



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #3
 October 14, 2014
 BZZ-6800

LAND USE APPLICATION SUMMARY

Property Location: 2601 & 2609 East Franklin Avenue
Project Name: Seward Cooperative Creamery
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Seward Community Cooperative
Project Contact: LHB, Attn: Sara Phillips
Request: To allow a food production and processing facility.
Required Applications:

Conditional Use Permit (CUP)	To allow Limited Production and Processing in the C2 District, within the ground level of the existing building located on the property.
Variance	To allow the Limited Production and Processing Use to exceed 1,200 square feet of gross floor area, or approximately 3,000 square feet in size.

SITE DATA

Existing Zoning	C2 District
Lot Area	15,665 square feet / .36 acres
Ward(s)	6
Neighborhood(s)	Seward Neighborhood Group
Designated Future Land Use	Mixed-Use
Land Use Features	The subject property is located along Franklin Avenue a designated Commercial Corridor, approximately one block south of Interstate 94, approximately three blocks west of Riverside Avenue a designated Commercial Corridor and approximately 5-6 blocks east of the Franklin Avenue Transit Station and Activity Center.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	September 5, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 4, 2014	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is currently occupied by an existing two-story, brick building that is approximately 13,888 square feet in size located on the southeast corner of East Franklin Avenue and 26th Avenue South, and a surface parking lot located to the east of the building that is accessed off of Pautz Place. The applicant is in the process of renovating the second story of the building to accommodate office space for the Seward Community Co-op. Their offices have been located in the ground floor of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are primarily residential and commercial uses that surround the subject site. Commercial uses predominantly line both sides of Franklin Avenue to the north, east and west and residential properties are located to the south of the subject site.

PROJECT DESCRIPTION. As previously noted, the Seward Community Co-op is in the process of renovating the second story of the building which consists of 6,446 square feet, for office space which is a permitted use in the C2 District. The renovation of the second floor of the building required the construction of a two-story, 498 square foot addition to accommodate an elevator, stairwell and an accessible entry. As part of this process, the applicant was required to complete the Preliminary Development Review (PDR) process as the building addition affected the layout of the parking lot on the premises. At the time that the building addition was approved, modifications to the parking lot per the design and maintenance provisions outlined in Chapter 530 of the Zoning Code were also required for the parking lot. The applicant has attained a building permit for this work which is currently underway.

The applicant is now proposing to renovate the first floor of the building and incorporate a food production facility and small retail deli/café/sit down restaurant that includes pre-packaged meals and other food items for purchase. The proposal would allow Seward Community Co-op to expand their bakery, deli and meat production facilities, providing some of the products to their current Franklin Avenue location and the future Friendship Store located on 38th Street. Limited production and processing requires a conditional use permit in the C2 District. The deli/café/sit down restaurant component is a permitted use and the applicant anticipates serving breakfast, lunch and dinner in addition to the selling the aforementioned pre-packaged food items. Section 548.30 of the Zoning Code states that limited production and processing is allowed as a principal use in commercial districts, and may include wholesale and off-premise sales, provided the use shall not exceed 1,200 square feet of gross floor area and the main entrance shall open to a retail or office component equal to not less than 15 percent of the floor area of the use. The proposal would not comply with the provision limiting the size of the production and processing use as the applicant has applied for a variance to exceed the area up to approximately 3,000 square feet. The main entrance of the building opens to the deli/café/sit down restaurant component and would comprise approximately 1,611 square feet or approximately 23 percent of the first floor of the building.

RELATED APPROVALS. As previously noted, the applicant received approval and attained a building permit for a the renovation of the second floor of the building which included the construction of a two-story, 498 square foot addition to accommodate an elevator, stairwell and an accessible entry. As part of this process, the applicant was required to complete the Preliminary Development Review (PDR) process as the building addition affected the layout of the parking lot on the premises. At the time that the building addition was approved, modifications to the parking lot per the design and maintenance provisions outlined in Chapter 530 of the Zoning Code were also required for the parking lot.

PUBLIC COMMENTS. Staff has not received any official correspondence from the Seward Neighborhood Group or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and will be included in the public record.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow limited production and processing in the ground level of the existing building based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The applicant is proposing to adaptively reuse an existing commercial structure located on the premises. The office uses previously located on the first floor of the building are being relocated to the second floor of the building and the applicant proposes to convert the first floor of the building to a food production facility (a limited production and processing use) with an associated deli/café/sit down restaurant. All activities related to the use would occur indoors and no excessive noise or odors are expected to result from the use. The proposed use would not be detrimental to or endanger the public health, safety, comfort or general welfare provided the development complies with all applicable building codes, licensing requirements and life safety ordinances.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The surrounding area is fully developed with a mix of commercial and residential uses. The building is located on the corner of Franklin Avenue and 26th Avenue South and abuts commercial uses to the north, east and west. The properties to the south across Pautz Place are low-density residential uses. The conversion of an existing commercial building to accommodate a limited production and processing use within the ground floor of the building would not impede the normal or orderly development of surrounding property for uses permitted in the district. The use would be accompanied by a deli/café/sit down restaurant located at the corner of 26th and Franklin that would activate the street. Further, the limited production and processing use is being designed so that none of the equipment precludes views in or out of the building along Franklin Avenue. The use is not expected to produce any significant odors, noise or dust. Exhaust fans would be installed on the roof of the building to dissipate odors as necessary. The use would not be injurious to the use and enjoyment of adjacent properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposal is not expected to contribute to or result in congestion in the public streets as all required parking is being provided on the premises. According to Chapter 541 of the Zoning Code, the parking requirement for the building is as follows: (1) for the deli/coffee shop/sit down restaurant component proposed at 1,611 square feet, Chapter 541 requires 1 space per 500 square feet of gross floor area up to 2,000 square feet or a total of 3 spaces; (2) for the limited production and processing component proposed at 3,000 square feet, Chapter 541 requires 1 space for each 300 square feet of gross floor area up to 4,000 square feet, but not more than 4 spaces, plus one space for each 1,000 square feet from 4,000 square feet to 20,000 square feet. For this 5,332 square foot use (limited production and processing at 3,000 square feet and the remaining first floor square footage accessory to the principal use at 2,332 square feet), the requirement would be 5 spaces; (3) and for the office component proposed at 6,944 square feet, Chapter 541 requires 1 space per 500 square feet of gross floor area in excess of 4,000 square feet or a total of 6 spaces. Therefore a total of 14 off-street parking spaces are required for the building and the applicant proposes to include a total of 17 spaces which exceeds the minimum requirement.

The applicant is also proposing to provide a total of 8 bicycle parking spaces which meets the bicycle parking requirements for the development as 3 spaces are required for the deli/coffee shop (not less than 50% must meet the standards for short-term parking), 2 spaces are required for the limited production and processing component (not less than 50% must meet the standards for long-term parking), and 3 spaces are required for the office use (not less than 50% must meet the standards for long-term bicycle parking).

The site would only be serviced by smaller box trucks, not semi-trucks, Delivery trucks and service vehicles would access the rear of the building via Pautz Place. The applicant has indicated that trucks would access the site during regular daytime business hours.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The site is designated as Mixed Use and is located along Franklin Avenue a designated Commercial Corridor, approximately one block south of Interstate 94, approximately three blocks west of Riverside Avenue a designated Commercial Corridor and approximately 5-6 blocks east of the Franklin Avenue Transit Station and Activity Center. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

- **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.

1.1.5 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 1.2:** Ensure appropriate transitions between uses with different size, scale, and intensity.
- **Land Use Policy 1.3:** Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- **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.

