



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
August 25, 2014
BZZ-6718

LAND USE APPLICATION SUMMARY

Property Location: 1501 and 1501 ½ 4TH Street South
Project Name: Mixed Blood Theatre Accessibility Upgrades
Prepared By: [Shanna Sether](#), Senior City Planner, (612) 673-2307
Applicant: The Mixed Blood Theatre
Project Contact: Thomas Rapson, Rapson Architects
Request: To construct a new two-story elevator and lobby addition and parking lot remodel for an existing indoor theater.

Required Applications:

Rezoning	To allow for an existing indoor theater in the OR2 High Density Office District.
Variance	To reduce the off-street parking requirement.
Variance	To reduce the required southeast interior side yard setback for a trash enclosure.
Variance	To reduce the corner side yard setback adjacent to 15 th Ave S for a two-story rear addition (for elevator and lobby).

SITE DATA

Existing Zoning	R6 Multiple-Family District PO Pedestrian Oriented Overlay District UA University Area Overlay District
Lot Area	9,121 square feet / .2 acres
Ward(s)	6
Neighborhood(s)	West Bank Community Coalition
Designated Future Land Use	Urban Neighborhood
Land Use Features	Commercial Corridor (4 TH Street South) Adjacent to Cedar-Riverside Activity Center Cedar Riverside Hiawatha LRT Station Area West Bank Central Corridor LRT Station Area
Small Area Plan(s)	Franklin/Cedar-Riverside TOD Master Plan (2001) Cedar Riverside Small Area Plan (2008)

Date Application Deemed Complete	August 1, 2014	Date Extension Letter Sent	August 15, 2014
End of 60-Day Decision Period	September 30, 2014	End of 120-Day Decision Period	November 29, 2014

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is the Mixed Blood Theatre, an indoor theater. The subject property is zoned R6 Multiple-Family District and the indoor theater is a legal nonconforming use. The existing building was built as a two-story fire house (Fire House G) in 1887. The Mixed Blood Theatre was founded in the existing building in 1976.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the southwest is the Brian Coyle Center, a community center, zoned OR2 High Density Office Residence District. The properties to the south were recently approved for the Five15 on the Park, a Planned Unit Development for a 6-story, 260 unit residential building with ground level neighborhood-serving retail uses in the R6 Multiple Family District. The properties to the east and north are surface parking lots serving adjacent and nearby commercial uses.

PROJECT DESCRIPTION. The existing indoor theater is a nonconforming use in the R6 Multiple-Family District. The applicant is proposing to rezone the property to OR2 High Density Office District, where the use is conforming. The applicant is proposing to construct a two story, 657 square foot addition to the rear to allow for a new handicapped accessible entrance, elevator and lobby. The applicant is also proposing to add a new trash enclosure and reconfigure the parking lot to allow all accessible parking spaces. The applicant is seeking four land use applications. The first is a petition to rezone the property to allow the indoor theater to be a conforming use in the OR2 High Density Office Residence District. The second is a variance to reduce the minimum off-street parking requirement from 8 spaces to 5 spaces, where 11 spaces are grandfathered. The third application is for a variance to reduce the southeast interior side yard setback from 5 feet to 1 foot 6 inches to allow for a new trash enclosure. Finally, the fourth application is for a variance to reduce the corner side yard setback from 10 feet to 1 foot 4 inches to allow for a two-story addition to the existing indoor theater.

PUBLIC COMMENTS. Staff has not received public comments regarding the requested land use applications. 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 1501 and 1501 ½ 4th Street South from R6 to OR2 based on the following [findings](#):

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

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The property is designated as Urban Neighborhood on the future land use map. The subject property is located on 4th Street South, a commercial corridor, and is across the street from an activity center.

The following principles and policies outlined in the plan apply to this proposal:

Urban Neighborhood is a predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. They may include undesignated nodes and some other small-scale uses, including neighborhood-serving

commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers. Urban Neighborhood is not generally a classification intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density.

The subject property is located within two Transit Station Areas (TSAs), because the property is located within an approximate ½ mile radius from transit stations for both the Green and Blue Lines. The TSA designation reflects an understanding that most walking trips to and from transit stations are ten minutes or less in duration. Density, human-scale urban design, and public infrastructure are especially critical in these areas. The actual size of TSAs is influenced by directness of routes, physical barriers, and the potential for those barriers to be lessened or bridged. TSA development includes small-scale retail services that are neighborhood in scale and from which pedestrians, bicyclists, and/or transit riders are likely to benefit (e.g., coffee shop, day care, dry cleaners, small-scale grocery, flower shop).

Land Use Policy I.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.

I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

I.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.

I.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.

I.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 I.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

I.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.

I.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

Land Use Policy 1.10: 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.

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.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

Land Use Policy 1.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

1.13.1 Encourage pedestrian-oriented services and retail uses as part of higher density development near transit stations.

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

8.1.4 Designate resources recommended for designation from historic surveys and listed on the National Register of Historic Places which have no local protection.

Arts and Culture Policy 9.1: Integrate and utilize arts and culture as a resource for economic development.

9.1.1 Create policies that define the city's role in the planning, development, operation, and management of cultural facilities throughout Minneapolis.

9.1.5 Develop a creative industries strategy and integrate it into the city's economic development policies and practices.

9.1.8 Make Minneapolis a more livable place for artists through support for arts initiatives that contribute to the city's community development priorities.

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.

10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.

10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.

10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.

10.10.7 Encourage the renovation of existing commercial buildings.

The following principles and policies outlined in the *Franklin/Cedar-Riverside Transit Oriented Development Master Plan* apply to this proposal:

The *Cedar-Riverside Small Area Plan*, an update to the *Franklin/Cedar Riverside TOD Master Plan*, and *The Minneapolis Plan for Sustainable Growth* were produced and adopted concurrently. Both plans show the addition of the commercial corridor along 4th Street South and the subject property within the transit station area. Transit Station Areas are defined in both plans as approximately one-half mile radius from light rail transit stations, with the intent of defining a ten-minute walk to the station. This is true for the Cedar Riverside Hiawatha LRT station, although the radius has been modified somewhat to take into account the freeway barriers. This covers a significant portion of the Cedar Riverside neighborhood.

Policies for TSAs include:

- (1) concentrating densities and mixed use development near these locations while transitioning appropriately to surrounding areas,
- (2) supporting the development of new housing types,
- (3) encouraging
 - An emphasis on reinforcing traditional urban form
 - The need to preserve a diversity of housing types with a range of levels of affordability
 - Support for development of a strong transit system that reduces dependence on the automobile
 - Growth that preserves the natural environment, including a system of parks and open spaces
- (4) recruiting land uses that value the convenient access such locations provide.

Staff comment: Staff finds that the proposed rezoning of the subject parcel from R6 Multiple-Family District to OR2 High Density Office Residence District is consistent with the aforementioned policies in the comprehensive plan and the *Cedar-Riverside Small Area Plan*. The proposed zoning is supported along a commercial corridor and within a TSA. Further, the proposed addition will allow for the continued viability of this existing potential historic resource, while allowing the historic integrity to remain. The proposed rezoning will allow the existing indoor theater to be a conforming use and reduce the regulatory pressures for the arts and culture use. Finally, the proposed design is consistent with the urban design polices mentioned above.

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

The proposed amendment serves a public interest in allowing an existing, nonconforming indoor theater to become a conforming use. The applicant is proposing the change in zoning classification at

the same time as proposing several upgrades to the existing building and parking area to provide accessible parking and access to the existing building.

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 property immediately to the southwest is the Brian Coyle Center, a community center, zoned OR2 High Density Office Residence District. The properties to the south were recently approved for the Five15 on the Park, a Planned Unit Development for a 6-story, 260 unit residential building with ground level neighborhood-serving retail uses in the R6 Multiple Family District. The properties to the east (R6) and north (C3A Community Activity Center) are surface parking lots serving adjacent and nearby commercial uses. The proposed amendment will be compatible with the general area.

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.*

The subject property is zoned R6 Multiple-Family District which supports high density apartments, congregate living arrangements and cluster developments. Some institutional uses, public uses and public services utilities may be allowed. The existing land use was established in 1976 and is presently nonconforming. The existing, nonconforming use may remain, unless it is abandoned or expanded. The existing indoor theater is located within a building that is considered a potential historic resource. While reasonable use exists, as long as the existing use remains, it is unlikely that the existing building could be demolished or reasonably rehabbed in order to allow for a conforming use in the R6 District. The OR2 district will allow more uses than the existing zoning, which is appropriate on a property adjacent to a commercial corridor and activity center, and located within two transit station areas.

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.*

No zoning changes to allow for the OR2 District zoning have occurred in the area since it was placed in its present zoning classification. The Transit Station Area Pedestrian Oriented Overlay District was added to the surrounding area in 2005 for the Hiawatha Light Rail Transit Line. The University Area Overlay District added to the area in 2009. The *Minneapolis Plan for Sustainable Growth* and the *Cedar-Riverside Small Area Plan* both approved the conversion of 4th Street South from a community corridor to a commercial corridor.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the off-street parking requirement from 8 spaces (6 standard and 2 accessible spaces) to 5 accessible spaces, based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Staff finds that practical difficulty exists due to the existing lot area and the proximity to other parking options and other transportation options that are unique to the subject property. The

subject property is approximately 9,121 square feet in area and the applicant is proposing to convert the existing parking spaces to make them all handicapped accessible. With the space needs for accessible parking, only 5 spaces can be provided.

There is metered parking along 4th Street South and public parking to the north. Additionally, the subject property is located one block west of a Metro Transit stop that serves the #2, #7 and #22 buses. The property is also located within ½ mile of two LRT stations for both the Blue and Green Lines. Staff finds that these circumstances have led to a practical difficulty in complying with the ordinance.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The intent of parking and loading regulations are established to recognize the parking and loading needs of uses and structures, to enhance the compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. The applicant is proposing several upgrades to the property to allow for improved accessibility. There is metered parking along 4th Street South and public parking to the north. Additionally, the subject property is located one block west of a Metro Transit stop that serves the #2, #7 and #22 buses. The property is also located within ½ mile of two LRT stations for both the Blue and Green Lines. Staff is recommending that the applicant comply with screening requirements of the parking area to the adjacent residentially zoned properties and 15th Avenue South, consistent with 530.170 of the zoning code. Staff finds that the proposed changes to the parking lot will allow for a reasonable use of the property that is consistent with the spirit and intent of the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the granting of this variance would not negatively alter the essential character or be injurious to the use or enjoyment of other property in the area. The surrounding area has access to on-street and off-street parking options and is well-served by transit. The applicant is proposing to provide 5 off-street parking stalls for accessible parking on-site. Therefore, staff finds that the proposed parking variance will not be detrimental to the health, safety or welfare of the general public.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the southeast interior side yard setback from 5 feet to 1 foot 6 inches to allow for a new trash enclosure and a variance to reduce the corner side yard setback adjacent to 15th Ave S from 10 feet to 1 foot 4 inches to allow for a two-story addition to the existing indoor theater based on the following [findings](#):

4. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Both variances: Staff finds that unique circumstances exist in complying with the ordinance due to the size of the parcel and the proximity to adjacent existing and future development. These circumstances have not been created by the applicant. The subject property is approximately 9,121 square feet in area and does not allow for the trash enclosure or addition to the building without further reducing the required off-street parking. The adjacent parcel to the southeast is a surface parking lot. The adjacent property to the south has been approved for redevelopment to allow for a 6-story, mixed use planned unit development. This development was granted an exception through the PUD to allow for a reduced yard requirement along 15th Avenue South.

5. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Both variances: The applicant is seeking variances to reduce the southeast interior side yard to allow for a trash enclosure and the corner side yard to allow for a two-story addition. The purpose of required yards is to provide for orderly development and use of land and to minimize conflicts among land uses by providing adequate light, air, open space and separation of uses. The existing building is set back 1 foot 4 inches from the corner side lot line. With the building addition, improvements can be made to make the building accessible to ensure this potentially historic structures continued viability. The adjacent parcel to the southeast is a surface parking lot. The adjacent property to the south has been approved for redevelopment to allow for a 6-story, mixed use planned unit development. This development was granted an exception through the PUD to allow for a reduced yard requirement along 15th Avenue South. Staff finds that the applicant is proposing to utilize the property in a reasonable manner consistent with the spirit and intent of the ordinance.

The existing building has been identified as a potential historic resource. Design guidelines from the Secretary of the Interior recommend differentiation between historic structures and new additions. This is to avoid the impression that the addition is original to the contributing and historic structure. The existing building is light-colored brick on all four sides. The applicant is proposing to utilize glass, metal panel and new face brick on the addition. Staff is recommending that the applicant use a combination of glass and metal panel only on the proposed addition. With this condition, staff finds that the applicant is proposing to utilize the property in a reasonable manner consistent with the heritage preservation goals of the comprehensive plan.

6. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the granting of the variance would not be injurious to the use or enjoyment of other property in the vicinity. The adjacent parcel to the southeast is a surface parking lot. The adjacent property to the south has been approved for redevelopment to allow for a 6-story, mixed use planned unit development. This development was granted an exception through the PUD to allow for a reduced yard requirement along 15th Avenue South. Staff is recommending that the applicant use glass and metal panel only, on the proposed addition, to differentiate the new addition from the historic building. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property as long as the proposed structures are constructed to current building codes.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 21

LEGAL DESCRIPTION. The southwesterly 33 feet of Lot 12, Block 4, Atwaters Addition to the Town of Minneapolis.

Torrens Property, Certificate of Title No. 789984

and:

That part of Lot 12, Block 4, Atwaters Addition to the Town of Minneapolis lying northeasterly of the southwesterly 33 feet thereof.

Abstract Property

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Rezoning:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning petition to change the zoning classification at the property located at 1501 and 1501 ½ 4th St S from the R6 Multiple-Family District to the OR2 High Density Office Residence District.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the off-street parking requirement from 8 spaces (6 standard and 2 accessible spaces) to 5 accessible spaces at the properties located at 1501 and 1501 ½ 4th St S, subject to the following conditions:

1. The applicant shall provide screening of the parking area from the adjacent, residentially zoned properties and 15th Avenue South.
2. CPED planning staff review and approval of the final site plan, landscaping plan, elevations and floor plans is required before permits may be issued.
3. All site improvements shall be completed by August 25, 2016, unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the southeast interior side yard setback from 5 feet to 1 foot 6 inches to allow for a new trash enclosure

accessory to an existing indoor theater at the properties located at 1501 and 1501 ½ 4th St S, subject to the following conditions:

1. CPED planning staff review and approval of the final site plan, landscaping plan, elevations and floor plans is required before permits may be issued.
2. All site improvements shall be completed by August 25, 2016, unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.

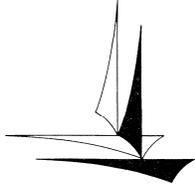
Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the corner side yard setback adjacent to 15th Ave S from 10 feet to 1 foot 4 inches to allow for a two-story addition to an existing indoor theater at the properties located at 1501 and 1501 ½ 4th St S, subject to the following conditions:

1. The exterior materials of the proposed addition shall be glass and metal panel, as to differentiate it from the existing potential historic structure.
2. CPED planning staff review and approval of the final site plan, landscaping plan, elevations and floor plans is required before permits may be issued.
3. All site improvements shall be completed by August 25, 2016, unless extended by the Zoning Administrator) or permits may be revoked for noncompliance.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Rezoning matrix
4. Zoning map
5. Future land use map
6. Site plan
7. Site survey
8. Plans
9. Building elevations
10. Photos



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001218
Applicant:	RAPSON ARCHITECTS 2429 34TH AVE S MINNEAPOLIS, MN 55406
Site Address:	1501 4TH ST S
Date Submitted:	27-JUN-2014
Date Reviewed:	09-JUL-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Proposed elevator addition and accessibility upgrades.

Review Findings (by Discipline)

Zoning - Planning

- Proposed project will require the following land use applications:
- Expansion of a nonconforming use to allow for an addition to an existing indoor theater in the R6 Multiple Family District.
- Variance to reduce the corner side yard setback from 10 feet to approximately 1 foot to allow for an elevator and lobby addition.
- Variance to reduce the southeast interior side yard setback from 7 feet to 0 feet for a proposed trash enclosure.

***Approved:** You may continue to the next phase of developing your project.

***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Right of Way

- The plan as re-submitted meets the requirements of the Public Works Right-Of-Way Division.

❑ Street Design

- The site plan shall be coordinated with current plans by Public Works for the reconstruction of 15th Ave. S. and 4th St. S. The current submittal does not match the street design plans; specifically details related to a proposed curb cut on 4th St. S., and sidewalk/boulevards along 15th Ave. S. The Applicant shall contact Chris Engleman at (612) 673-3274 for further information regard coordination of plans.

❑ Sidewalk

- See Street Design comments.

❑ Traffic and Parking

- The plan as re-submitted meets the requirements of the Public Works Traffic & Parking Services Division.

❑ Water

- The plan as re-submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

❑ Sewer Design

- The plan as re-submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

❑ Construction Code Services

- The plan as submitted meets City of Minneapolis requirements for Construction Plan Review.

END OF REPORT



June 18, 2014

Sixth Ward Council Member Abdi Warsame
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Mixed Blood Theatre
Expansion of Premises and Variance Application

Dear Council Member Warsame:

I am writing regarding an expansion of premises and variance application for Mixed Blood Theatre.

The project requiring the variance is:
Mixed Blood Theatre Accessibility Upgrades

The Project Owner is:
Mixed Blood Theatre
1501 and 1501 ½ South 4th Street
Minneapolis, MN 55454
(612) 338-6131

The Owner proposes to add a 657 square foot, two story elevator and entry addition attached to the back of the existing structure in an existing parking area at the rear their property and to rework the existing parking. The proposed expansion will make the building accessible to persons with mobility impairments.

The original building was constructed in 1887 for use as the Minneapolis Fire Station 7. For the past 38 years the building has served as the home of the Mixed Blood Theatre. Currently, the first floor of the theater is accessible by an exterior wooden ramp and stair that are inadequate for this purpose and in disrepair. The second floor meeting, rehearsal and office spaces are accessed only by stairway.

The expansion of premises is necessary because the proposed new entry and elevator addition enlarges the existing building, which is a nonconforming use in an R-6 Zoning District.

To accommodate the proposed addition, the parking lot is improved to formalize existing nonconforming setbacks from property lines, as follows:

1. The proposed corner side yard setback is 1 foot 6 inches for the elevator addition and 1 foot 6 inches for the parking areas.

2. The proposed rear and side yard setbacks is 6 inches.

The Mixed Blood Theatre is a professional, multi-racial company with a mission to promote cultural pluralism and individual equality through artistic excellence, using theater to address artificial barriers that keep people from succeeding in American society. The intension of the MBT Accessibility Upgrade project is to make the building more accessible by reducing the physical barriers of the existing structure.

The Mixed Blood Theatre
Accessibility Upgrades Project - Statement by the Applicant
20 June 2014

EXPANSION OR ALTERATION OF NONCONFORMING USE
Addition of a new accessible entry and elevator addition

Statement by the applicant:

- (1) Rezoning of the property would be inappropriate.

The Primary Zoning classification is R-6 with a Pedestrian Overlay District. The original property was as a Minneapolis Fire Station, the current and long standing use is as a Performing Arts Center. Rezoning back to a more appropriate designation may be possible but seems unnecessary for a small Expansion of Premises intended only to make the building and use more accessible.

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

The expansion is an elevator and entry addition. The front of the addition is in line with the west elevation of the existing structure. The height of the addition is compatible with the existing structure. The size of the structure is only as large as necessary for an entry vestibule and elevator.

- (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 addition should not result in any adverse impacts.

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

The existing Mixed Blood Theatre is a highly recognized and awarded neighborhood institution serving the community since 1976, almost 40 years. The addition is intended to make the Theatre even more welcoming and inclusive.

- (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 or rooming units on the subject property than is allowed by the regulations of the district in which the property is located.

No dwelling units are on the property.

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

The property is not located in a Floodway District.

The Mixed Blood Theatre

Accessibility Upgrades Project - Statement by the Applicant

20 June 2014

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VARIANCES

Corner Side Yard –	Reduce corner side yard setback to 2'-0" for parking spaces Reduce corner side yard setback to 1'-4" for accessible entry and elevator addition
Interior Side Yard –	Reduce side yard setback to 1'-6" for trash/recycling area Reduce side yard setback to 4'-0" for parking spaces
Rear Yard -	Reduce rear yard setback to 0'-9" for parking spaces
Reduced Parking -	Reduce parking spaces from 6 standard and 2 accessible to 5 Accessible

Statement by the applicant:

- (1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The Mixed Blood Theatre is asking for corner side yard, interior side yard and rear side yard variances to accommodate a new entry and elevator addition and a reworking of the trash/recycling and parking areas. The existing rear yard area used for parking is limited and the parking and trash/recycling areas are currently less than standard. The MBT wants to improve the accessible use of the property as well as the physical appearance of the parking and trash/recycling areas.

- (2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The new entry and elevator addition and the reworking of the trash/recycling and parking areas will improve the existing conditions with an easily accessible entry, screening of the trash/recycling area, curbs, gutters, asphalt paving and striping in the reworked parking area.

- (3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The proposed accessibility upgrades should increase both the visual and functional quality and the accessible use of the property for the visiting and neighboring public.

