



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4  
 December 1, 2014  
 BZZ-6921

## LAND USE APPLICATION SUMMARY

**Property Location:** 2910-2936 Pillsbury Avenue  
**Project Name:** Karmel Plaza and Square  
**Prepared By:** [Jason Wittenberg](#), Planning Manager, (612) 673-2297  
**Applicant:** Basim Sabri, Karmel Properties LLC  
**Project Contact:** Scott Nelson, DJR Architecture Inc.  
**Request:** To allow third and fourth floor building additions and a two-level parking structure addition to the Karmel Plaza building.

**Required Applications:**

<b>Site Plan Review</b>	To allow first, third, and fourth floor building additions for offices, clinics, and places of assembly totaling approximately 27,172 square feet square feet in area and a two-level parking structure addition with a net increase of 158 spaces (total of 262 spaces) to the Karmel Plaza building.
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## SITE DATA

<b>Existing Zoning</b>	II Light Industrial District
<b>Lot Area</b>	112,455 sq. ft. / 2.58 acres
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	Whittier Alliance
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Commercial Corridor (Lake Street, locate 1/2 block away)
<b>Small Area Plan(s)</b>	<a href="#">Midtown Greenway Land Use and Development Plan</a>

<b>Date Application Deemed Complete</b>	November 6, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	January 6, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The existing development includes mixed use buildings with a shopping center. Karmel Plaza is located at 2910 Pillsbury Avenue and Karmel Square is located at 2936 Pillsbury Avenue. The commercial uses, including general retail sales and services uses, coffee shops, delicatessens, and sit down restaurants with limited entertainment, offices, a place of assembly (tenant prayer room), food and beverage production, and a developmental achievement center, located on the first and second floors in Karmel Plaza, are part of a shopping center. A shopping center is not a permitted use in the II district. The original development proposed an ethnic market. The ethnic market was classified as a farmers' market. At the time, the zoning code did not include a definition for farmers' markets. The farmers' market that was approved for this site does not comply with the definition adopted in July of 2006, but the building was constructed and the use was established prior to the code change. Under today's code, the ethnic market that does not comply with the definition of farmers' market is considered a shopping center. The use is legally nonconforming. No additions are proposed to the shopping center as a part of this application.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mix of residential and nonresidential uses in the immediate area. The Midtown Greenway is located immediately north of the site. The site is bordered by Pillsbury Avenue on the east and Pleasant Avenue on the west.

**PROJECT DESCRIPTION.** On August 11, 2014, the City Planning Commission approved an application to allow additions to the existing building. Following this action, an erroneous interpretation led to the issuance of a building permit that violated the adopted conditions of approval. In addition, construction commenced in a manner that exceeded the scope of the building permit that was issued on September 5, 2014. Further, a new survey of the property revealed that the site plan previously submitted by the applicant contained errors regarding the building's distance to the north property line, which is the property line that is shared with the Midtown Greenway. On October 14, 2014, an order was issued to stop work on construction. The applicant has submitted revised plans for City Planning Commission consideration.

Summary of floor area: First floor recycling: 841 square feet. (Any use of this space other than refuse storage is considered an expansion of the shopping center and would require an expansion of nonconforming use application.) Third floor: 1,300 sq. ft. increase over a previous building permit (BIRE 3090276) issued for the 3<sup>rd</sup> floor, for a total of 25,701 square feet. Fourth floor: 18,893 plus 6,138 square feet for the third floor assembly area, a portion of which includes a ceiling height of greater 14 feet in height and is therefore counted as two floors. Note that this 6,138 will not be counted for the purpose of the minimum off-street parking requirement as only the usable floor area will be calculated. Total increase in floor area on the first, third, and fourth floors: 27,172 square feet. Proposed total floor area of the Karmel Plaza building: 119,683 square feet.

A two-level parking structure with 119 spaces would be constructed over the existing surface parking area. The amount of on-site parking will increase from 158 spaces to 262 spaces. The applicant has submitted a draft Travel Demand Management Plan. No changes are proposed to the Karmel Square building at this time, but the parking structure will extend onto this property. Therefore this property has been included within the development site.

