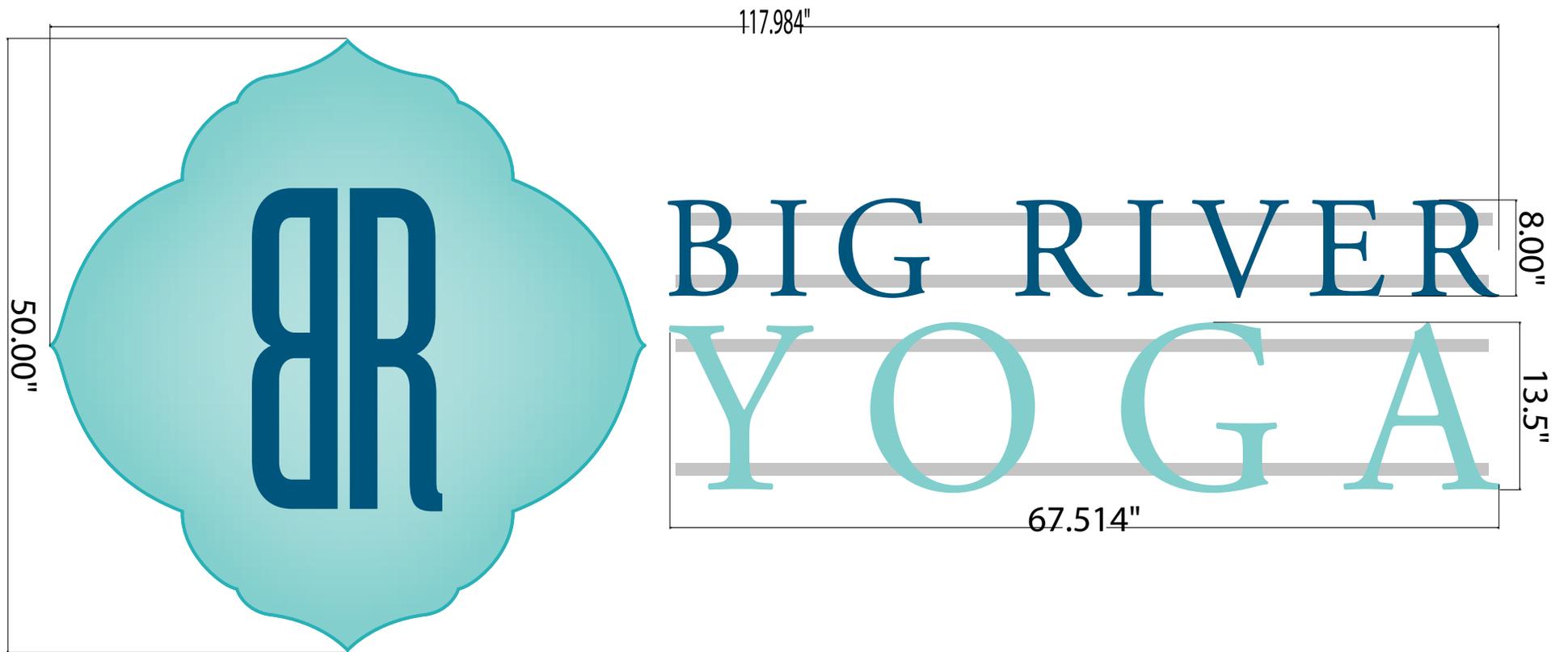


Stud mount painted acrylic letters and
stud mount maxmetal logo with digital print

Approval: _____ Date: _____

By signing this proof, I acknowledge that the spelling, layout,
sizing and colors specified are correct.
I am authorizing Budget Sign to proceed with my order.