	Multiple Family Districts	Office/Residence Districts
	R6 Multiple Family District (High Density)	OR2 High Density Office Residence District
FAR		
Base FAR Maximum	3.00	2.50
20% bonus for enclosed, underground or structured parking commercial	0.60 n/a	0.50 n/a
20% bonus for 20% affordable units	0.60	0.50
Total possible FAR	4.20	3.50
(sq. ft.)	400	700
Possible DU Bonuses:		
20% bonus for enclosed, underground or structured parking commercial	Y	Y
20% bonus for 20% affordable units	Y	Y
Base building height maximum (in stories)	6	4
Maximum size of retail store (sq. ft.)	0	2,000
Maximum Lot Coverage	70%	70%
Coverage	85%	85%
Yard Requirements		
Front	15	15
Interior side or rear ¹	5 (+2X) ¹	5 (+2X) ¹
Corner Side	8 (+2X) ¹	8 (+2X) ¹
Drive-through permitted?	N	N

Notes:

1 - (2X) is added for uses that are not SFDs, 2FDs, or CRFs serving 1-6 persons

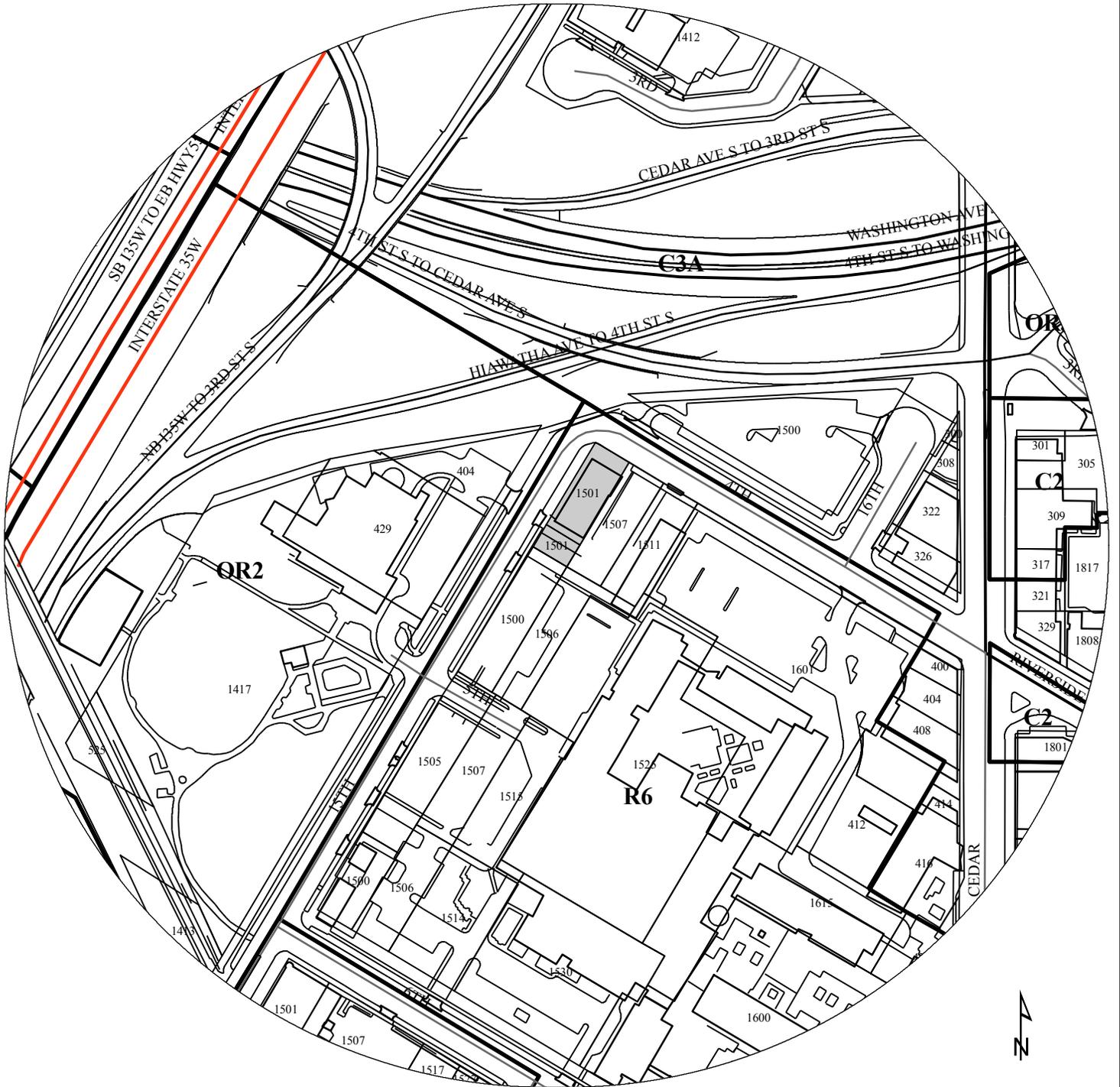
2 - For residential uses and hotels

Mixed Blood Theatre

6th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

1501 and 1501 1/2 4th Street South

FILE NUMBER

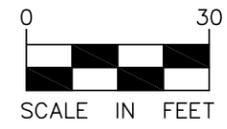
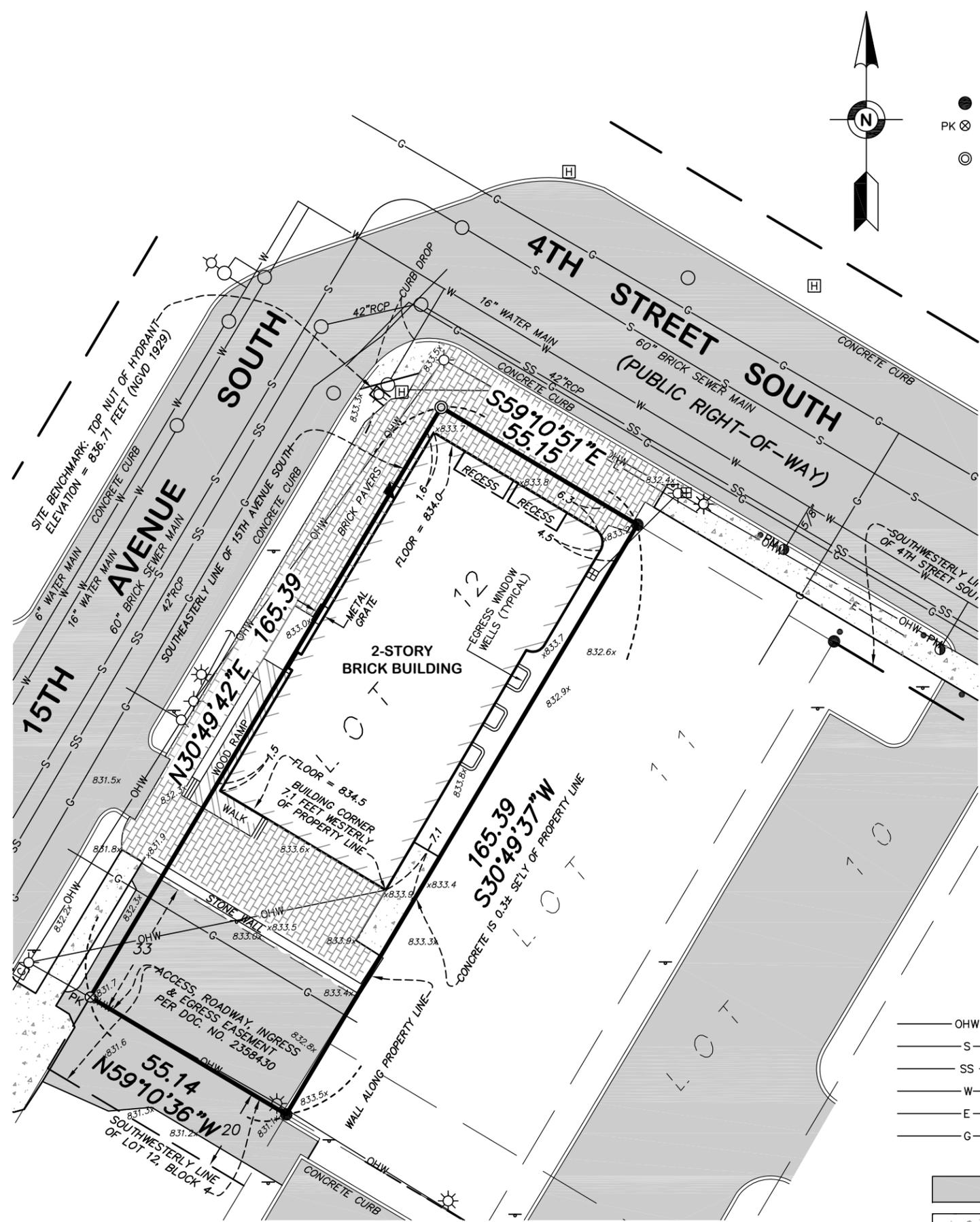
BZZ-6718

Future Land Use Map

Legend

-  Commercial Corridor
-  Activity Center
-  Urban Neighborhood
-  Mixed Use
-  Parks and Open Space





- FOUND IRON MONUMENT
- ⊗ FOUND PK NAIL
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123

LEGEND

- MANHOLE
- ⊙ HYDRANT
- STOP BOX
- GAS METER
- COMMUNICATION BOX
- ⊞ HAND HOLE
- ⊞ ELECTRIC METER
- ☀ LIGHT
- ⊙ POWER POLE WITH LIGHT
- ⊙ UTILITY POLE
- ↑ GUY WIRE
- PM PARKING METER
- ↑ SIGN
- OHW OVERHEAD WIRE
- S SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- x833.5 SPOT ELEVATION
- BITUMINOUS SURFACE
- CONCRETE SURFACE

BOUNDARY SURVEY FOR: RAPSON ARCHITECTS

LEGAL DESCRIPTION:

The southwesterly 33 feet of Lot 12, Block 4, Atwaters Addition to the Town of Minneapolis.

Torrens Property, Certificate of Title No. 789984

and:

That part of Lot 12, Block 4, Atwaters Addition to the Town of Minneapolis lying northeasterly of the southwesterly 33 feet thereof.

Abstract Property

NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
2. The total area of the property described hereon is 9,121 square feet or 0.2094 acres.
3. No title work was provided in the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances to the property.
4. Existing utilities, services and underground structures shown hereon were taken from an existing Egan, Field & Nowak, Inc. survey dated June 19, 2013. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
5. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0376 E, dated September 2, 2004.

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: August 29, 2013.
Date of signature: September 3, 2013.

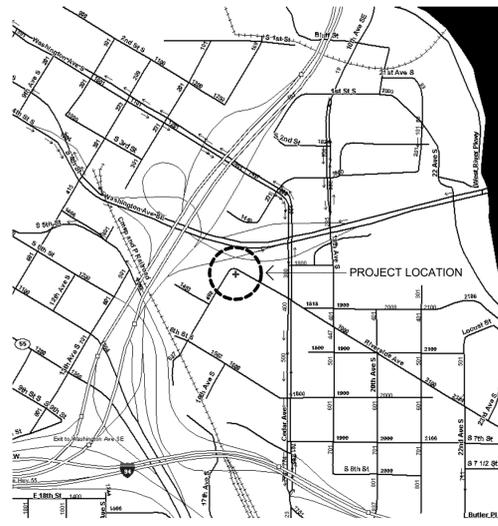
Brent R Peters
Brent R Peters
Minnesota License No. 44123

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2013 BY EGAN, FIELD & NOWAK, INC.