**RELATED APPROVALS.** The following is a summary of the land use application history for Karmel Plaza. In 2001, the city planning commission (CPC) approved a conditional use permit and site plan review application to allow a multiple-tenant development with offices, restaurant space, and an ethnic

market (farmers' market). The City Council also approved the vacation of Elroy Street (ran east/west on the south end of the site). The CPC approvals expired and the applicant reapplied for the same applications to allow the same proposal. In 2003, the CPC approved the proposal again. The action was appealed by the neighborhood group, but the City Council upheld the CPC decision. Before constructing the existing building, the applicant submitted applications to allow a larger development adding multiple-family residential with 72 units into the mix of proposed uses in 2004. The CPC granted partial approval of the proposed development, but denied the CUP for the farmers' market. The applicant appealed the CUP denial and the neighborhood group appealed the rest of the CPC actions, but the City Council upheld the CPC decision. With the exception of denying the CUP for the farmers' market, the mayor vetoed the City Council's decision. Following the veto, the council denied all of the applications. Although these applications were denied, the previous approvals had not expired yet and the project that was approved in 2003, with some administratively approved changes, was allowed to be constructed. In 2010, the applicant obtained approvals for an expansion of a nonconforming use and a site plan review amendment for additions to the first floor and a third floor addition for self-service storage. The applicant returned in 2012 to expand the shopping center again and to request removal of the condition requiring the third floor to be set back at least one structural bay, or approximately 20 feet, adjacent to the Midtown Greenway. The expansion was approved, but the condition was not removed. Since that time, the building permit was obtained to construct the approved third story with the required setback. However, the proposed third floor use was changed from self-service storage to offices and clinics. These uses have a higher parking requirement, which could not be met with the existing on-site spaces. Therefore a shared parking agreement was obtained with the owner of 2900 Pleasant Avenue to provide the required parking. With the current proposal for adding structured parking, the minimum clearance requirements for loading cannot be met on-site. Therefore, a shared loading agreement was obtained with the owner of 2933 Pleasant Avenue to provide the required loading.

As noted above, the City Planning Commission approved a site plan review application on August 11, 2014, as follows:

The City Planning Commission adopted the findings and approved the site plan review application to allow third and fourth floor building additions for offices totaling approximately 26,000 square feet in area and a two-level parking structure addition with a net increase of 104 spaces to the Karmel Plaza building for the properties located at 2910-2936 Pillsbury Ave, subject to the following conditions:

1. All walls of the fourth floor addition shall comply with the minimum window requirements from section 530.120 of the zoning code.
2. The third floor shall be set back one structural bay, or approximately 20 feet, to minimize the increase in shadowing on the Midtown Greenway.
3. The fourth floor shall be set back at least 68 feet from the north lot line for not less than 50 percent of the total building width, to minimize the increase in shadowing on the Midtown Greenway.
4. A flat roof shall be installed on top of the fourth floor addition as required by section 530.120 of the zoning code.
5. The first floor recycling area addition shall be set back at least 12 feet from the north lot line so as not to impede a future promenade as called for in the Midtown Greenway Land Use and Development Plan.
6. Unless otherwise authorized or required by the City Planning Commission, the conditions of approval for BZZ-1361, BZZ-4801 and BZZ-5482 shall remain in effect.

7. CPED staff review and approval of the final site, landscaping, lighting, floor and building elevation plans.
8. All site improvements shall be completed by August 11, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
9. All lighting on site, building mounted or pole mounted, shall be full cut-off fixtures.
10. The parking structure itself shall be designed with knee walls to block all headlights from vehicles driving through and parked in the parking structure on all levels on the south, west and east sides. The finish of the parking structure shall not be plain concrete or painted concrete.
11. New chain-link fencing shall not be allowed on site.
12. The applicant shall work with staff to screen the parking structure from public view.

The proposed application would specifically change conditions two and three. The 68-foot setback of not less than 50 percent of the fourth floor required by the City Planning Commission was based on a site plan that included inaccurate information regarding the distance between the existing building and the north property line.

**Karmel Plaza**

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action (Year)</b>
<a href="#">BZZ-6524</a>	Site plan review	Building additions and two-level parking structure	<a href="#">Approved with conditions</a> (2014)
BZZ-6683	Shared loading (administratively reviewed)	Off-site loading lease with 2933 Pleasant Avenue	Approved with conditions (2014)
BZZ-6478	Shared parking (administratively reviewed)	Off-site parking lease with 2900 Pleasant Avenue	Approved with conditions (2014)
<a href="#">BZZ-5482</a>	Expansion of non-conforming use and site plan review	Additional first floor additions to the shopping center and third floor addition for self-service storage	<a href="#">Approved with conditions</a> (2012)
<a href="#">BZZ-4801</a>	Expansion of non-conforming use and site plan review	First floor additions to the shopping center and third floor addition for self-service storage	<a href="#">Approved with conditions</a> (2010)
BZZ-1361	Conditional use permit and site plan review	New 2-story farmer's market	Approved with conditions (2003)