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.4.4 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.
- **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.
- **Economic Development Policy 4.1:** Support private sector growth to maintain a healthy, diverse economy.
- **Economic Development Policy 4.2:** Promote business start-ups, retention and expansion to bolster the existing economic base.

The proposal to allow a food production facility in the ground level of the existing building that includes an associated deli/café/sit down restaurant as well as offices in the second floor of the building is consistent with the above listed policies and implementation steps of the Comprehensive Plan.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The proposed use would comply with all applicable regulations of the C2 District with the approval of the conditional use permit and variance. Typically, as part of a conditional use permit application, Staff reviews the associated parking area for compliance with the design and maintenance provisions outlined in Chapter 530 of the Zoning Code; more specifically the parking and loading landscaping and screening requirements outlined in Section 530.170. As previously noted, this was recently completed as part of the PDR process that was required in order for the applicant to proceed with the building addition and renovations to the second story of the structure that are currently underway.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the following variance application: (1) to allow the Limited Production and Processing Use to exceed 1,200 square feet of gross floor area, 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.*

The applicant is proposing to utilize an existing two-story approximately 13,888 square feet commercial building for a mixed use development that includes a limited production and processing use, and deli/coffee shop/sit down restaurant in the ground floor of the building. Offices would occupy the second floor of the structure. Limited production and processing is a conditional use in all commercial districts, provided the gross floor area of the production and processing component does not exceed 1,200 square feet. In addition to the limitation on 1,200 square feet of floor area, limited production and processing in commercial districts must also include a retail or office component that is a minimum of 15 percent of the floor area of the use. The applicant is requesting a variance to the gross floor area limitation from 1,200 square feet up to approximately 3,000 square feet. The main entrance of the building opens to the deli/café/sit down restaurant component and would comprise approximately 1,611 square feet or approximately 23 percent of the first floor of the building which exceeds the requirements of the zoning ordinance. Practical difficulties exist in this specific circumstance due to the fact that the applicant is working within the confines of an existing building and the gross floor area limitation would not allow the applicant to fully utilize the remainder of the building for this conditional use without a variance. The request is reasonable and appropriate.

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.*

A limited production and processing use that exceeds the maximum size allowance of 1,200 square feet but includes a deli/coffee shop/sit down restaurant component that exceeds the minimum floor area percentage requirements for an active use is a reasonable use in the C2 District and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan in this specific circumstance. Further, the limited production and processing use is being designed so that none of the equipment precludes views in or out of the building along Franklin Avenue. Therefore, despite its categorization as a limited production and processing use, it would not operate in a manner that is traditionally associated with these types of uses.

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.*

Section 543.30 of the Zoning Code describes limited production and processing uses as those that include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. The activities related to the proposed food production facility, though larger than what is allowed under the zoning code, would be conducted completely within the building and would further allow for views into and out of the production and processing area. Therefore, no off-site impacts are expected and the use is not expected to be detrimental to the health, safety or welfare of the general public, nor to those using nearby properties.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow Limited Production and Processing in the C2 District, within the ground level of the existing building located on the property located at 2601 & 2609 East Franklin Avenue, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The main entrance of the building shall open to a retail or office component equal to not less than 15 percent of the floor area of the use.
3. The first floor of the building shall comply with the window requirements as required per section 530.120 of the Zoning Code. 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.
4. A minimum of eight (8) bicycle parking spaces shall be provided; four (4) must meet the long-term bicycle parking standards as noted in 541.180 of the Zoning Code.

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 allow the Limited Production and Processing Use to exceed 1,200 square feet of gross floor area, at approximately 3,000 square feet for the property located at 2601 & 2609 East Franklin Avenue.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence
3. Zoning map
4. Plans
5. Photos



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

Proposed Use and Project Description

DATE: September 5, 2014
FROM: Sara G. Phillips, AIA
RE: Seward Cooperative Creamery
Statement of Proposed Use and Project Description

Proposed Use: The proposed use of the property is a food production facility and a small retail café on the first floor.

Project Description:

Seward Community Co-op proposes to renovate the first floor of the building at the corner of 26th and Franklin Avenue. The purpose of the project is to expand their bakery and meat production facilities, providing products to their current Franklin Avenue location and the future Friendship Store located on 38th Street.

A small retail café is also part of the project, featuring a small seating area along Franklin Avenue. Some items will be sold prepackaged for consumption elsewhere, but serving of breakfast, lunch, and dinner is expected. Anticipated items for sale include:

- Breakfast: Coffee beverages and bakery items.
- Lunch: Deli items similar to offerings at the Franklin Avenue store.
- Dinner: Restaurant style meals with beer and wine available.

Exterior improvements are limited to screening as required by the City of Minneapolis for proposed roof top equipment and trash receptacles. Other site improvements are in the process of being completed based on the earlier City approvals related to the accessible entry and elevator addition currently under construction.

The second floor of the building will remain as office space, with the basement not in use by the Co-op.

c: LHB File No.: 140016-403

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PERFORMANCE
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LHBcorp.com

Required Findings

DATE: September 5, 2014
FROM: Sara G. Phillips, AIA
RE: Seward Cooperative Creamery
Written Statements of Required Findings

Application 1: A conditional use permit to establish a limited production and processing use in a Neighborhood Corridor Commercial District (C2).

The proposed development satisfies the six required findings of Section 525.340 as follows:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.** The proposed conditional use permit for a limited production and processing use does not adversely affect the public health, safety, comfort, or general welfare. The Applicant seeks approval in order to expand their bakery and meat product offerings at the current Franklin Avenue store and the future Friendship Store on 38th Street. The facility at 2601 Franklin will allow fresh and locally produced food products to be readily available to neighborhood residents and the community.
- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.** The proposed use will be fit into the existing structure at 2601 Franklin Avenue and will not limit or prevent the use, enjoyment, or improvement of other neighborhood property. The project represents continued investment by Seward Co-op in the City of Minneapolis, and makes use of an existing first floor space that is underutilized.
- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.** To the best of our knowledge, the existing building and site do accommodate the proposed limited production and processing use, in terms of utilities, access roads, drainage, and other necessary facilities. As mechanical and electrical scopes of the project are design-build, any issues with those utilities will be upgraded as needed during construction.
- 4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.** The facility will only be serviced by smaller box trucks, not semi-trucks, so access will not be problematic or create traffic congestion in the public streets. The adjacent parking lot is sized appropriately for the use per City of Minneapolis requirements, and three public entrances to the building demonstrate Seward Co-op's commitment to creating a pedestrian friendly café, further reducing potential traffic

congestion.

5. **The conditional use is consistent with the applicable policies of the comprehensive plan.** The conditional use is consistent with several policies of the comprehensive plan:
 - a. *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.* Once completed, the uses of 2601 Franklin will contain office space, the food production areas, and a neighborhood café to serve the needs of the surrounding community.
 - b. *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.* The project is focused on pedestrian customers for the café, and producing baked goods and meat products in order to expand their availability to customers of the Seward Co-op in the adjacent community.
 - c. *Policy 4.1: Support private sector growth to maintain a healthy, diverse economy.* This project allows Seward Co-op to expand its product offerings at their co-op grocery stores and grow their business model.
 - d. *Policy 4.2: Promote business start-ups, retention, and expansion to bolster the existing economic base.* Allowing the conditional use permit will allow Seward Co-op to expand their retail operations and further support growth of the store, which began in the Seward neighborhood in 1972.

6. **The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.** Other than the variance addressed below, the project will comply with other applicable regulations.

Application 2: A variance to increase the area of limited production and processing of food and beverage products from one thousand two hundred (1,200) square feet of gross floor area to approximately three thousand (3,000) square feet of gross floor area.