SURVEY FOR:
RAPSON ARCHITECTS
PROPERTY ADDRESS:
**1501 & 1501 1/2 4TH STREET SOUTH
MINNEAPOLIS, MN 55454**

FIELD BOOK	PAGE	FIELDWORK	CHIEF:	DRAWN BY:	CHECKED
2805	30	S.W.	kgf	BY:	B.R.P.
DRAWING NAME:		35676-BDRY.dwg			
JOB NO.		35676			
FILE NO.		76			



R1
A0.30
LOCATION MAP

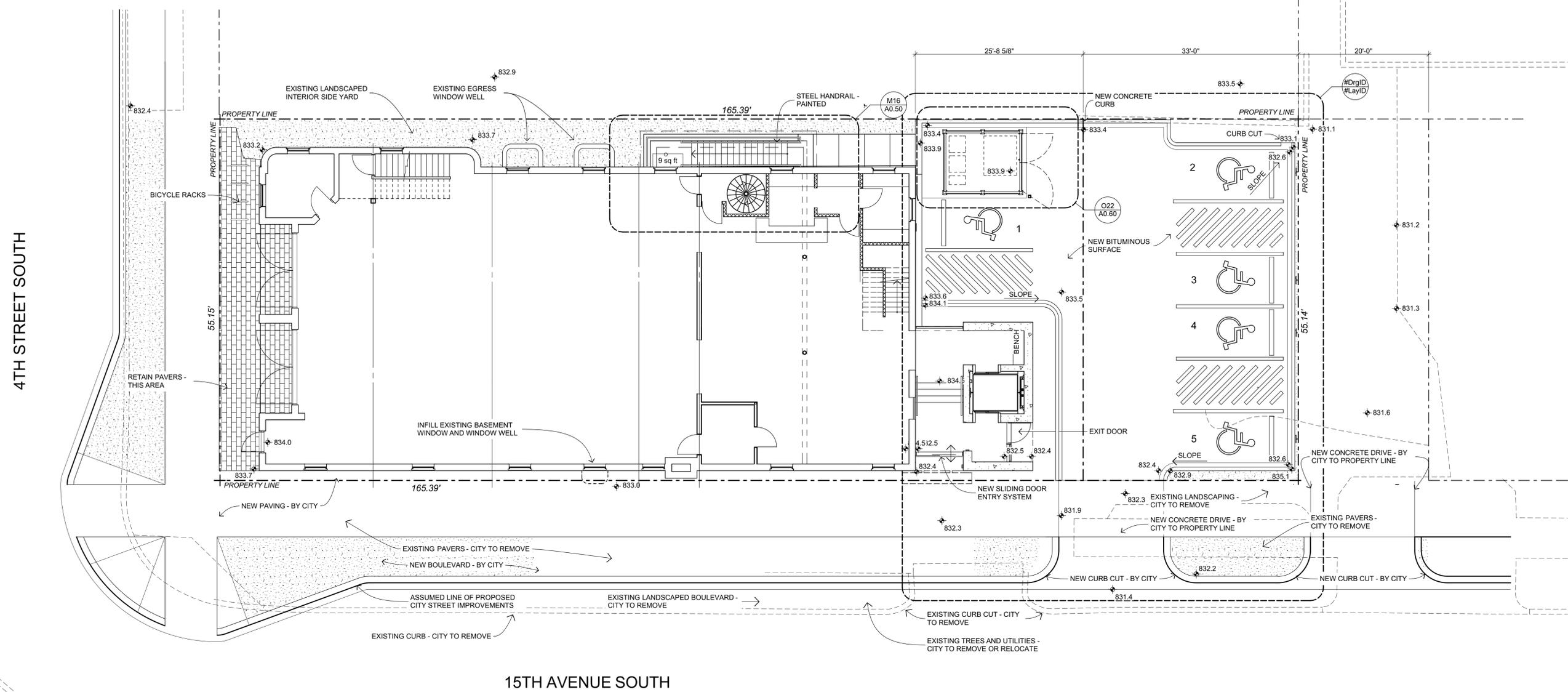
BUILDING DATA	
BUILDING FOOTPRINT	4,308 SF
GROSS FLOOR AREA	11,511 SF
EXISTING STORIES	2
EXISTING HEIGHT TO TOP OF PARAPET	36 FT
AUDITORIUM AREA	1,883 SF

PARKING DATA	
STANDARD SPACES	6
ACCESSIBLE SPACES	2
TOTAL NUMBER OF PARKING SPACES	8
EXISTING BICYCLE SPACES	0
TOTAL SPACES	0

LANDSCAPING DATA	EXISTING	PROPOSED
	LANDSCAPED AREA	LANDSCAPED AREA
LANDSCAPED AREA	600 SF	585 SF
PERVIOUS SURFACES	600 SF	585 SF
IMPERVIOUS SURFACES	8,520 SF	8,535 SF
	9,120 SF	9,120 SF

SNOW REMOVAL
SNOW TO BE REMOVED FROM SITE BY A SNOW REMOVAL SERVICE

S22
A0.30
PROJECT DATA
SCALE: 1/8" = 1'-0"



A1
A0.30
SITE PLAN
SCALE: 1/8" = 1'-0"

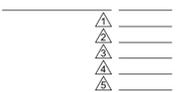
PROJECT ARCHITECT
RAPSON
RALPH RAPSON & ASSOCIATES, INC.
2429 34th Avenue South
Minneapolis, MN 55406
T / (612) 333-4561
W / www.rapsnarchitects.com
E / info@rapsnarchitects.com
STRUCTURAL ENGINEER
DAVID B. MORRIS, P.A.
6940 Ticonderoga Trail
Eden Prairie, MN 55346
T / (952) 934-0351
E / dbmpe@qwestoffice.net
PROJECT

Project Title
Accessibility Upgrades
Project Owner
Mixed Blood Theatre
Project Address
1501 South 4th Street, Minneapolis, MN 55454

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS RAPSON
MN REGISTRATION NO. 19397

DRAWN _____
M/J D/YR.
CITY REVIEW _____ 06/20/2014



SITE PLAN
SCALE - AS NOTED
A0.30

Accessibility Upgrades
Mixed Blood Theatre
1501 South 4th Street, Minneapolis, MN 55454

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DRAWN

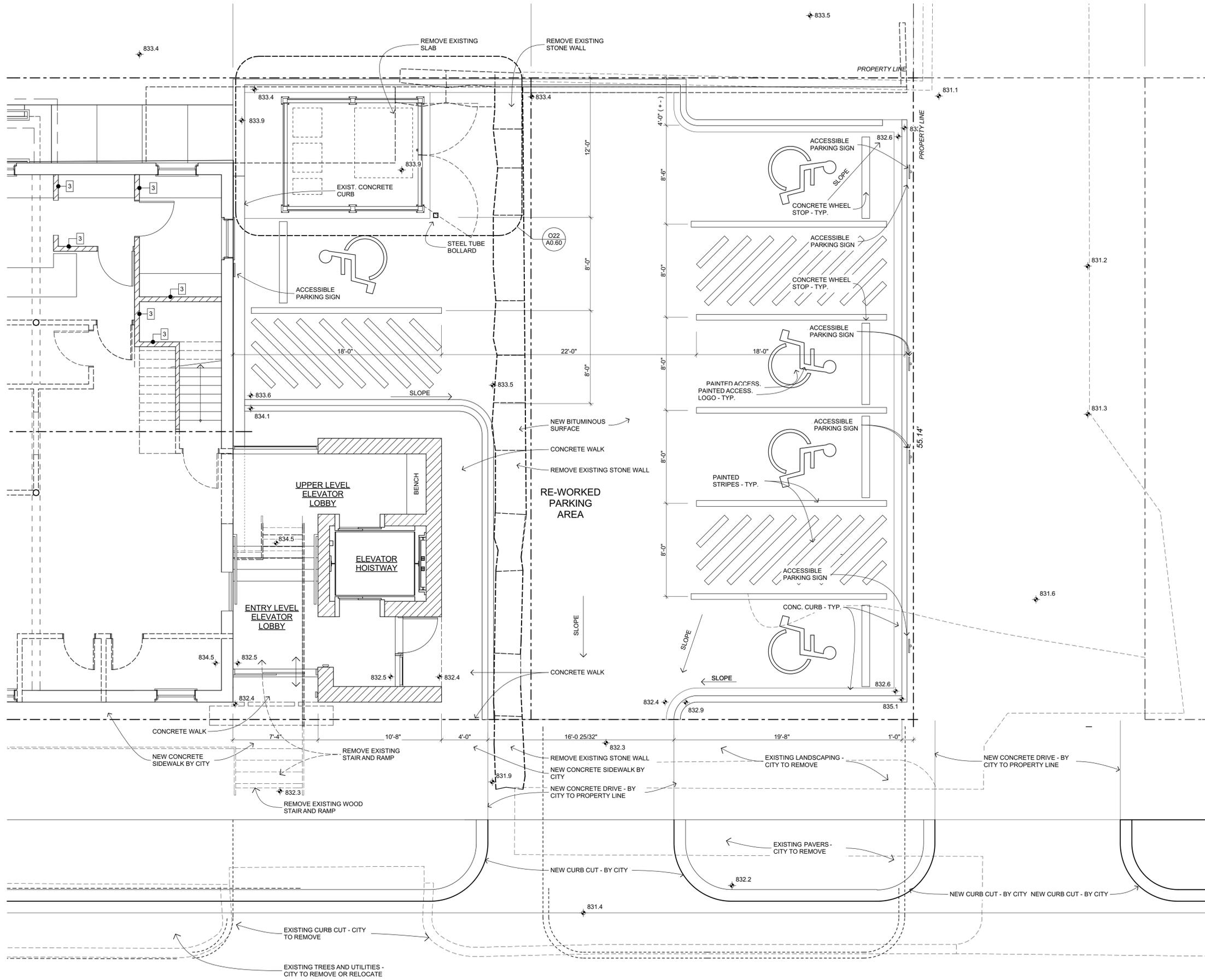
M/J D.Y.R.

CITY REVIEW 06/20/2014



PARKING PLAN
SCALE - AS NOTED

A1.30



A1
A1.30 PARKING PLAN
SCALE: 1/4" = 1'-0"

Accessibility Upgrades
Mixed Blood Theatre
1501 South 4th Street, Minneapolis, MN 55454

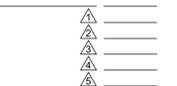
Project Title

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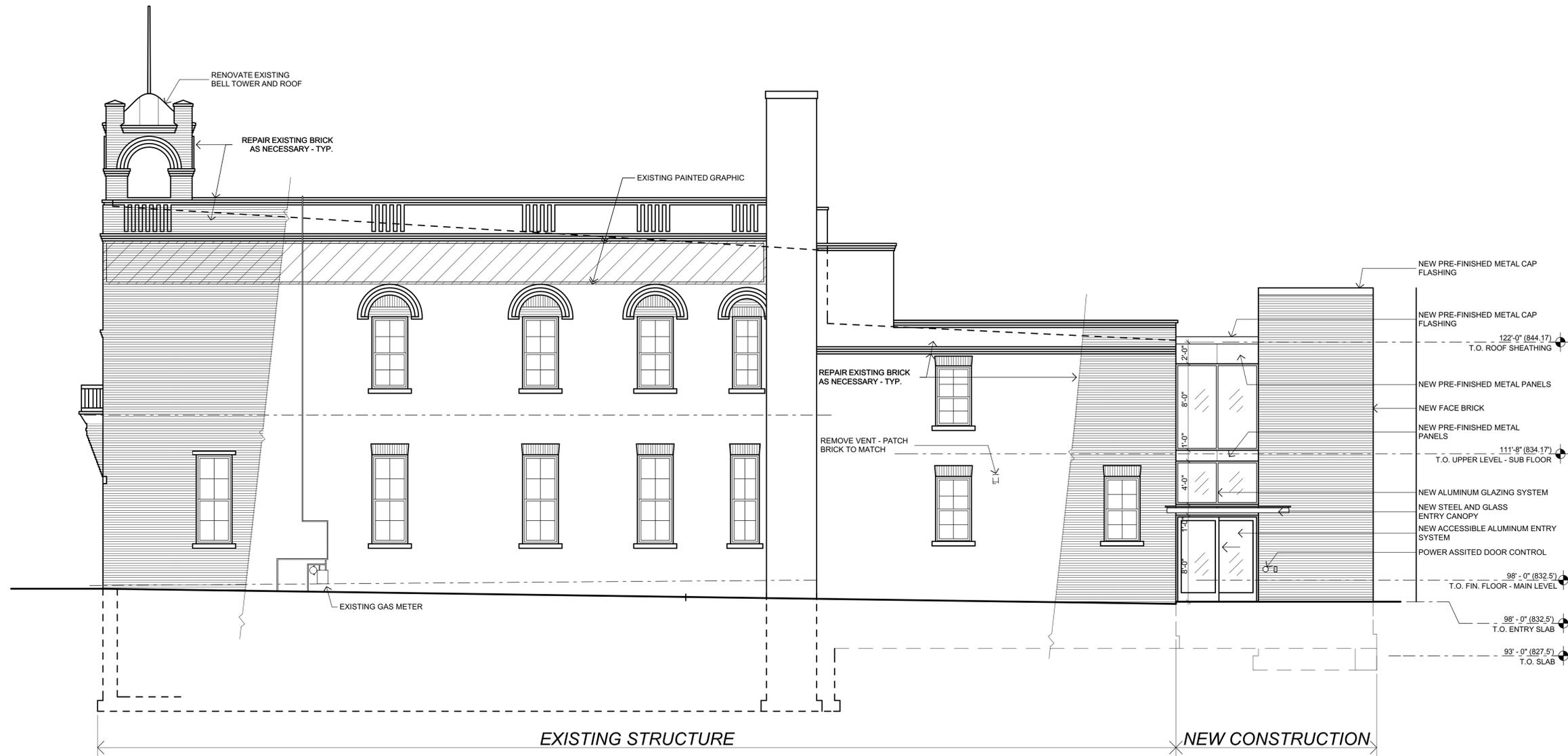
DRAWN