**PUBLIC COMMENTS.** As of the writing of this report, correspondence has not been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

#### **I. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

##### **Building Placement and Design – *Requires alternative compliance***

- The existing building placement reinforces the street wall, provides natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The first floor recycling area addition would be located 28 feet from Pleasant Avenue. Alternative compliance is requested.
- The building is built up to the lot lines adjacent to Pillsbury Avenue and Pleasant Avenue. The recycling area addition will be set back from the street. Landscaping is located between the building and the public sidewalks and will be located between the addition and the lot lines.
- Multiple entrances in the Karmel Square building face Pillsbury Avenue as well as the parking lot. A principal common entrance in the Karmel Plaza building faces Pillsbury Avenue as well as the parking lot. Multiple entrances to individual businesses and corridors are also oriented toward the adjacent streets or the parking area.
- On-site accessory parking will be located to the interior of the site.
- For the new construction, the walls will provide architectural detail and contain windows to create visual interest, increase security of adjacent outdoor spaces, except on the first floor recycling area addition.
- Architectural elements, including recesses, projections and windows, would divide the building into smaller identifiable sections.
- A blank wall exceeding 25 feet in length is proposed on the north side of the recycling room addition. Alternative compliance is requested.
- The proposed primary exterior materials are stucco and glass, which are durable.
- The existing primary exterior materials are stucco and glass. All sides of the building would be compatible and similar to each other.
- Plain face concrete block would not be used as a primary exterior building material.
- The principal common entrances facing Pillsbury Avenue are surrounded by windows to emphasize their importance.
- The walls of each building addition faces a public street, an on-site parking area, or a public pathway, therefore they are all subject to the minimum window requirements. The proposed windows would be vertical in proportion and more or less evenly distributed. Alternative compliance is requested for the walls on the recycling area addition, and the fourth-floor walls facing Pillsbury Avenue, and the south elevation of the third floor, facing the parking lot. Alternative compliance is requested. The proposed site plan does not appear to match the proposed north elevations in the area where the proposed recycling center would be located. Staff has asked the applicant to clarify the proposed overall window percentage on the north, ground-level elevation.
- Ground floor active functions would occupy 70 percent or more of linear frontage on each wall facing a public street or the Greenway.

- A flat roof is proposed. A portion of the religious place of assembly, located at the eastern end of the building, includes a gabled roof with a 4:12 slope. The configuration of the roof is such that building parapets will largely screen the gable from view, ensuring that the building appears to have a flat roof. The flat roof, as proposed, is consistent with other nonresidential buildings in the area and also minimizes the shadowing of the Midtown Greenway.
- The only sloped floors are the ramps needed to gain access to each level of the parking structure. Although the garage is located at the interior of the site, which will help to minimize the visibility of the structure and vehicles, staff recommends that the Commission require the screening of headlights on all levels in order to minimize the impact on adjacent properties. A significant portion of the parking structure would be screened from the public streets on the east and west sides by the existing Karmel Plaza building.

**Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking**

Location	Floor	Code Requirement		Proposed	
Pillsbury Ave (east)	1	30% minimum	N/A	N/A	N/A
	3	10% minimum	190 sq. ft.	14.2%	270 sq. ft.
	4	10% minimum	94 sq. ft.	0% (windows covered by roof gable and parapet)	0 sq. ft.
Pleasant Ave (west)	1	30% minimum	42 sq. ft. (for recycling center addition)	0%	0 sq. ft.
	3	10% minimum	129 sq. ft.	10.7%	140 sq. ft.
	4	10% minimum	100 sq. ft.	15.8%	160 sq. ft.
Midtown Greenway (north)	1	30% minimum	168 (for recycling center addition);	0 (recycling center addition); 22% (overall first floor elevation)	0 sq. ft.
	3	10% minimum	393 sq. ft.	17%	700 sq. ft.
	4	10% minimum	254 sq. ft.	16.4%	420 sq. ft.
Parking lot/courtyard (south)	3	10% minimum on that part of the building wall facing parking lot—not parking structure	68 sq. ft.	5.8%	40 sq. ft.
	4	10% minimum on that part of the building wall facing parking lot—not parking structure	55 sq. ft.	10.7%	60 sq. ft.