The proposed development meets the three required findings of Section 525.500 as follows:

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 Applicant requires the variance because of the nature of facilities required to produce bakery and meat products. The limited allowable area of 1,200 GSF simply does not accommodate the coolers, storage areas, preparation areas, sinks, ware washing equipment, and work space needed for this type of use.

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 Applicant proposes to use the property

Seward Cooperative Creamery: Required Findings
September 5, 2014

in a manner that is consistent with both the spirit and intent of both the ordinance and comprehensive plan. As noted above under the required findings for the conditional use permit, this project is in keeping with four separate policies of the Comprehensive Plan. In addition, the size of the food production facilities allows for food production for Seward Co-op's stores only, and not greater distribution.

- 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 variance will protect the essential character of the locality by keeping within the existing exterior walls and keeping the original structure intact. The production of fresh bakery products and limited meat products will increase the availability of quality products to the surrounding neighborhoods, and therefore increase the health and welfare of the general public.

August 29, 2014

HAND DELIVERED

Rebecca Farrar-Hughes
Senior City Planner
Minneapolis CPED
Room 300, Public Service Center
250 South Fourth Street
Minneapolis, MN 55415

re: The Seward Cooperative Creamery Building

Dear Ms. Farrar-Hughes:

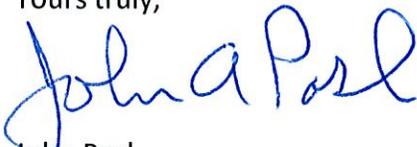
Lehn Posl Partnership, as owner of the property at 2601 and 2609 E. Franklin Ave. (PID 36-029-24-12-0029 and 36-029-24-12-0028) located in the Seward Neighborhood of Minneapolis, hereby authorizes the Land Use Application (including variance request) made by the Seward Community Cooperative. We understand that the Application includes requests for:

- Conditional Use Permit allowing the current office use on the first floor to be used as a production kitchen and café and a;
- Variance to allow for a larger production kitchen than is currently permitted.

I believe this will be a use compatible with the current design of the building and will be a continued asset to the community. The Seward Cooperative has already made significant improvements to the building including making the building ADA accessible and are scheduled to install substantial landscaping and bike racks on the site. We look forward to the future higher use of the property and the cooperatives long term investment in this site and in the Seward Neighborhood.

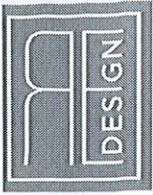
Thank you for your assistance in processing the Land Use Application and variance requests.

Yours truly,



John Posl,
Property Owner

C: Tami Bauer, Seward Cooperative
Nancy St. Germaine Diaz, Seward Redesign
Sara Phillips, LHB



September 3, 2014

Mike Trdan, Co-Chair
Ben Walen, Co-Chair
Seward Neighborhood Group
Minneapolis, MN 55406

Council Member Abdi Warsame
350 S. 5th St., Room 307
2323 E. Franklin Ave.
Minneapolis, MN 55415

re: The Seward Cooperative Creamery Building

Dear Mr. Trdan and Walen and Councilmember Warsame:

The Seward Community Cooperative proposes to renovate the first floor of the building located at 2601 and 2609 E. Franklin Ave in the Seward Neighborhood. The purpose of the project is to expand their bakery and meat production facilities, providing products to their current Franklin Avenue location and the future Friendship Store located on 38th St in the Bryant Neighborhood.

A small retail café is also part of the project, featuring a small seating area along Franklin Avenue. Some items will be sold prepackaged for consumption elsewhere, but serving of breakfast, lunch and dinner is expected.

Exterior improvements are limited to screening as required by the City of Minneapolis for proposed roof top equipment and trash receptacles. Other site improvements are in the process of being completed based on the earlier City approvals related to the accessible entry and elevator addition currently under construction. The second floor of the building will remain as office space, with the basement not in use by the co-op.

We are submitting the Land Use Application which includes requests for the:

- Conditional Use Permit for the Limited Production and Processing Use and a;
- Variance to increase the allowable gross floor area for that use.

We look forward to the future higher use of the property and the cooperatives long term investment in this site and in the Seward Neighborhood. Please feel free to contact me should you have any questions or concerns at 612.435.0276 or at nancy@redesigninc.org

Yours truly,

A handwritten signature in blue ink, appearing to read 'Nancy St. Germaine Diaz'.

Nancy St. Germaine Diaz
Project Manager, Seward Redesign

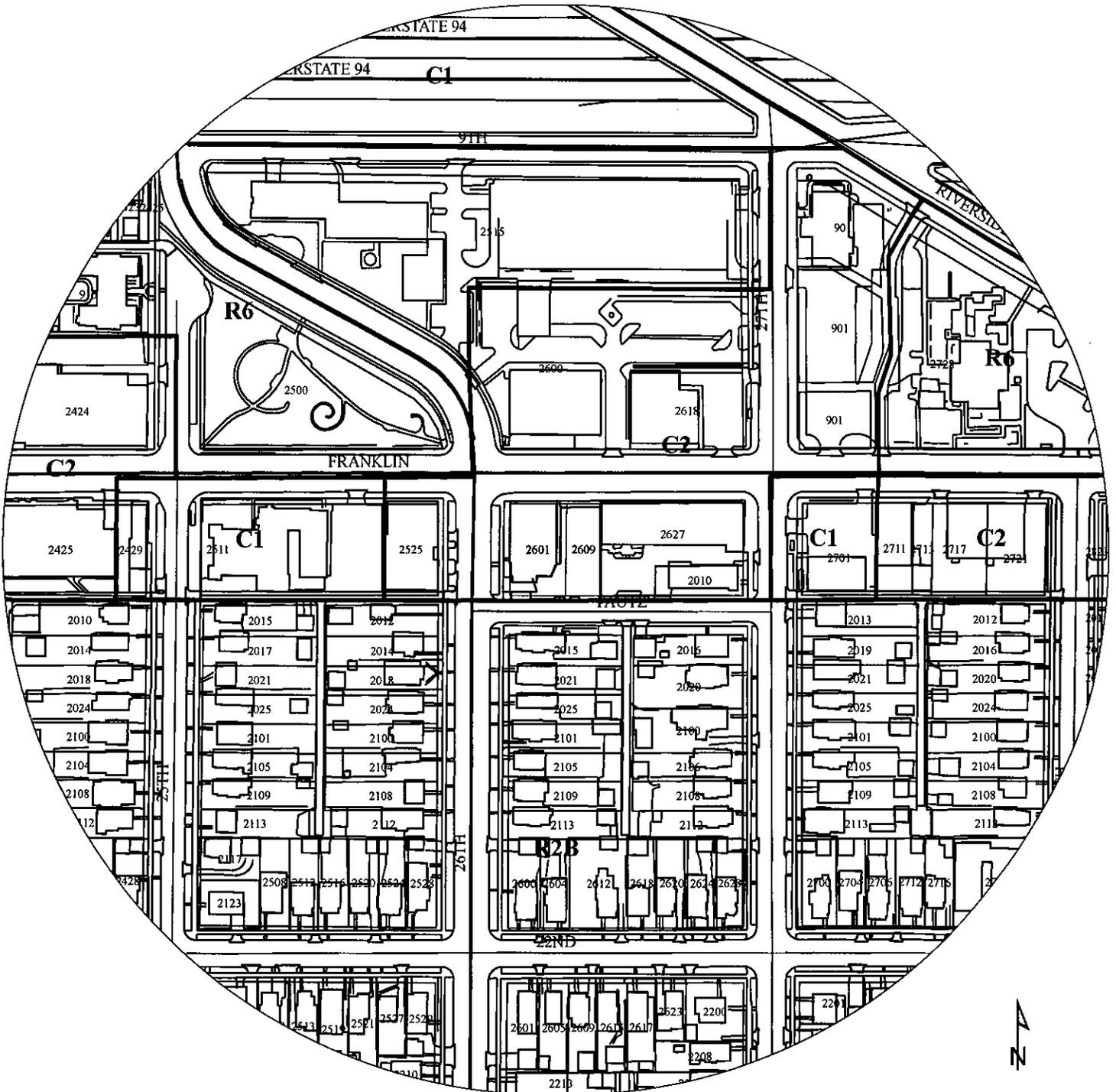
C: Tami Bauer, Seward Cooperative
Sara Phillips, LHB