M / D / YR.
CITY REVIEW 06/20/2014

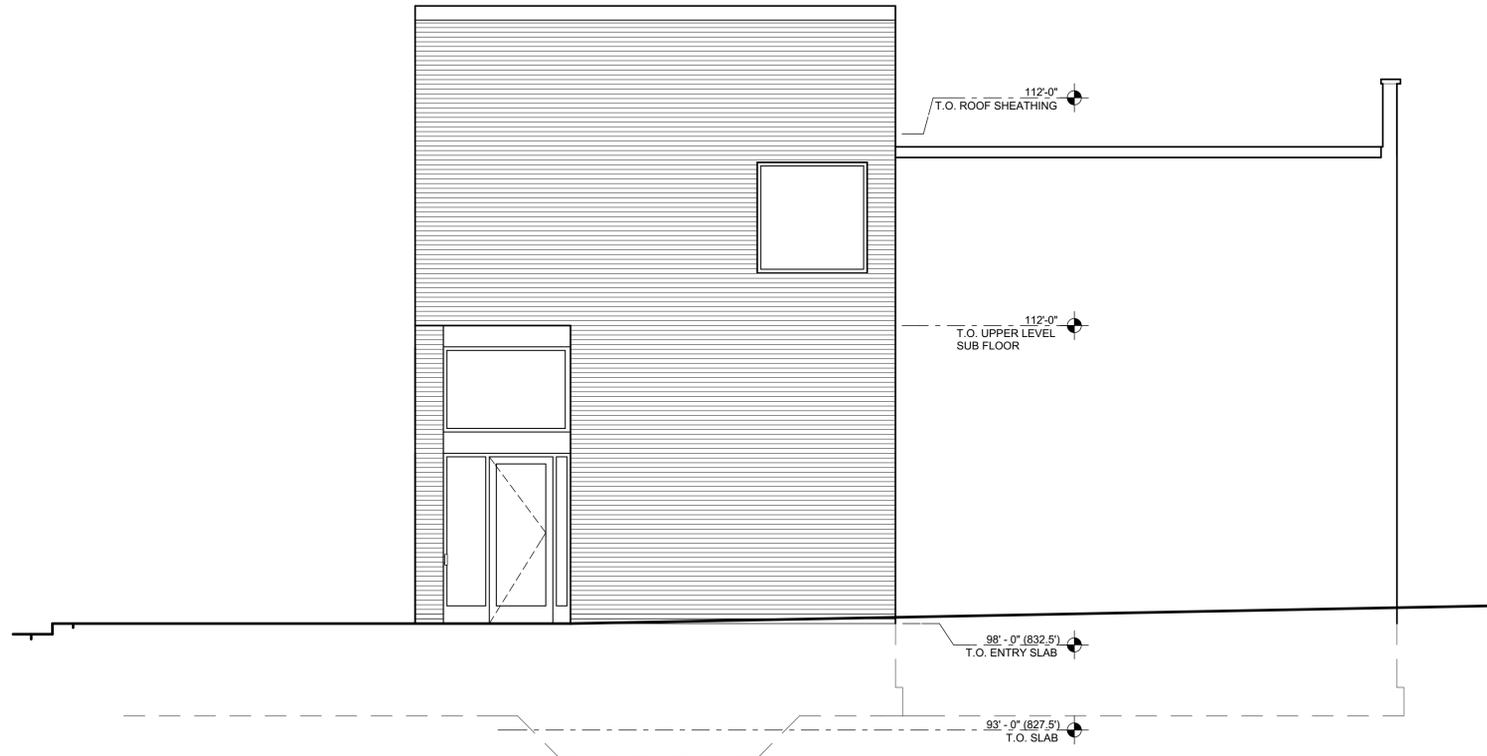


ELEVATIONS
SCALE - AS NOTED

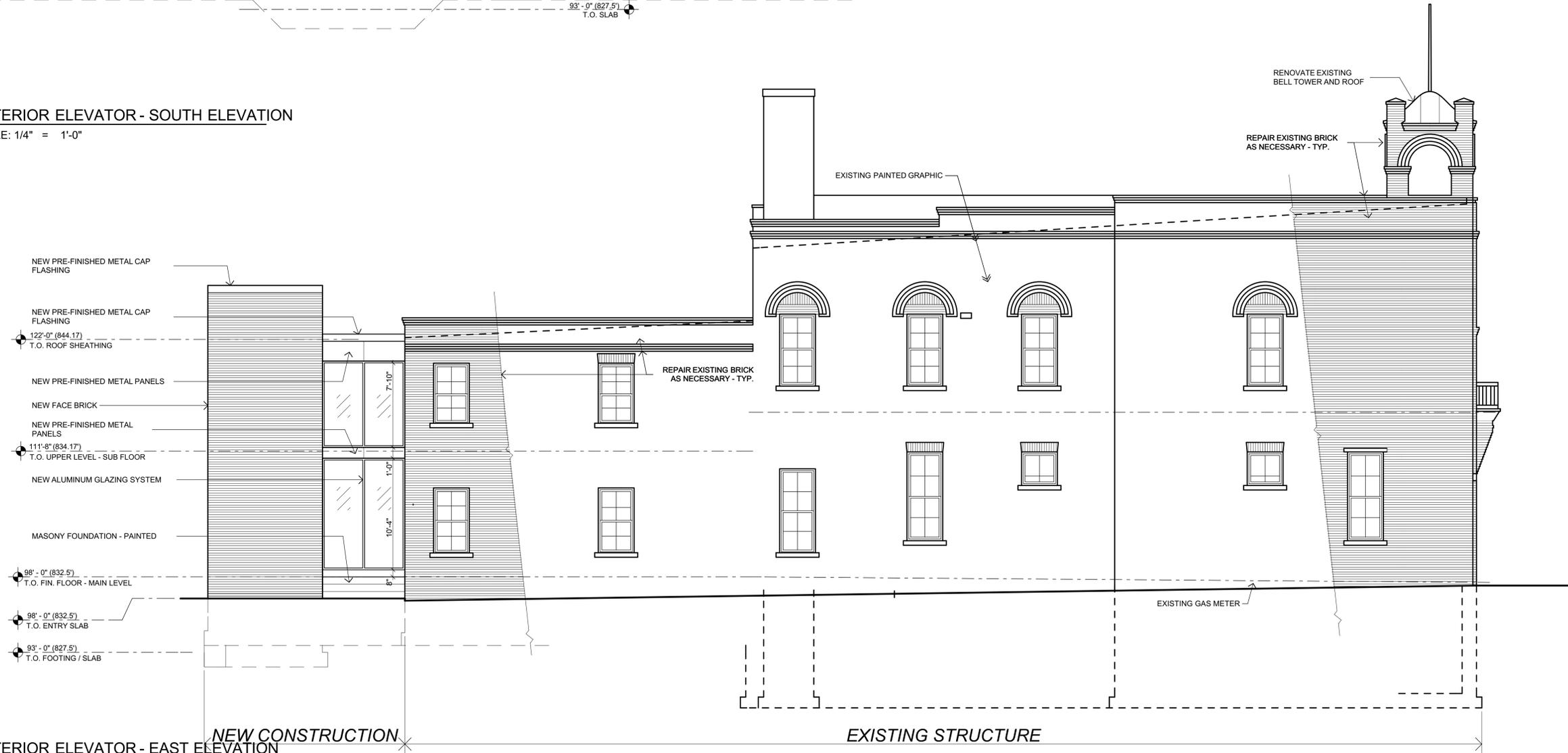
A2.10



B1 EXTERIOR ELEVATOR - WEST ELEVATION
A2.10 SCALE: 3/16" = 1'-0"



L1
A2.20 EXTERIOR ELEVATOR - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A1
A2.20 EXTERIOR ELEVATOR - EAST ELEVATION
SCALE: 3/16" = 1'-0"

Accessibility Upgrades

Mixed Blood Theatre
1501 South 4th Street, Minneapolis, MN 55454

Project Title
Project Owner
Project Address

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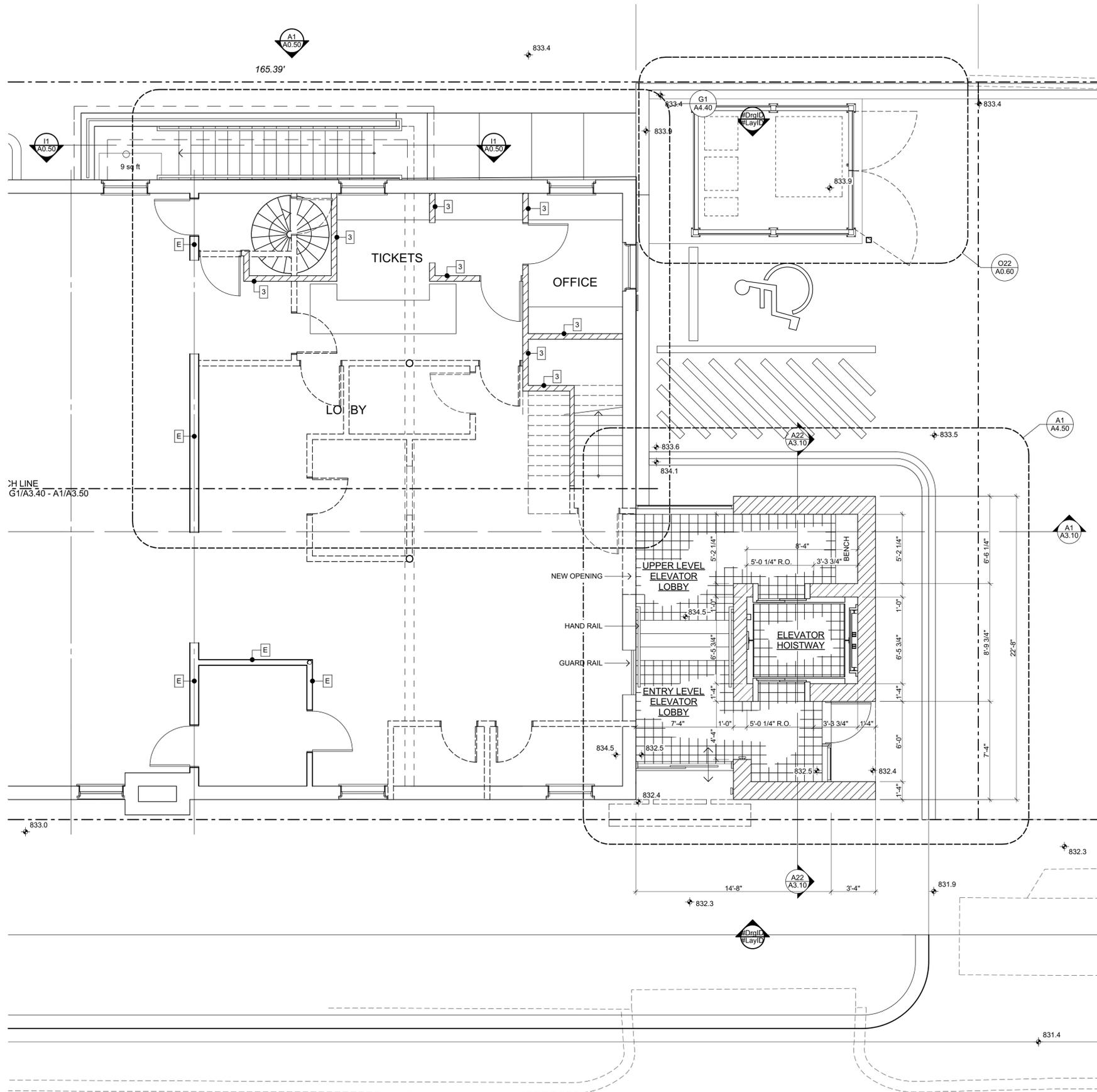
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M/J D/YR.
CITY REVIEW 06/20/2014