**Access and Circulation – Meets requirements**

- Entrances are connected to the public sidewalks with walkways 4 feet in width or more. A 4-foot wide walkway also provides access to entrances facing the parking lot.
- A transit shelter is not provided. There are no transit stops immediately adjacent to the site.
- Vehicles enter through a curb cut on Pleasant Avenue and exit through a curb cut on Pillsbury Avenue. Circulation is designed to occur on-site. Some residential uses are located in the immediate area. Staff is not aware of any conflicts created by the existing access location and circulation on pedestrians and surrounding residential properties. Although congestion is an issue in the immediate area, the draft Travel Demand Management Plan indicates that the traffic impacts will not increase significantly as a result of the proposed development.
- The site is not adjacent to a public alley.
- Areas not covered by the buildings, parking structure and walkways will be landscaped. To the extent practical, the applicant has minimized the use of impervious surfaces.

**Landscaping and Screening – Meets requirements**

- The composition and location of landscaped areas complement the scale of development and its surroundings.
- 43 percent of the net lot area is proposed to be landscaped.
- Other than the removal of the landscaping where the parking structure will be built, no changes are proposed to the previously approved landscaping plan.

**Table 2. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	112,455 sq. ft.
<b>Building footprints</b>	--	86,050 sq. ft.
<b>Remaining Lot Area</b>	--	26,405 sq. ft.
<b>Landscaping Area</b>	5,281 sq. ft.	11,472 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	11 trees	18 trees
<b>Shrubs (1: 100 sq. ft.)</b>	53 shrubs	200+ shrubs

**Additional Standards – Meets requirements with Conditions of Approval**

- Continuous concrete curbing is installed along the driveways. Curbing is discontinued at the east and west sides to allow water to drain to catch basins.
- The building additions should not impede any views of important elements of the city.
- As proposed, the upper floor additions would be located or arranged to minimize shadowing on the Midtown Greenway. The north side setbacks of the existing building range from 23 feet at the northwest corner to 42.35 feet at the northeast corner. The second floor is set back 42.35 feet from the north property line. With the exception of the easterly 65 feet of the building, the third and fourth floors are proposed to be set back 62 feet from the north/Midtown Greenway property line (the second floor is also set back 42.35 feet from the Greenway). The easterly 65 feet of the building, a portion of which was issued a permit in error, would be set back in-line with the second floor—42.35 feet from the north property line. East to west, the total width of the building is 350 feet. The applicant has submitted a shadow study to show what effects the third floor extension and the fourth floor addition would have on the Midtown Greenway. According to the studies, the Greenway and residential properties to the north would mainly be affected during a relatively short period during the winter months and the upper floor additions will increase shadowing of the Greenway during the winter months. The

importance of retaining solar access to the Greenway is emphasized in the *Midtown Greenway Land Use and Development Plan*. In 2010 and 2012, the planning commission required the applicant to set the third floor back one structural bay, or approximately 20 feet, so that the shadow on the greenway is no more than the current two-story building. Requiring a greater setback for the upper floors is not atypical for development proposed along the south side of the Greenway. The Lime Apartments, a 6-story mixed use building located at 2900 Lyndale Avenue South, is one such example that was approved in 2012. The Lime Apartments site, located at the southwest corner of Lyndale Avenue South and West 29<sup>th</sup> Street, is separated from the Greenway by 29<sup>th</sup> Street, which is a 40 foot wide right-of-way. The first floor is set back at least 15 feet or more from the street/55 feet total from the Greenway, the fifth floor was required to be set back an average of 25 feet/65 feet total from the Greenway (the second through fourth floors also align with the fifth floor setbacks), and the sixth floor was required to be set back at least 35 feet/75 feet total from the Greenway. The proposed four floors comply with the maximum permitted height in the district and the applicant has taken steps to configure those floors in a way that minimizes shadowing of the Greenway.

- Wind currents should not be a major concern.
- With the continued implementation of the previous conditions of approval, the site plan will employ best practices that increase natural surveillance and visibility, control and guide movement through the site, and distinguish between public and non-public spaces with crime prevention design elements. On a recent site visit, however, staff observed that a number of windows are blocked with merchandise in a manner that violates the window requirements of 530.120(b)(2) of the zoning ordinance.
- Other than removal of unpermitted work, no demolition of existing structures is proposed.

## **2. Conformance with all applicable regulations of the zoning ordinance.**

The site is zoned II. Offices, clinics and a place of assembly in the II district are permitted uses. The existing shopping center is not a permitted use in the II district, but was legally established. Therefore it is a legally nonconforming use.