Seward Cooperative Creamery

6th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

2601 & 2609 East Franklin Avenue

FILE NUMBER

BZZ-6800

The Gregory Group, Inc.
d.b.a.
LOT SURVEYS COMPANY
Established in 1962
LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate

Existing Conditions Survey For:

SEWARD REDESIGN

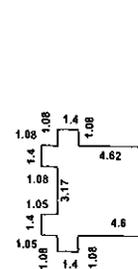
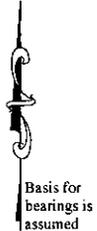
Property located in Section
36, Township 29, Range 24,
Hennepin County, Minnesota

Property Address: 2601 & 2609 East Franklin Avenue
Minneapolis, MN

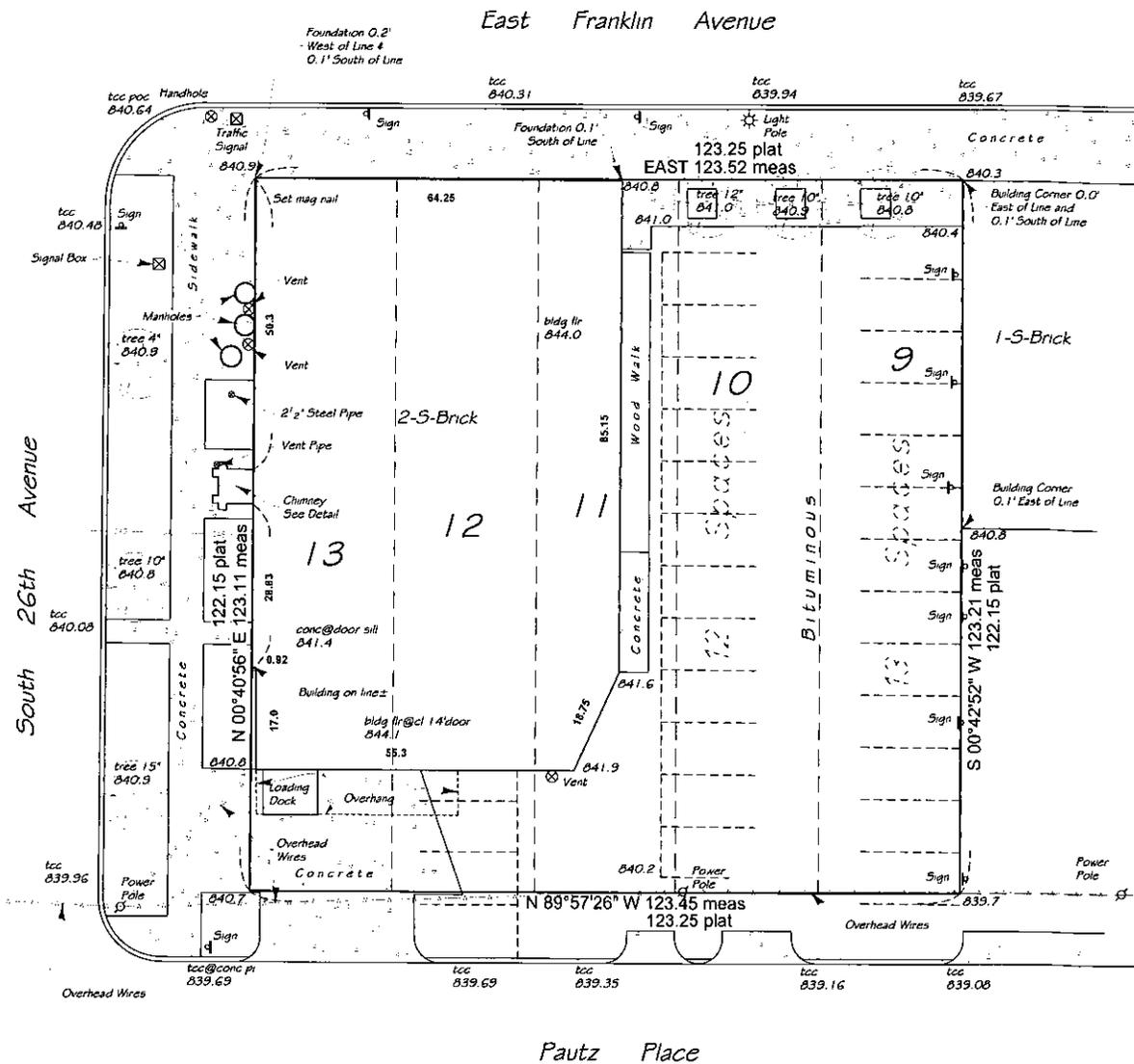
Benchmark: City of Minneapolis Monument No. 411
located at 28th Street & East Franklin
Elevation = 835.81 feet

INVOICE NO. 82329
F.B.NO. 1073-34
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument



Chimney Detail
No Scale

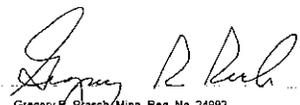


The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report 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
Surveyed this 3rd day of March 2014.

Lots 9, 10, 11, 12 and 13, Block 4,
FAIR GROUND ADDITION TO
MINNEAPOLIS
Hennepin County, Minnesota

Rev	Drawn By	J. Hansen
	File Name	fam-9-13-4fb107334inv82329.dwg

Signed 
Gregory R. Kelly Minn. Reg No 24992



PERFORMANCE
DRIVEN DESIGN
LANDSCAPE ARCHITECTURE

301 Hennepin Ave. 11, 50, 201 Minneapolis, MN 55401 (612) 332-2020



Seward
COMMUNITY CO-OP

2823 E. Franklin Avenue
Minneapolis, MN 55406

THE SQUARE APPEARS IN LYON
FULL SET SHEETS

1	DESIGNER	LIB
2	DATE	08/15/14
3	PROJECT	SEWARD COMMUNITY CO-OP
4	DATE	08/15/14
5	CONTRACTOR	

1	DESIGNER	LIB
2	DATE	08/15/14
3	PROJECT	SEWARD COMMUNITY CO-OP
4	DATE	08/15/14
5	CONTRACTOR	

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

DATE: 08/15/14, REC. NO.: 4981

PROJECT NAME
**Seward Co-op
Creamery Building**

2801 Franklin Ave E
Minneapolis, MN 55406

LANDSCAPE PLAN

FILE: J:\MINNAPOLIS\SEWARD\LANDSCAPE PLAN.dwg
DATE: 08/15/14
DRAWN BY: JLD
CHECKED BY: JLD

L1.01

GENERAL LANDSCAPE NOTES:

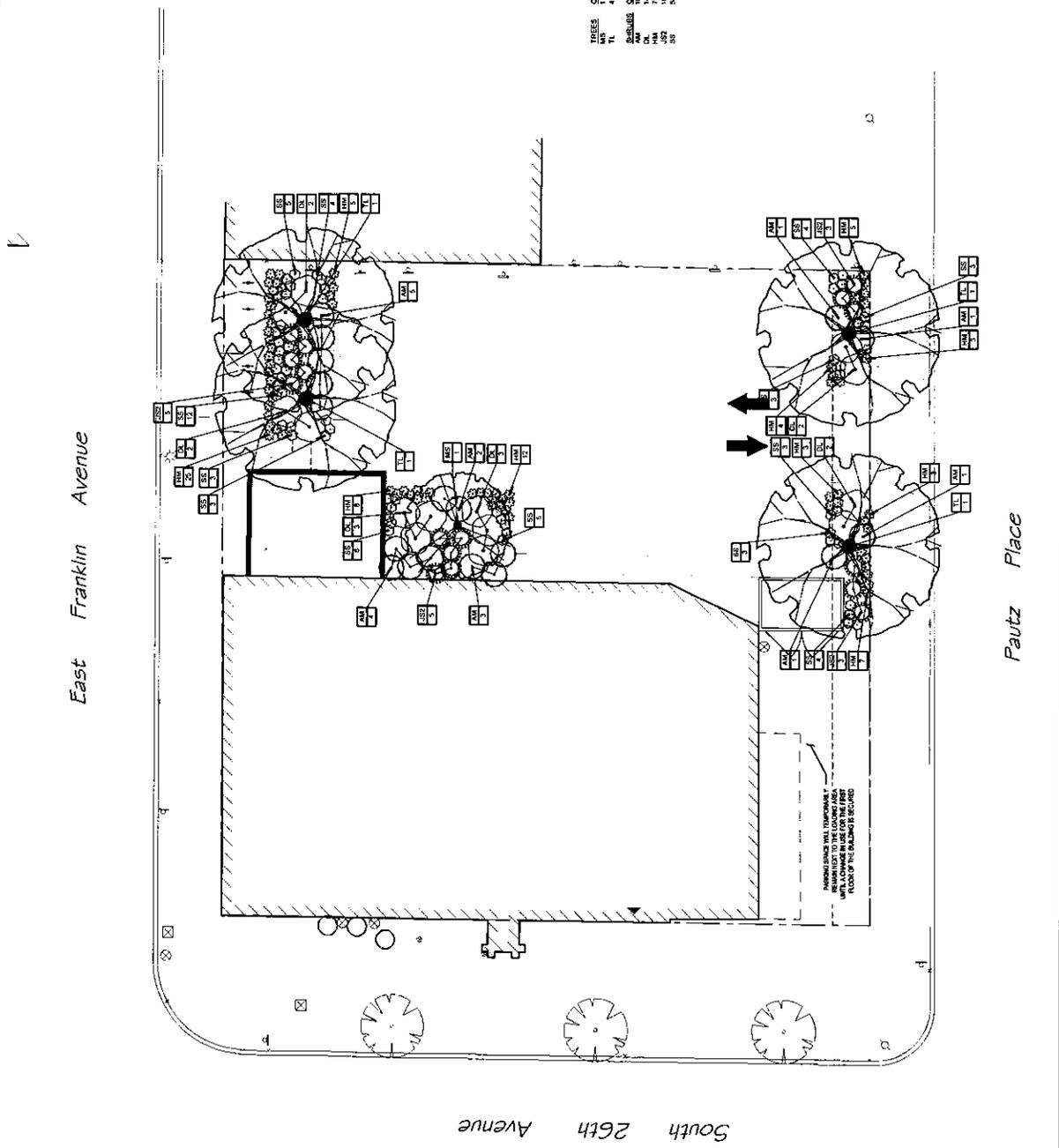
- THIS PLAN INDICATES PROPOSED LANDSCAPING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ADJUST AS NECESSARY TO CONFORM TO THE SITE CONDITIONS AND PROGRAM.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S CONSULTANTS WITH PLANT MATERIALS.
- PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S CONSULTANTS WITH PLANT MATERIALS.
- PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S CONSULTANTS WITH PLANT MATERIALS.
- LONG TERM STORAGE OF MATERIALS OR SUPPLIES ON SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE MAINTAINED IN THIS NUMBER WILL BE REJECTED. PLANT STOCK NOT MAINTAINED IN THIS NUMBER WILL BE REJECTED. PLANT STOCK NOT MAINTAINED IN THIS NUMBER WILL BE REJECTED. PLANT STOCK NOT MAINTAINED IN THIS NUMBER WILL BE REJECTED.
- CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE EXISTING TREES. DO NOT DAMAGE EXISTING TREES. DO NOT DAMAGE EXISTING TREES.
- THE CONTRACTOR SHALL KEEP PAVED AREAS, SIDEWALKS AND BUILDINGS CLEAR OF CONSTRUCTION WASTES AND DEBRIS. ALL WASTES AND DEBRIS SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE TO THE NEAREST CURB OR STREET.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS ARCHITECT INDICES THE RIGHT TO SELECT ANY PLANTS AND/OR SPECIES DEEMED APPROPRIATE FOR THE PROJECT.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S CONSULTANTS WITH PLANT MATERIALS.
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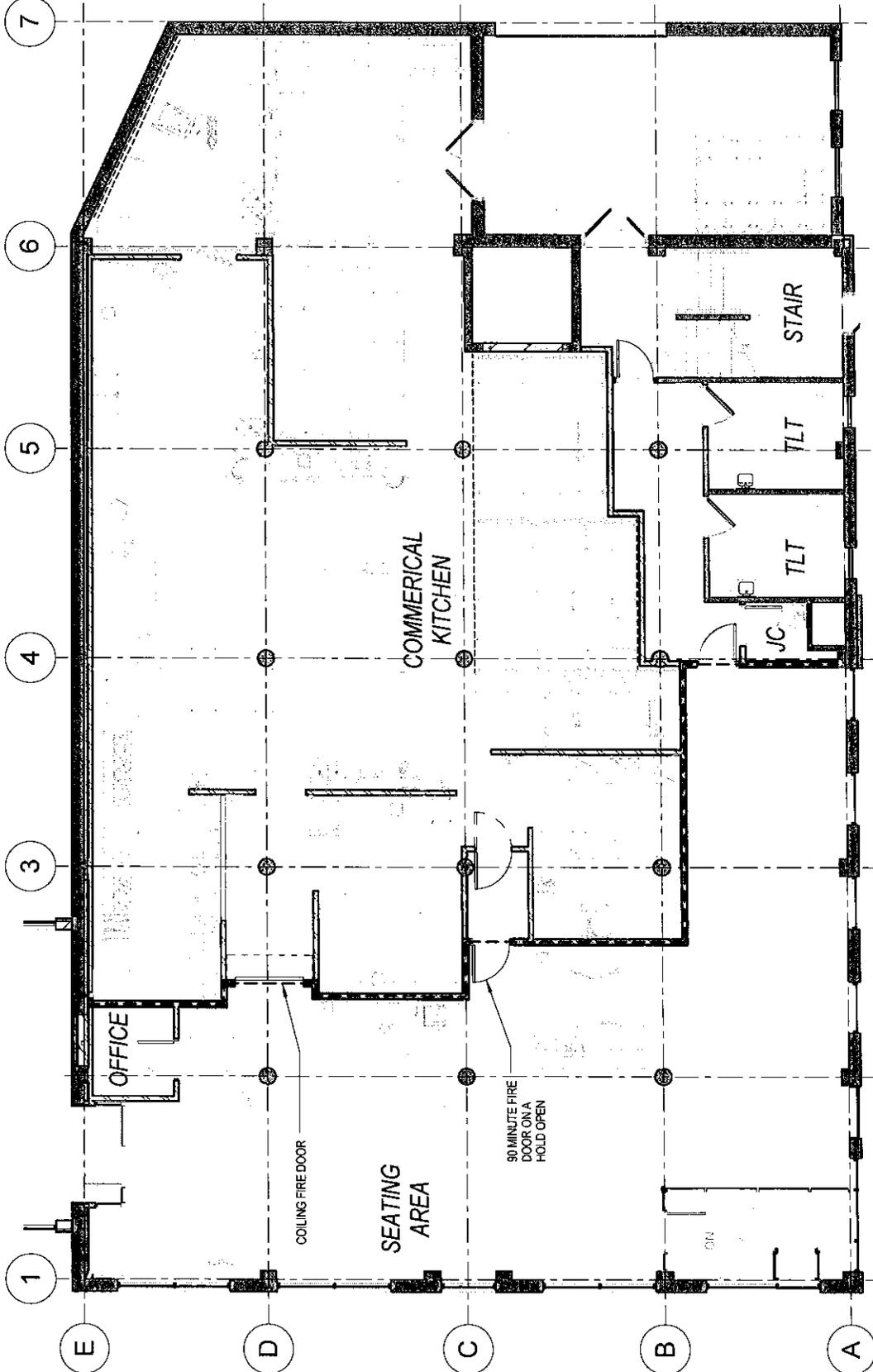
LEGEND