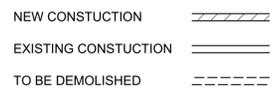


MAIN LEVEL
SCALE - AS NOTED

A1.20



A1 MAIN LEVEL FLOOR PLAN
A1.20 SCALE: 1/4" = 1'-0"



A15 WALL CONSTRUCTION SCHEDULE
A1.20

Project Title
Accessibility Upgrades
Project Owner
Mixed Blood Theatre
Project Address
1501 South 4th Street, Minneapolis, MN 55454

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THOMAS RAPSON
MN REGISTRATION NO. 19397

DRAWN _____
M/J D./YR.
CITY REVIEW _____ 06/20/2014

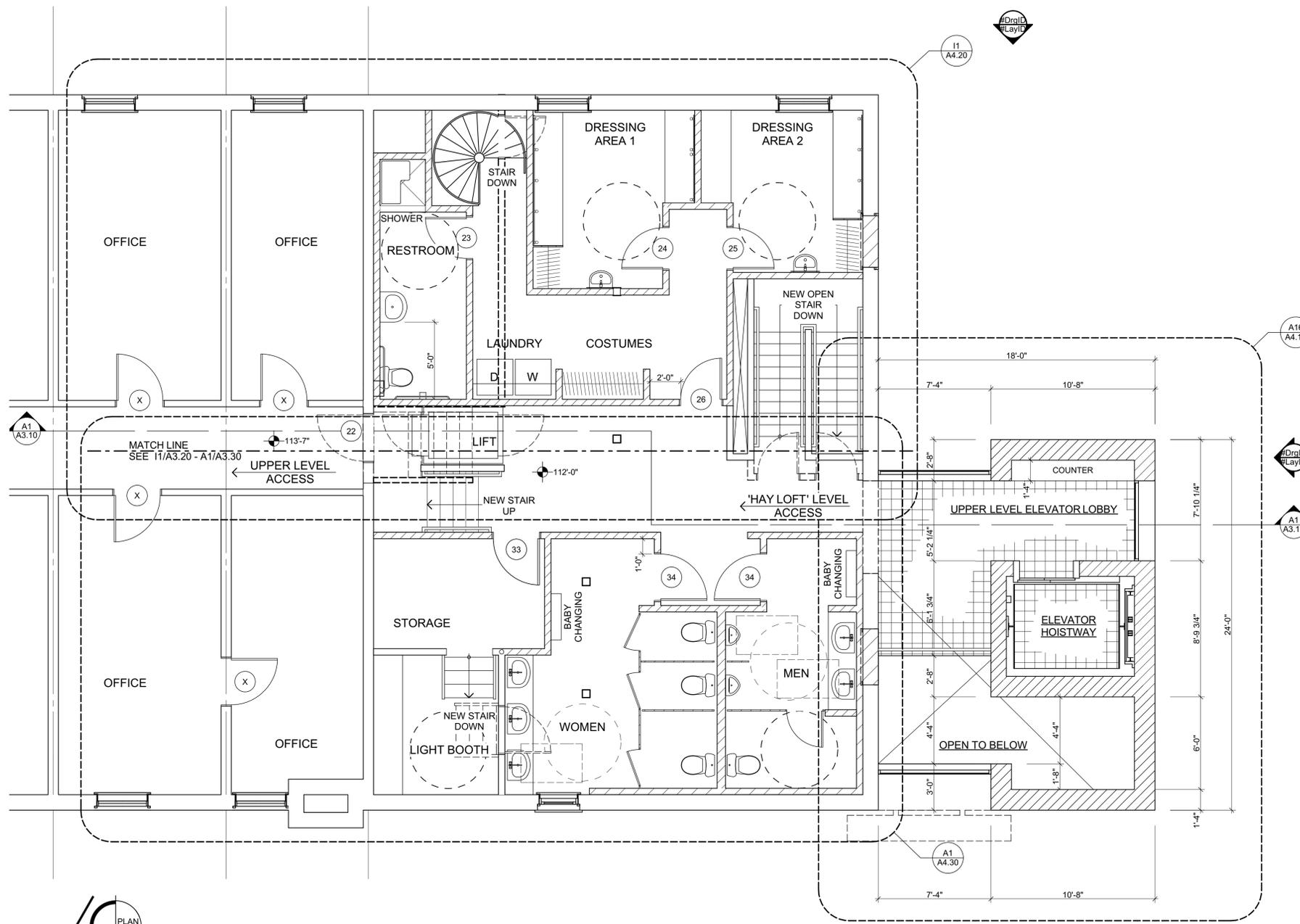
NEW CONSTRUCTION
EXISTING CONSTRUCTION
TO BE DEMOLISHED

UPPER LEVEL PLAN
SCALE - AS NOTED

NEW CONSTRUCTION
EXISTING CONSTRUCTION
TO BE DEMOLISHED

A27 WALL CONSTRUCTION SCHEDULE
A1.40

A1.40

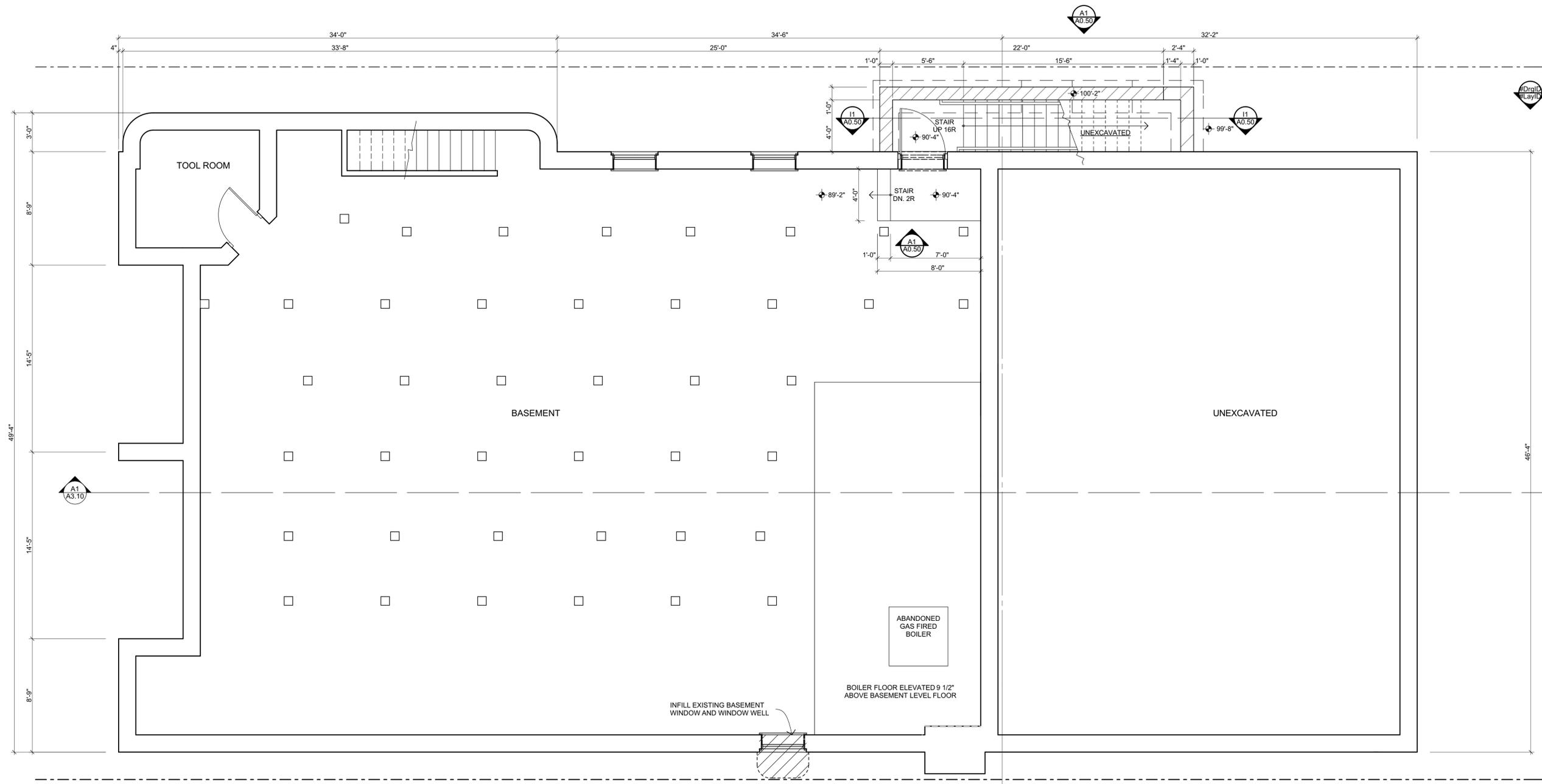


A1 UPPER LEVEL FLOOR PLAN
A1.40 SCALE: 1/4" = 1'-0"

Accessibility Upgrades
Mixed Blood Theatre
1501 South 4th Street, Minneapolis, MN 55454

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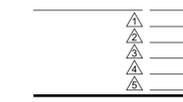
A1
A1.10 BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION	
EXISTING CONSTRUCTION	
TO BE DEMOLISHED	