### **Off-street Parking and Loading – Meets requirements**

*Shopping center (first and second floors):* The minimum parking requirement for a shopping center is determined by the zoning administrator based on the principal uses in the shopping center. The shopping center contains a mix of uses including general retail sales and services uses, coffee shops, delicatessens, and sit down restaurants with limited entertainment (each less than 2,000 square feet), offices, food and beverage production, and a developmental achievement center. The zoning administrator determined that the parking requirement for the shopping center uses located on the first and second floors shall be one space per 500 square feet of the gross floor area in excess of 4,000 square feet with the following exceptions and conditions:

- The place of assembly (tenant prayer rooms) shall be subject to the respective minimum parking requirement identified in Table 541-I of the zoning code.
- Any coffee shop, delicatessen, fast food restaurant, and sit down restaurant exceeding 2,000 square feet shall be subject to the respective minimum parking requirements identified in Table 541-I of the zoning code.
- Any nightclub or restaurant with general entertainment shall be subject to the respective minimum parking requirements identified in Table 541-I of the zoning code.
- All Commercial Recreation, Entertainment and Lodging uses shall be subject to the respective minimum parking requirements identified in Table 541-I of the zoning code. Indoor recreation

areas with pool or billiards are subject to a minimum parking requirement of parking equal to 30 percent of the capacity of persons.

All of the uses shown on the first and second floor plans are collectively subject to the requirement of one space per 500 square feet of the gross floor area in excess of 4,000 square feet. These uses would occupy 67,699 square feet; therefore the minimum parking requirement for these uses is 127 spaces.

*Place of assembly:* The minimum parking requirement for a place of assembly is parking equal to 10 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. The main auditorium spaces of the places of assembly would occupy approximately 6,137 square feet, therefore the minimum parking requirement is 41 spaces.

*Offices and clinics:* The minimum requirement for these uses is one space per 500 square feet of gross floor area (for offices this is the floor area in excess for 4,000 square feet). The area of the third and fourth floors occupied by these uses is approximately 38,457 square feet, therefore the minimum parking requirement is 69 spaces.

*Total minimum requirement and parking reductions:* The total minimum parking requirement equals 246 spaces. A total of 262 spaces (not including the two for emergency vehicles) would be provided. Of those spaces, 21 must be used to meet the parking requirement for Karmel Square. To make up the 5 space difference, the applicant is proposing to provide additional bicycle parking to qualify for the bicycle incentive authorized by section 541.220 of the zoning code. By providing bicycle parking equal to 25 percent of the number of required automobile parking spaces (62 spaces), the minimum automobile parking requirement can be reduced by 10 percent (25 spaces) or 25 spaces, whichever is less. The bicycle parking must comply with the standards for required parking and must exceed the minimum bicycle parking requirement by at least one space. The applicant would provide a total of 64 bicycle spaces. As a result, the minimum automobile parking requirement for Karmel Plaza is reduced to 221 spaces.

*Standard, compact and accessible spaces:* At least 75 percent of the required spaces are required to comply with the minimum dimensions for standard spaces, or 200 spaces for this proposal. The remaining required spaces (up to 62) must comply with the minimum dimensions for compact spaces. There are 41 compact spaces proposed. Not all are clearly identified on the plans, but will need to be clearly labeled as compact spaces as required by section 541.330 of the zoning code. The remainder of the spaces would comply with the standard size requirements. Accessible parking spaces are also required. At least four accessible spaces are required below-grade and at least 6 are required in the other parking area. A total of 18 accessible spaces are proposed, including the minimum required in each of the parking areas.

*Maximum automobile parking requirements:* The maximum parking requirement for a shopping center is one space per 200 square feet of gross floor area. The shopping center would occupy a total of 67,699 square feet, therefore the maximum parking requirement is 338 spaces. The maximum parking requirement for a place of assembly is parking equal to 40 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. Therefore the place of assembly has a maximum parking requirement of 139 spaces. For offices and clinics, the maximum requirement is one space per 200 square feet of gross floor area, which is equal to 231 spaces. Karmel Square would also be subject to the maximum requirement of one space per 200 square feet of gross floor area, which equals 150 spaces. The total maximum parking requirement is 858 spaces.