CONTRACTOR MARKS

PLANT SCHEDULE

QTY	CITY	BOTANICAL NAME / COMMON NAME	SIZE
1	TL	Malus 'Spring Snow' / Spring Snow Crab Apple	1.75' Cal
4	TL	Thuja occidentalis / American Arborvitae	1.75' BB
1	TL	Malus 'Spring Snow' / Spring Snow Crab Apple	1.75' Cal
4	TL	Thuja occidentalis / American Arborvitae	1.75' BB
1	TL	Malus 'Spring Snow' / Spring Snow Crab Apple	1.75' Cal
4	TL	Thuja occidentalis / American Arborvitae	1.75' BB
1	TL	Malus 'Spring Snow' / Spring Snow Crab Apple	1.75' Cal
4	TL	Thuja occidentalis / American Arborvitae	1.75' BB





DRAWING TITLE: **FIRST FLOOR PLANS**
 PROJECT NAME: **SEWARD CREAMERY BUILDING**
 DRAWN BY: BNL
 PROJ. NO: 140016



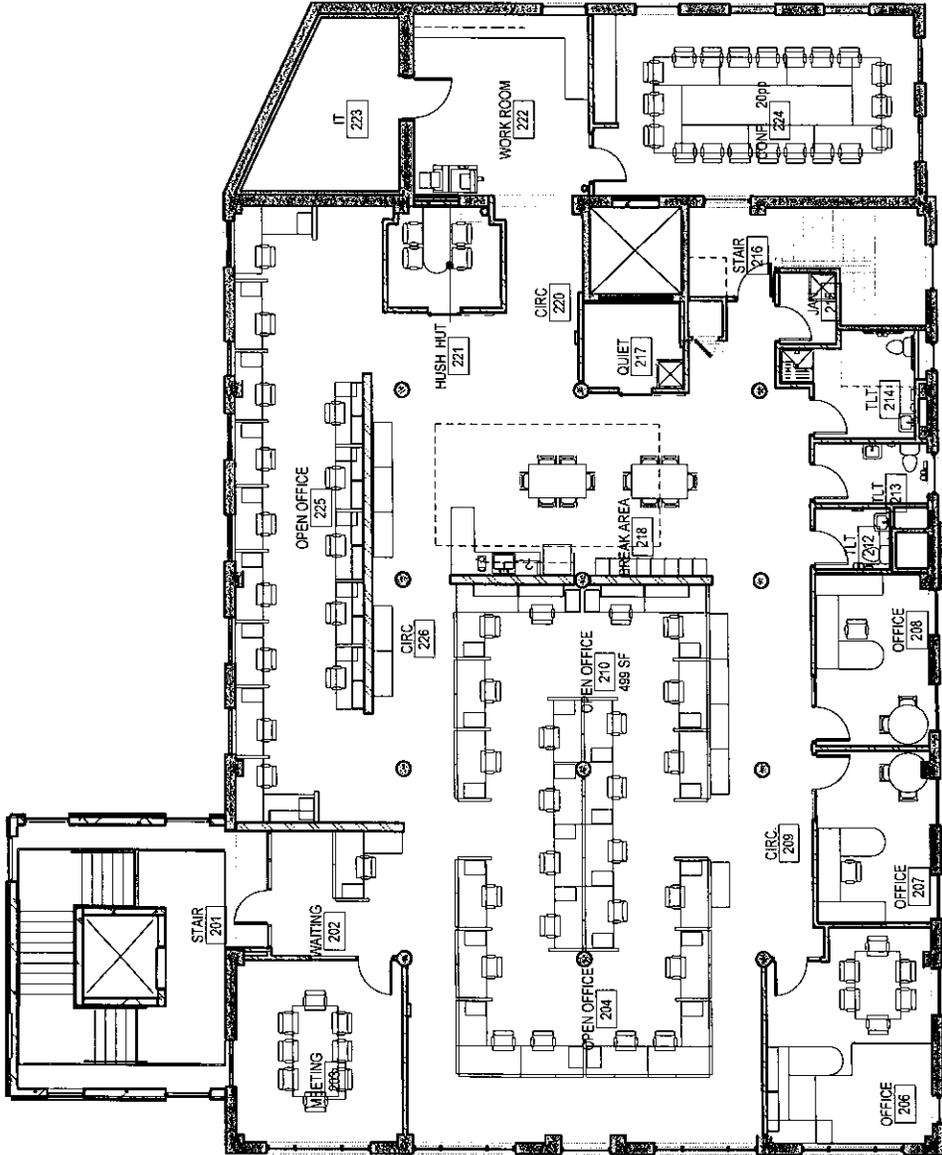
CLIENT: **SEWARD COMMUNITY CO-OP**

9/5/14



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A1.1



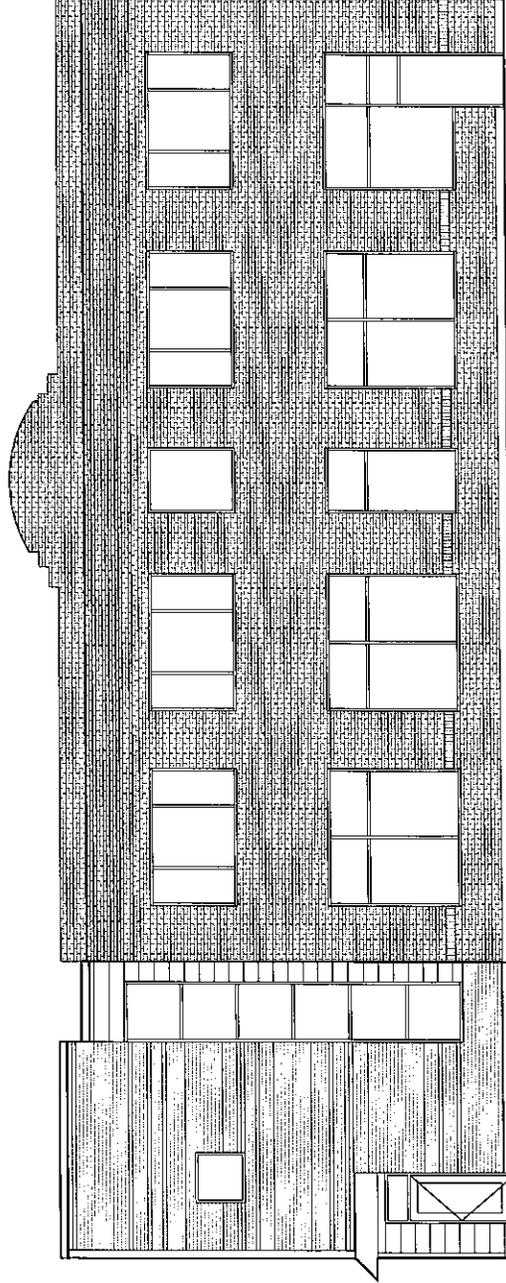
1 EXISTING SECOND FLOOR (REFERENCE ONLY)
3/32" = 1'-0"