A26
A1.10 WALL CONSTRUCTION SCHEDULE

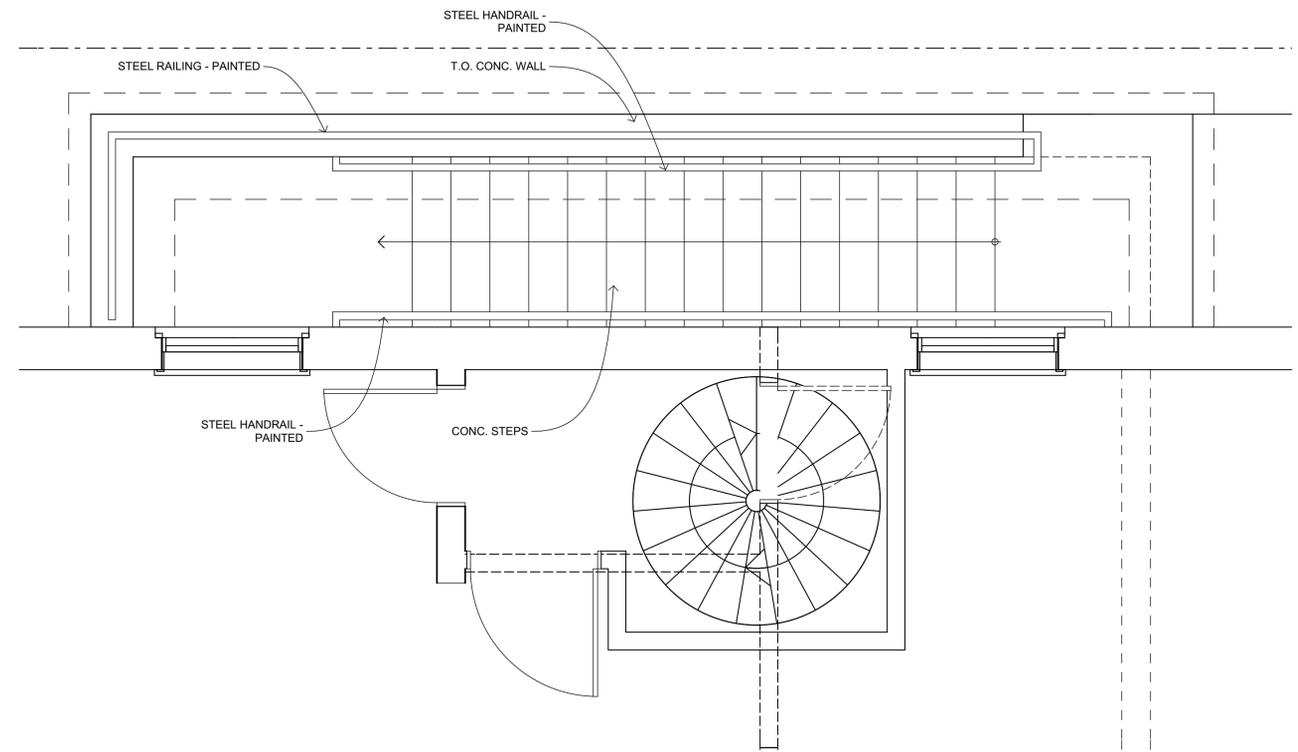


DRAWN	_____
M/J/D/YR.	_____
CITY REVIEW	06/20/2014

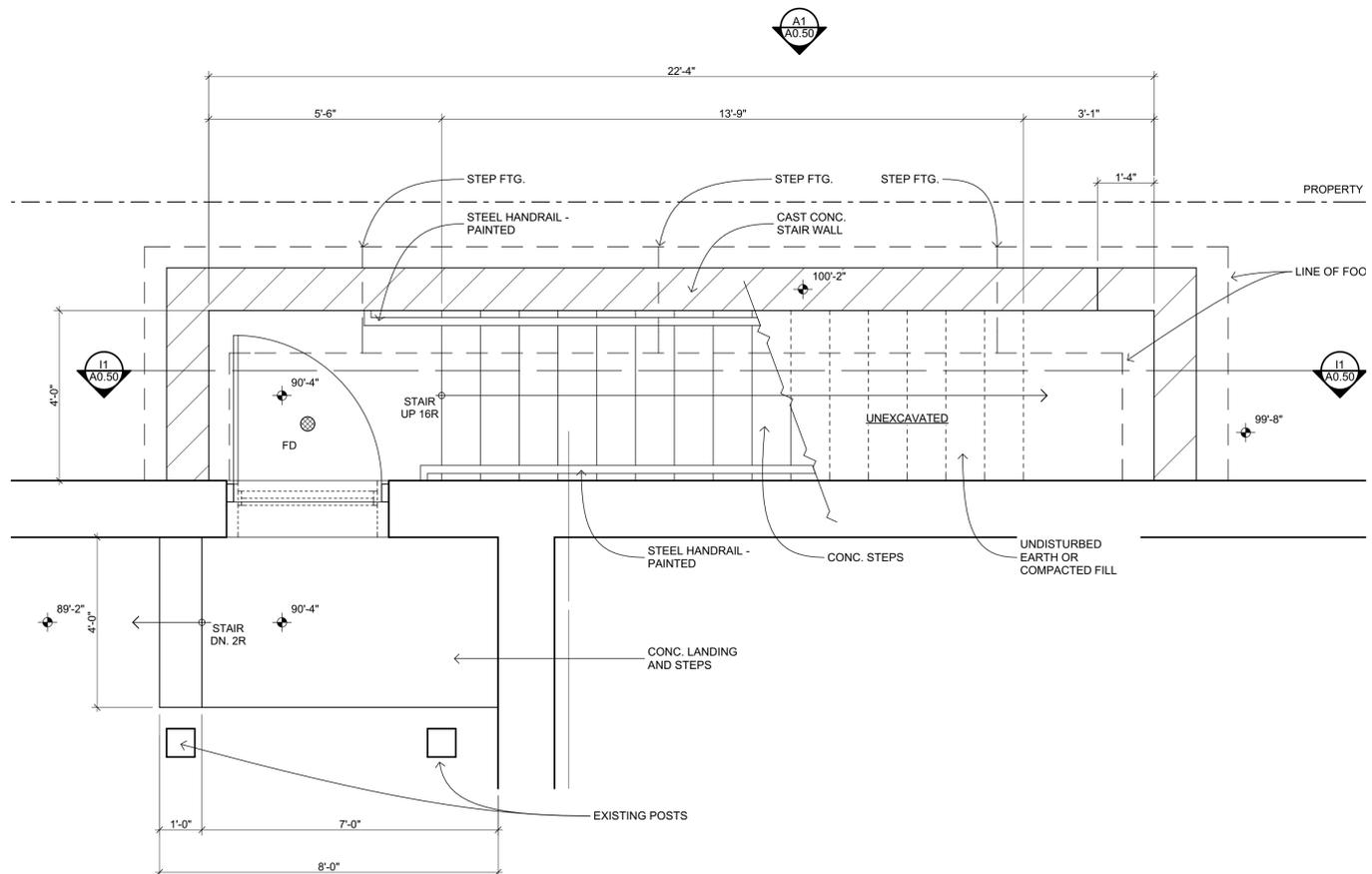


BASEMENT PLAN
SCALE - AS NOTED

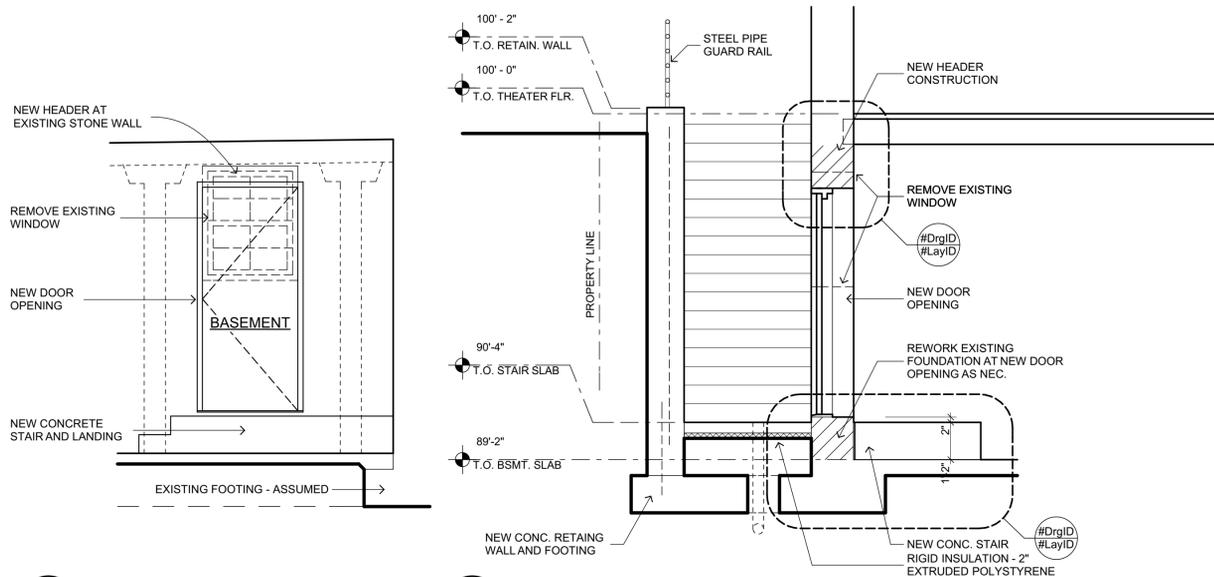
A1.10



M16
A0.50 **EXTERIOR BASEMENT STAIR PLAN**
SCALE: 1/2" = 1'-0"

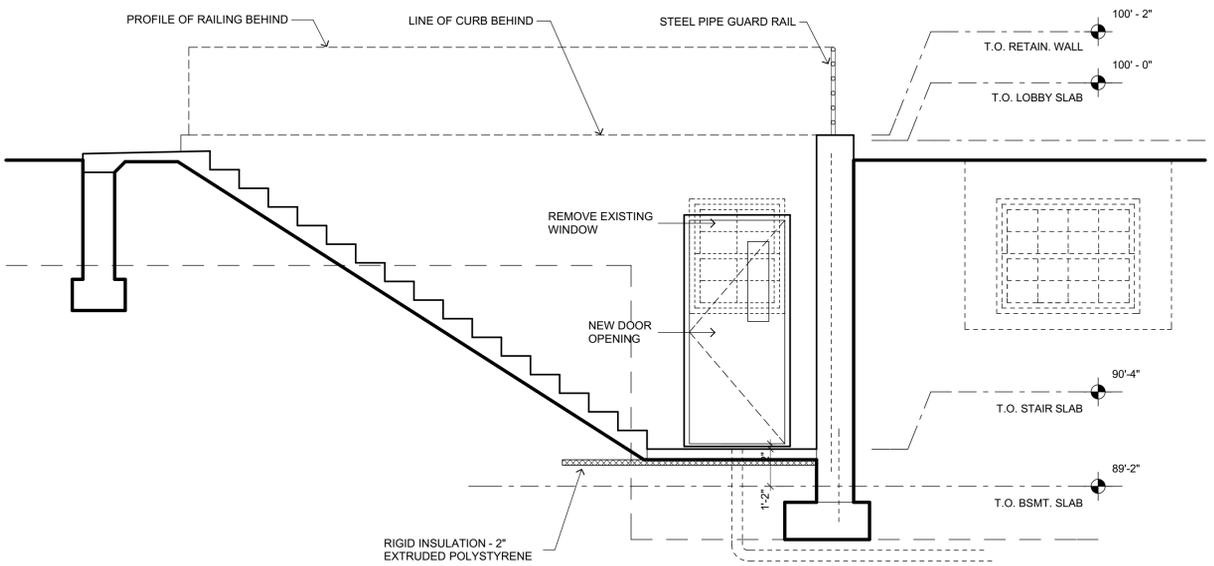


A16
A0.50 **EXTERIOR STAIR PLAN - BASEMENT**
SCALE: 1/2" = 1'-0"