*Bicycle parking requirement:* The minimum bicycle parking requirement for each use is included in Table 4 below. Most of the tenant spaces of the shopping center were constructed before the minimum bicycle parking requirements took effect in 2009. However, providing bicycle lock-up facilities with a capacity of at least 20 bicycles was a condition of the previous site plan review approval. At least 60 bicycle spaces are required to be provided to qualify for the incentive to reduce the minimum automobile parking requirement. There is room to provide the 60 spaces. The location of all of them must be shown on the final plans.

*Loading:* The minimum loading requirement for office uses with a total floor area between 20,001 and 50,000 square feet is one large space. The minimum loading requirement for a shopping center is as determined by conditional use permit. Because the shopping center was originally established as a farmers’ market and is a nonconforming use in the II district, the zoning administrator determined that the loading requirement would be based on the principal uses in the shopping center. When a development includes more than one nonresidential use with a low, medium, or high loading requirement, the square footage of uses within the same rating category are added together in order to determine the number of required loading spaces. The shopping center uses, the place of assembly and clinics fall into the low rating. When uses with a low rating occupy between 50,001 and 200,000 square feet of gross floor area, a minimum of two small loading spaces are required. Therefore, a total of one large and two small loading spaces are required. The applicant is proposing to provide one large and two small spaces on the adjacent property of 2933 Pleasant Avenue through a shared loading agreement. The purpose of proposing the off-site loading is because the minimum required vertical clearance of 12 feet 9 inches could not be met with the construction of the new parking structure. The application for the off-site loading was reviewed administratively and was approved.

**Table 3. Vehicle Parking Requirements Per Use (Chapter 541)**

	<b>Minimum Parking Requirement</b>	<b>Applicable Reductions</b>	<b>Maximum Parking Allowed</b>	<b>Proposed</b>
<b>Shopping center</b>	127	N/A	338	--
<b>Place of assembly</b>	41		122	--
<b>Offices/clinics</b>	69		192	--
<b>Karmel Square</b>	21		150	--
<b>Total</b>	<b>258</b>		<b>802</b>	<b>262</b>

**Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)**

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Shopping center	14	Not less than 50%	--	XX	Low (2 small)	2 small and 2 large
Clinic	3	Not less than 50%	--	XX		
Place of assembly	--	--	--	XX		
Office	3	--	Not less than 50%	XX	Medium (1 large)	
<b>Total</b>	<b>20</b>	<b>9</b>	<b>2</b>	<b>64</b>	<b>1</b>	<b>4</b>

**Building Bulk and Height – Meets requirements**

**Table 5. Building Bulk and Height Requirements**

	Code Requirement	Proposed
<b>Lot Area</b>	--	Karmel Plaza: 82,373 sq. ft. Karmel Square: 30,082 sq. ft. Total: 112,455 sq. ft. / 2.58 acres
<b>Gross Floor Area (GFA)</b>	--	Karmel Plaza: 119,683 sq. ft. Karmel Square: 29,716 sq. ft. (no change) Total: 149,399 sq. ft.
<b>Maximum Floor Area Ratio (GFA/Lot Area)</b>	2.7	1.33
<b>Maximum Building Height</b>	4 stories or 56 feet, whichever is less	4 stories and 46 ft. (to the top of the minarets identified on the building elevations. However, it appears that the applicant has installed a minaret and flagpole higher than is reflected on the building elevations. The applicant must demonstrate compliance with the maximum permitted height.)

**Residential Lot Requirements – Not applicable**

**Yard Requirements – Meets requirements**

- Although the Midtown Greenway is residentially zoned, staff has previously interpreted that the Greenway is essentially a right of way rather than an adjacent residential property that would trigger the need for an interior side yard setback of five feet plus two feet for every story above the first. Staff is recommending that the applicant’s recycling center addition maintain a setback of not less than 12 feet, consistent with the recommendations of the *Midtown Greenway Land Use and Development Plan*.

**Signs** – *Meets requirements with Conditions of Approval*

- The applicant has not submitted any sign information and has indicated that no new signs are proposed. Any new signage or signs that have been installed without permits require Zoning Office review, approval, and permits. The amount of window signage is also regulated. They are allowed, provided such signage does not exceed 30 percent of the window area, whether attached to the window or not and do not block views into and out of the building in the area between four and seven feet above the adjacent grade.

**Dumpster Screening** – *Meets requirements*

- Refuse and recycling storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. An enclosed refuse storage area is provided and will be expanded on the north side of the building and is screened as required.

**Screening of Mechanical Equipment** – *Meets requirements with Conditions of Approval*

- All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter [535](#) and district requirements. No exterior mechanical equipment is shown on the plans. If proposed, it will need to be screened as required. Photographs of the site indicate that unscreened mechanical equipment has been installed atop the one-story covered walkway on the north side of the building.