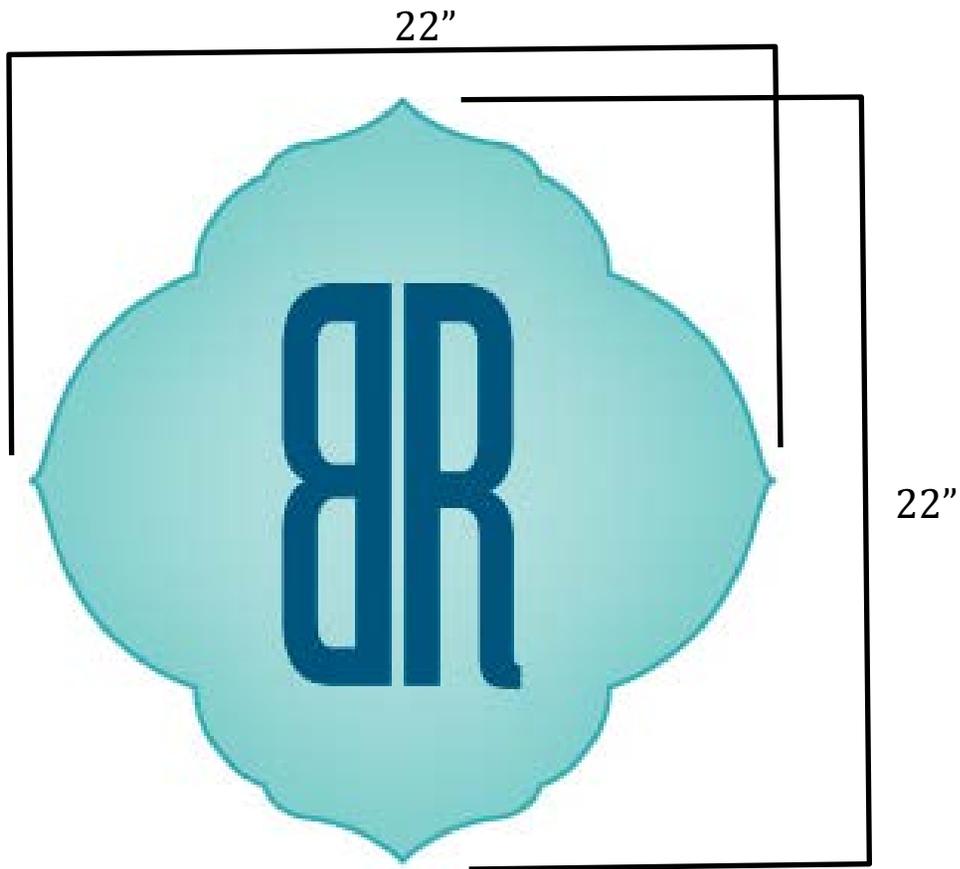
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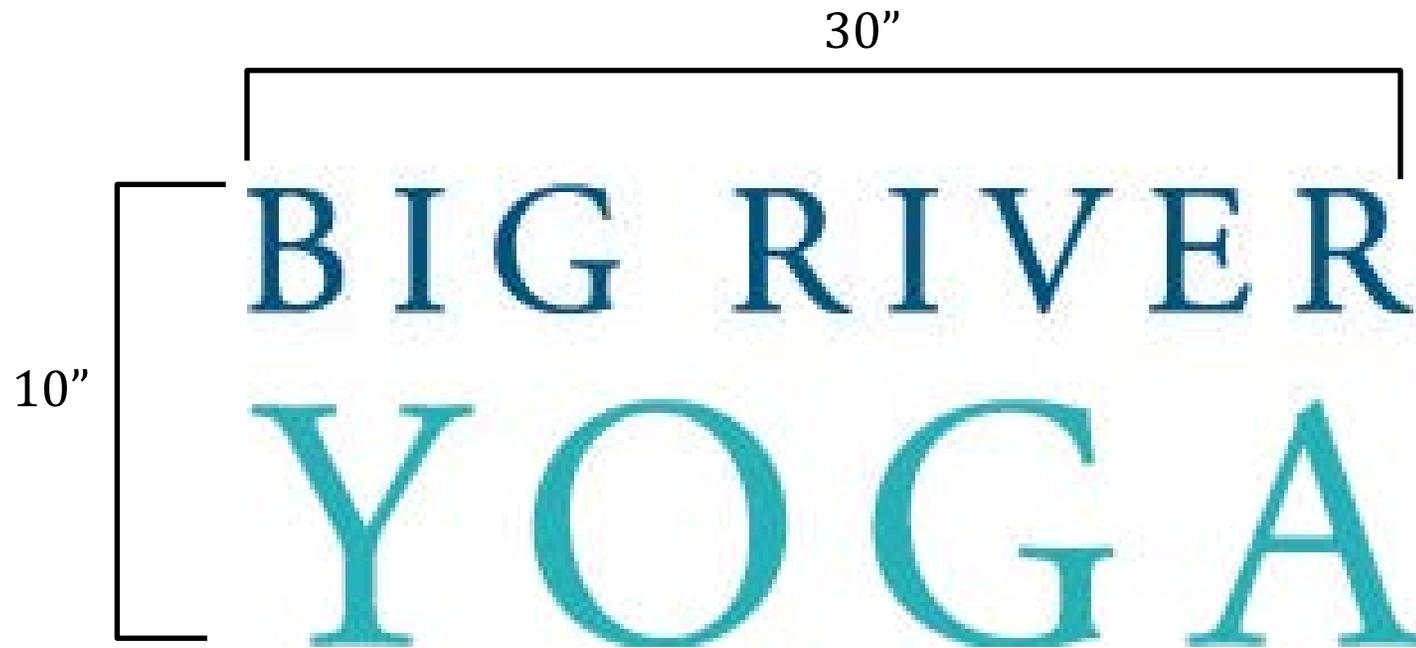
Stud mount painted acrylic letters and
stud mount maxmetal logo with digital print

Big River Yoga

Vinyl Window Stickers on South and East exterior windows



Vinyl Window Stickers on South and East exterior windows





South

Big River Yoga 6.30.142



East