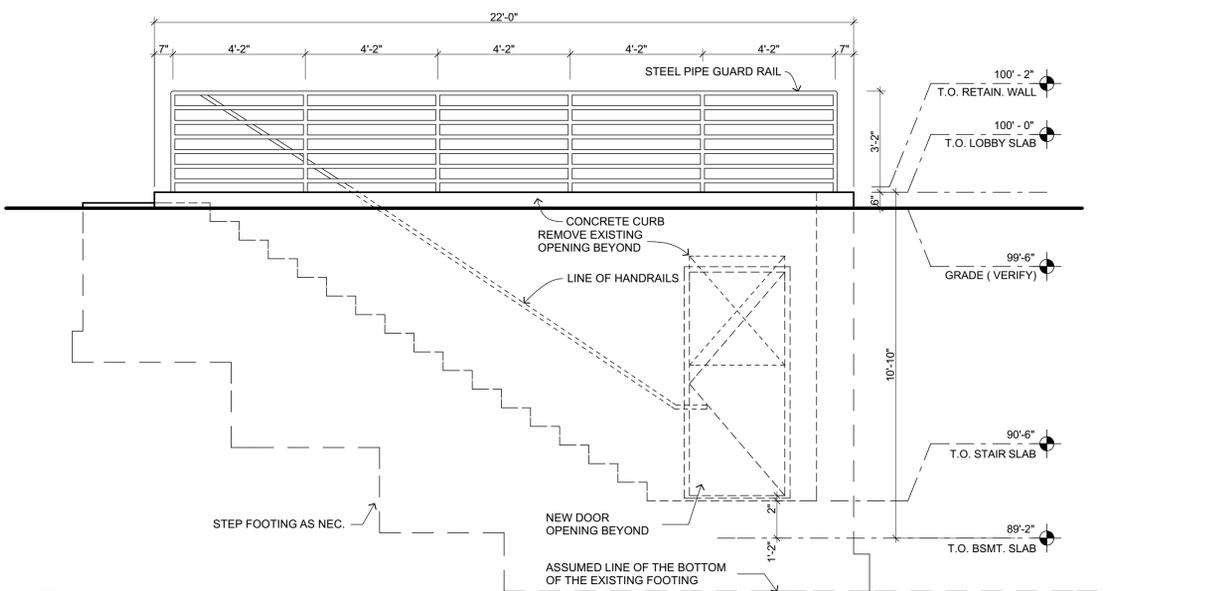


P1
A0.50 **NEW EXT DOOR - INT. ELEV.**
SCALE: 3/8" = 1'-0"

P6
A0.50 **EXTERIOR STAIR SECTION - E/W**
SCALE: 3/8" = 1'-0"



I1
A0.50 **EXTERIOR STAIR SECTION - N/S**
SCALE: 3/8" = 1'-0"



A1
A0.50 **EXTERIOR STAIR ELEVATION**
SCALE: 3/8" = 1'-0"

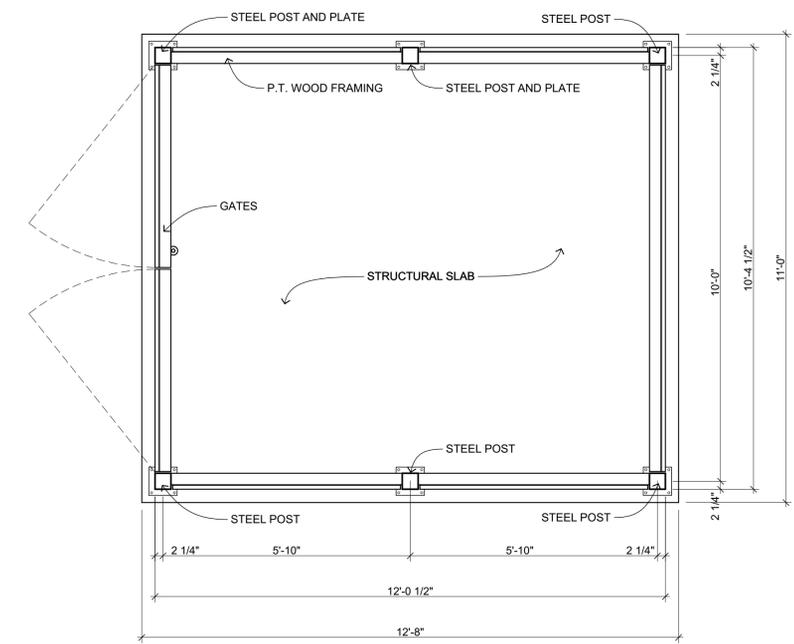
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THOMAS RAPSON
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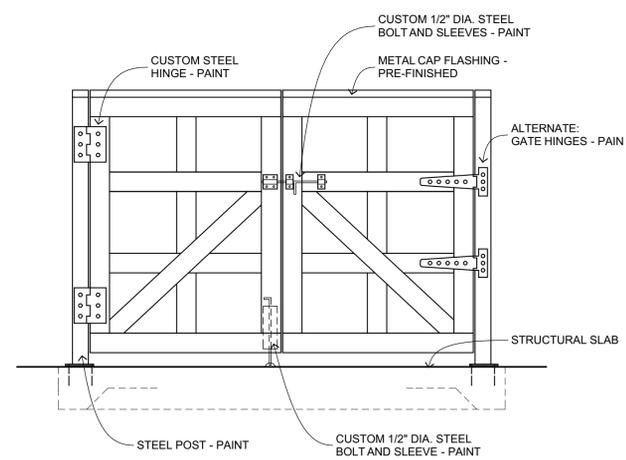
DRAWN	
M/J D.YR.	
CITY REVIEW	06/20/2014

TRASH ENCLOSURE
 SCALE - AS NOTED

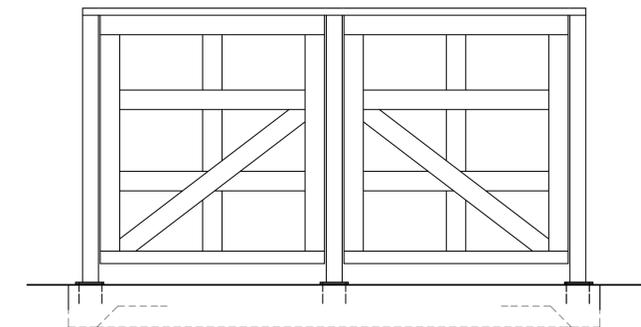
A0.60



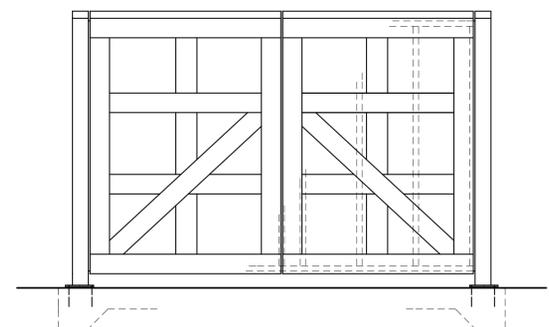
Q22 TRASH ENCLOSURE PLAN
 SCALE: 1/2" = 1'-0"



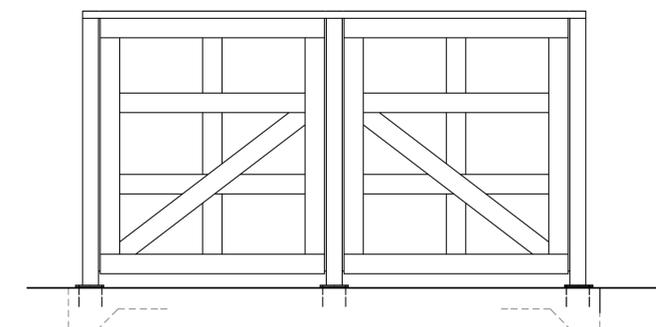
H15 TRASH ENCLOSURE - NORTH ELEV.
 SCALE: 1/2" = 1'-0"



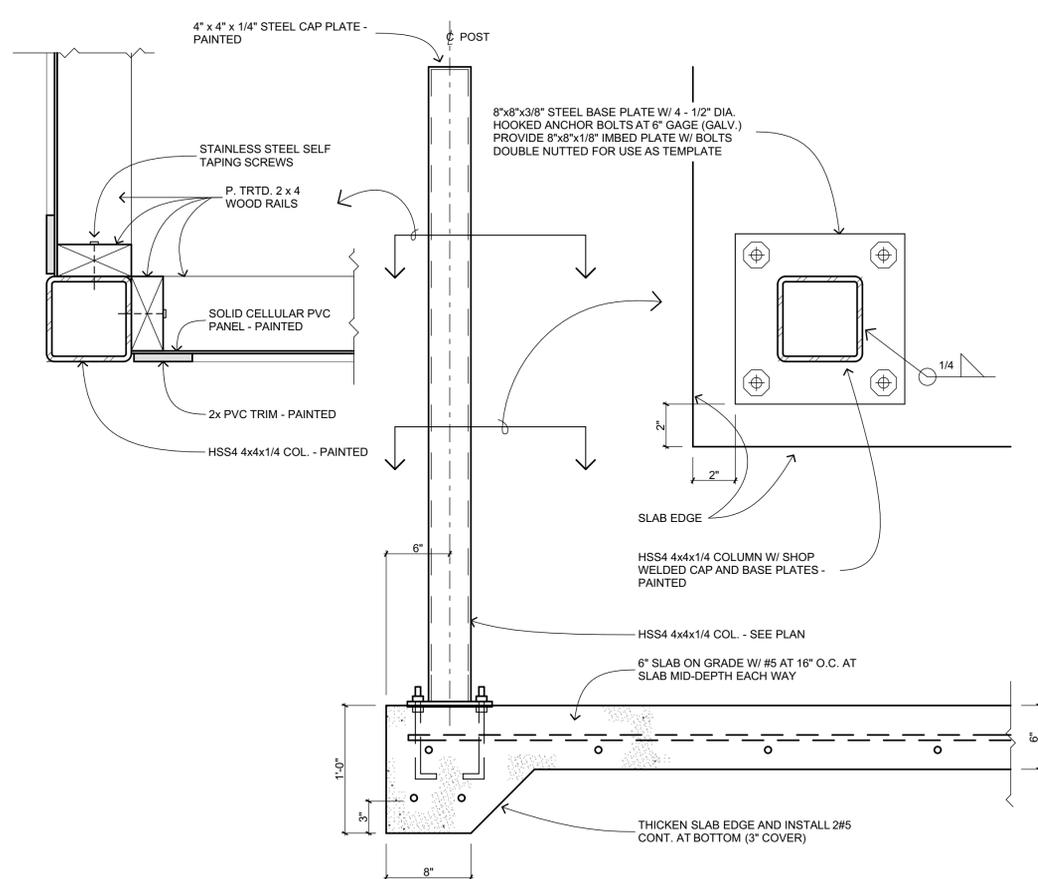
H23 TRASH ENCLOSURE - EAST ELEV.
 SCALE: 1/2" = 1'-0"



A15 TRASH ENCLOSURE - SOUTH ELEV.
 SCALE: 1/2" = 1'-0"



A23 TRASH ENCLOSURE - WEST ELEV.
 SCALE: 1/2" = 1'-0"



A1 TRASH ENCLOSURE DETAILS
 SCALE: 1 1/2" = 1'-0"



Existing main entry
and accessible route

West Elevation



East Elevation

Mixed Blood Theatre
Accessibility Upgrade Project
1501 South 4th Street, Minneapolis, MN 55454
RAPSON Architects (612) 333-4561 6/20/14



North Elevation



Existing main entry and accessible route

South Elevation

Mixed Blood Theatre
Accessibility Upgrade Project
1501 South 4th Street, Minneapolis, MN 55454
RAPSON Architects (612) 333-4561 6/20/14



“This fire barn is what is known as the Mixed Blood Theatre, 1501 S. 4th AStreet. Picture circa 1900” –
photo credit: www.facebook/oldmpls