**Lighting** – *Meets requirements with Conditions of Approval*

- Lighting must comply with Chapter [535](#) and Chapter [541](#) of the zoning code. A lighting plan was not provided as part of the application. One will need to be provided with the final plans.

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Meets requirements*

Restaurants, coffee shops, and shopping centers are all subject to the following development standard:

The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Site visits have revealed proliferation of litter on and adjacent to the site.

Shopping centers are also subject to two additional development standards:

- (1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
- (2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.

Because the shopping center is a legal nonconforming use, an expansion of nonconforming use application is required to add or expand any general retail sales and services uses.

**3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.**

The *Minneapolis Plan for Sustainable Growth* designates the future land use for this site as urban neighborhood. The site is located half a block from Lake Street, which is designated as a commercial corridor. It is also located between the Lyn-Lake and Nicollet and Lake activity centers. These activity centers are located 5 blocks apart. With the adoption of the staff recommendation, the proposal will be consistent with the following policies of the comprehensive plan:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.
- 1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

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

Urban Design Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.

- 10.11.1 Require the location of new commercial development (office, research and development, and related light manufacturing) to take advantage of locational amenities and coexist with neighbors in mixed-use environments.
- 10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

Urban Design Policy 10.22: Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.

- 10.22.1 Integrate “eyes on the street” into building design through the use of windows to foster safer and more successful commercial areas in the city.
- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.

- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.

#### **4. Conformance with applicable development plans or objectives adopted by the City Council.**

The *Midtown Greenway Land Use and Development Plan*, adopted by the City Council in 2007 (after the original site plan approval was obtained), calls for high density housing (40-120 units per acre) on this site. It defines appropriate development for this site as urban-oriented, including townhouses, small apartments (contains 4 to 16 dwelling units with surface parking), apartments, and greenway buildings (structures that form part of the wall of the Greenway trench and may have a lower level with doors or windows that face the Greenway). Specific development guidelines include:

##### Relationship to the Greenway

- Balconies, windows and additional entries oriented toward the Greenway are strongly encouraged.
- Solar access to the Greenway is highly important. Any given part of the Greenway trail should have exposure to the sun for much of the day. A number of strategies may be employed to achieve this objective. These include stepping back the mass of future buildings along the south side of the Greenway, giving taller buildings a relatively narrow east-west dimension, and pivoting the orientation of buildings to a diagonal that allows morning and afternoon sunlight to pass by the northeast and northwest building faces to shine on the greenway.
- Wherever possible, a minimum of 12 feet should be provided between private development and the Midtown Greenway right of way for a publicly accessible pedestrian promenade, except where a Greenway building is proposed.

*Staff comment:* For the analysis on shadowing impacts, see pages seven and eight above.

This site is one of the locations where reserving space for a promenade is recommended because 29<sup>th</sup> Street is not directly adjacent to either side of the Greenway. Existing conditions create challenges to install a promenade at this time, including the existing steep slope between the building, adjacent sidewalks and the greenway, it would not currently link up with other segments, and measures to prevent potential conflicts with pedestrians and vehicles from mid-block crossings have not been studied. As more redevelopment adjacent to the greenway occurs in the future, it may be more appropriate at that time to install a promenade that would connect with other segments. However, the proposed first floor recycling area addition could impede a future promenade connection. Staff recommends that the proposed recycling center addition maintain a setback of at least 12 feet from the north property line.

#### **5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Building Placement, Blank Walls, and Windows for the First Floor Recycling Area Addition.** The recycling area addition would be set back 32 feet from Pleasant Avenue. Providing windows in a refuse storage area or moving it up to the street would not contribute to natural surveillance. This addition eliminates existing windows looking out at the Greenway. Because the existing refuse storage area is located adjacent to the addition, locating the recycling area elsewhere would be impractical. Further, there are ground-level and upper floor windows that will also overlook the Greenway. For these reasons, staff is recommending that the Planning Commission grant alternative compliance. Staff recommends, however, that the

applicant include elements that provide architectural relief to mitigate any blank wall area facing the Midtown Greenway.