DRAWING TITLE	EXISTING FLOOR PLAN
PROJECT NAME	SEWARD CREAMERY BUILDING
DRAWN BY	Author
PROJ. NO.	140016

CLIENT:	SEWARD COMMUNITY CO-OP
DATE:	9/5/14

PERFORMANCE DRIVEN DESIGN.
 PDRDesign.com
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A2-1



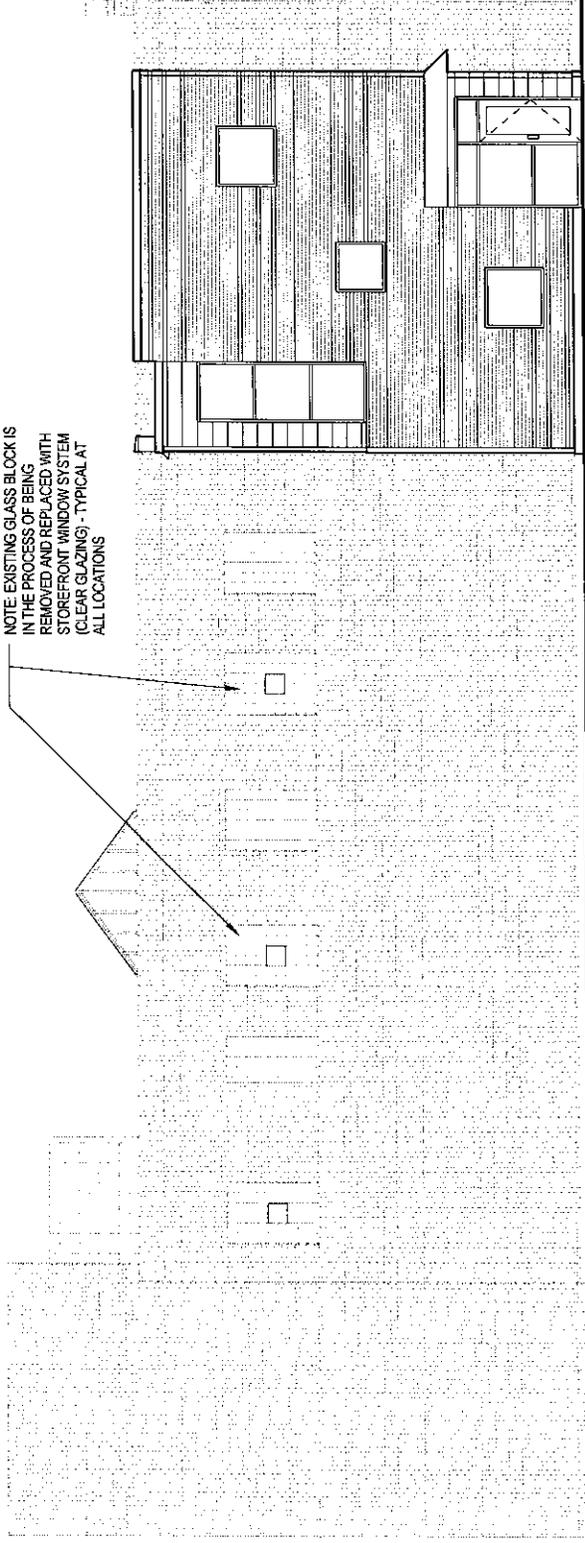
NOTE: FUTURE
BUILDING SIGNAGE
TO BE DETERMINED.
WILL COMPLY WITH
CHAPTER 543

1 NORTH ELEVATION
1/8" = 1'-0"

 <p>PERFORMANCE DRIVEN DESIGN. LHBcorp.com</p> <p>701 Hennepin Ave. N., Ste. 200 Minneapolis, MN 55401 612.336.2029 COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED</p>	<p>CLIENT: SEWARD COMMUNITY CO-OP</p> <p>9/5/14</p>	<p>DRAWING TITLE: EXISTING ELEVATION</p> <p>PROJECT NAME: SEWARD CREAMERY BUILDING</p> <p>DRAWN BY: SGP PROJECT NO.: 140016</p> <p>A3.1</p>
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NOTE: EXISTING GLASS BLOCK IS
 IN THE PROCESS OF BEING
 REMOVED AND REPLACED WITH
 STOREFRONT WINDOW SYSTEM
 (CLEAR GLAZING) - TYPICAL AT
 ALL LOCATIONS

NOTE: FUTURE
 BUILDING SIGNAGE
 TO BE DETERMINED.
 WILL COMPLY WITH
 CHAPTER 543



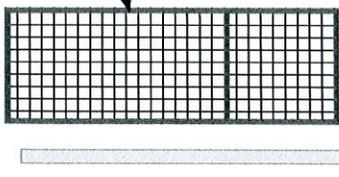
1 EAST ELEVATION
 1/8" = 1'-0"

 PERFORMANCE DRIVEN DESIGN. lhbcorp.com	CLIENT: SEWARD COMMUNITY CO-OP	DRAWING TITLE EXTERIOR ELEVATION
	9/5/14	PROJECT NAME SEWARD CREAMERY BUILDING
COPYRIGHT © 2014 LHB, INC. ALL RIGHTS RESERVED 701 Washington Ave. N., Ste. 200 Minneapolis, MN 55401 612.330.0029		DRAWN BY: SGP PROJ. NO: 140016

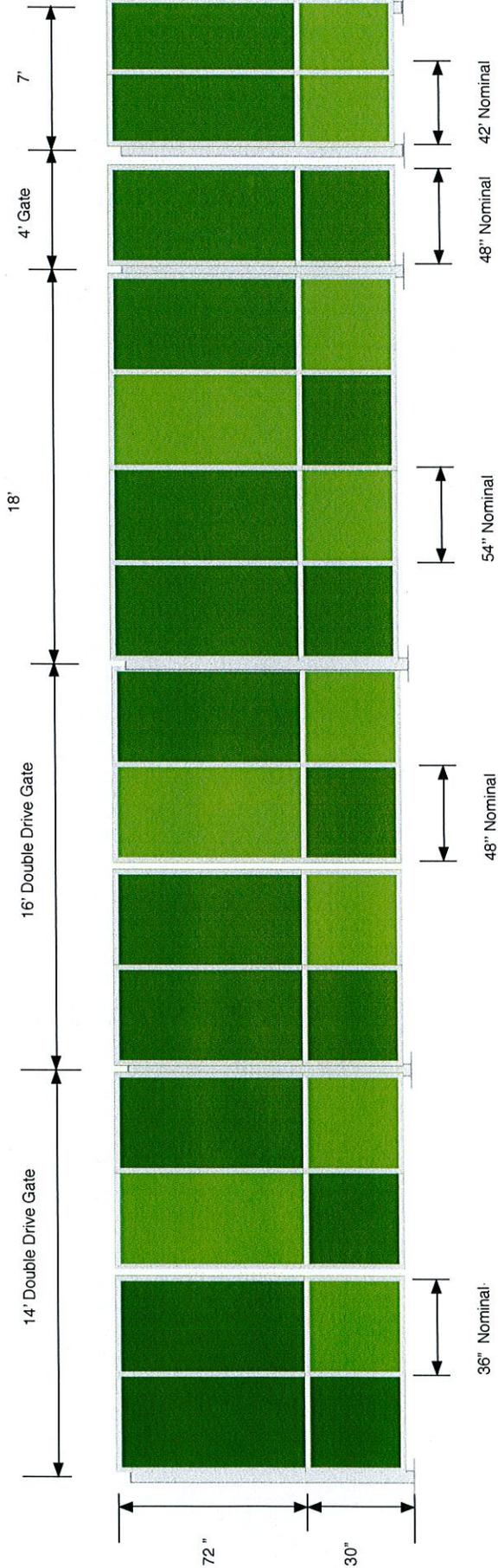
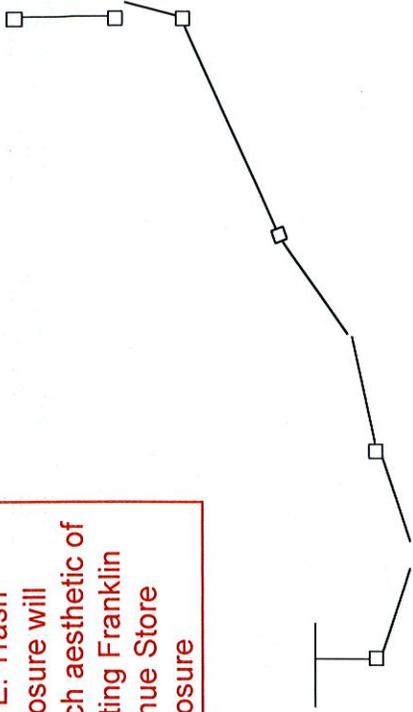
A3.2

MWI SHOP

NOTE: Trash enclosure will match aesthetic of existing Franklin Avenue Store enclosure



1 1/2" square tube with expanded metal on inside of enclosure
Panels sizes will vary



Verify All Dimensions

Material Unless Otherwise Noted Shall Comply
With:
Shapes & Plates ASTM A 36
Wide Flange Shapes ASTM A572, GR 50
Tubes ASTM A500, Gr B
Pipe ASTM A53
Bolts ASTM A307
Anchor Bolts ASTM A449

Trash Enclosure - Swards Coop

Midwest Wrought Iron 1221 Broadway Street NE Mpls MN 55413

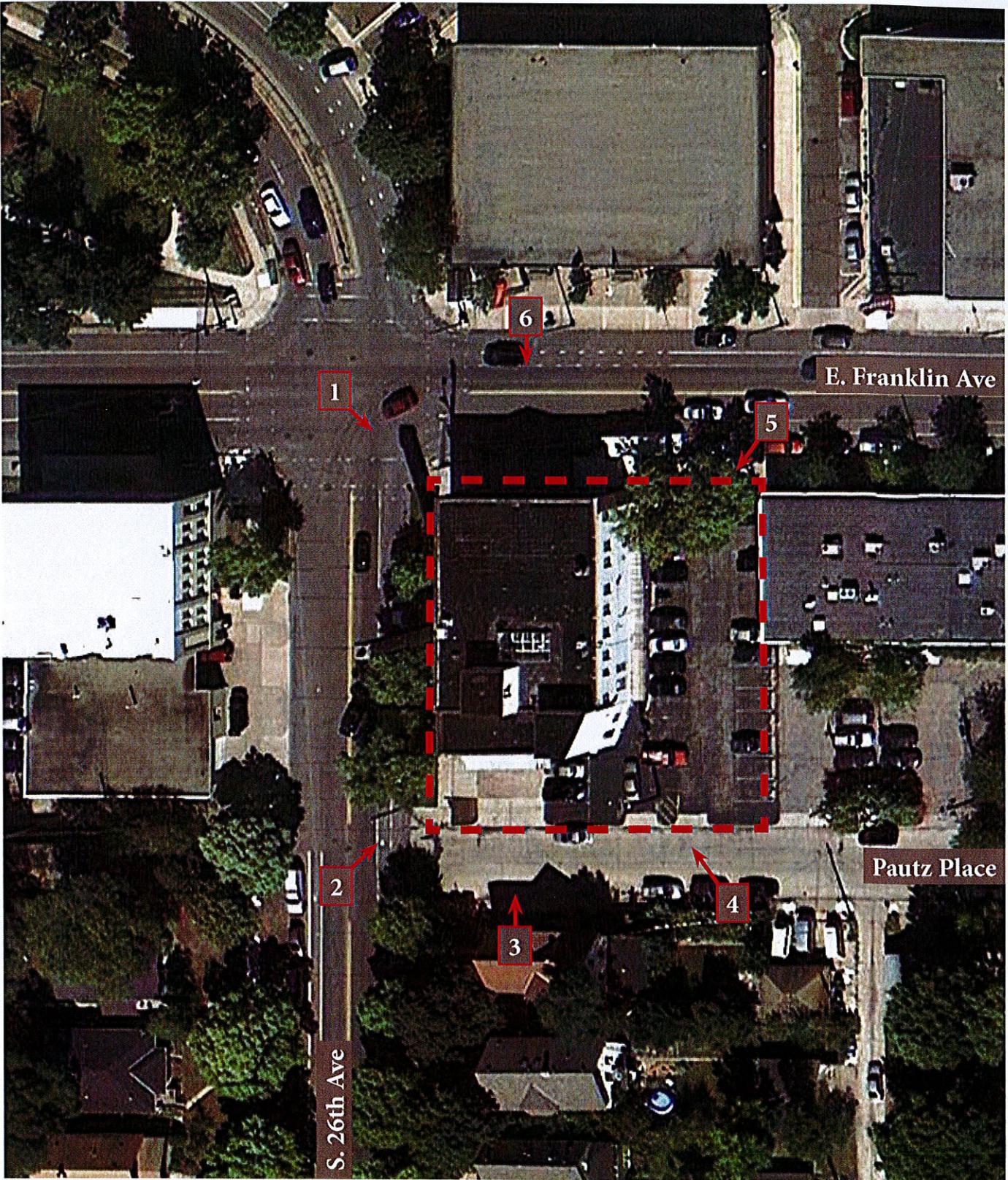
Drawn by E. T. Hamilton

Drawing Not To Scale

Oct. 22, 2007

SwardsCoopTE R8/23/13

Material Unless Otherwise Noted Shall Comply
With:
Shapes & Plates ASTM A 36
Wide Flange Shapes ASTM A572, GR 50
Tubes ASTM A500, Gr B
Pipe ASTM A53
Bolts ASTM A307
Anchor Bolts ASTM A449



--- Project Area



Seward
COMMUNITY CO-OP

Photo #1:
2601 E. Franklin Ave
Existing Building, view
from the northwest.



Photo #2:
2601 E. Franklin Ave
Existing Building, view
from the southwest.



Photo #3:
2601 E. Franklin Ave
Existing Building, view
from the south



Photo #4:
2601 E. Franklin Ave
Existing Building, view
from the southeast.



Photo #5:
2601 E. Franklin Ave
Existing Building, view
from the northeast



Photo #6:
3805 3rd Ave South
2601 E. Franklin Ave
Existing Building, view
from the north.