- **Windows for the Fourth Floor Walls facing Pillsbury Ave and the 3<sup>rd</sup> Floor South Elevation Facing the Parking Lot.** Alternative compliance is requested for the fourth floor walls facing Pillsbury Avenue, the south elevation of the third floor facing the parking lot. Staff is recommending that the Planning Commission grant alternative compliance. Some of these windows are covered by a parapet from the assembly portion of the building. Further, the particular ceiling height of the assembly area makes compliance more difficult on the south elevation facing the parking lot.

## RECOMMENDATIONS

### Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow a first floor recycling area and third and fourth floor building additions for offices, clinic and places of assembly totaling approximately 27,172 square feet in area, for a total building area of 119,683, and a two-level parking structure addition with a net increase of 104 spaces (262 total spaces) to the Karmel Plaza building for the properties located at 2910-2936 Pillsbury Avenue, subject to the following conditions:

1. To minimize the increase in shadowing on the Midtown Greenway, the easternmost 65 feet of the third and fourth floors shall be set back not less than 42 feet from the north property line. The remainder of the third fourth floors shall be set back not less than 62 feet from the north property line.
2. The first floor recycling area addition shall be set back at least 12 feet from the north lot line so as not to impede a future promenade as called for in the *Midtown Greenway Land Use and Development Plan*. Other than the proposed recycling center addition, ground-floor window area facing the Midtown Greenway shall not be further reduced. Blank walls on the north elevation of the recycling center shall be mitigated through the use of architectural features such as windows, recesses or projections, or a living wall system.
3. A flat roof shall be installed on top of the fourth floor addition as required by section 530.120 of the zoning code. The building and all elements not exempt from the maximum permitted height shall not exceed 56 feet in height.
4. Unless otherwise authorized or required by the City Planning Commission, the conditions of approval for BZZ-1361, BZZ-4801 and BZZ-5482 shall remain in effect.
5. The parking structure shall be designed to block all headlights from vehicles driving through and parked in the parking structure on all levels on the south, west and east sides. The finish of the parking structure shall not be plain concrete or painted concrete.
6. Mechanical equipment shall be screened as required by section 535.70 of the zoning code.
7. CPED staff review and approval of the final site, landscaping, lighting, floor and building elevation plans.

8. All site improvements shall be completed by December 1, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

## ATTACHMENTS

1. Written description submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Landscaping plan
6. Floor plans
7. Building elevations
8. Shadow studies
9. Correspondence
10. Photos



207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1189  
WWW.SABRIPROPERTIES.COM

### **STATEMENT OF PROPOSED USE**

We are proposing an amendment to the existing site plan which involves our property located in south Minneapolis at 2910 Pillsbury Ave. S. in Minneapolis, known as Karmel Plaza. Karmel Plaza is a mall that was newly constructed in 2005. It has become an epicenter of the Somali population in Minneapolis and involves all religious and cultural integrations, along with business relations and interactions within the growing social community. The mall currently consists of offices, retail, coffee shops and restaurants.

The proposal is for a site plan amendment to allow for the construction of 1300 additional square feet on the northeast corner of the 3rd floor north along with the construction of a 4th floor consisting of 18,225 square feet. The building is located in the I1 zoning district so all of the proposed uses will be conforming to that district. We are also requesting the addition of 965 square feet for the addition of a recycling waste enclosure. Finally, we are also proposing to construct a 2 story parking ramp over the existing surface parking lot. There will be a total of 264 parking spaces that will be an accessory to on-site uses.



207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1169  
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November 7, 2014

Councilmember Bender  
City Council Ward 10  
350 S. 5<sup>th</sup> St. Rm 307  
Minneapolis, MN 55415

Dear Councilmember Bender:

We are proposing an amendment to the existing site plan which involves our property located in south Minneapolis at 2910 Pillsbury Avé. S. in Minneapolis, known as Karmel Plaza. Karmel Plaza is a mall that was newly constructed in 2005. It has become an epicenter of the Somali population in Minneapolis and involves all religious and cultural integrations, along with business relations and interactions within the growing social community. The mall currently consists of offices, retail, coffee shops and restaurants.

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The applicant is Karmel Properties, LLC and our address is 207 E. Lake St., Suite 300, Minneapolis, MN 55408. If you have any questions regarding this matter you may contact us at 612-825-4433.

Sincerely,

  
Basim O. Sabri



207 EAST LAKE STREET • SUITE 300 • MINNEAPOLIS, MN 55408 • PHONES 612-825-4433 • 612-825-7773 • FAX 612-825-1169  
WWW.SABRIPROPERTIES.COM

November 7, 2014

Marian Biehn  
Whittier Alliance  
10 E. 25<sup>th</sup> St.  
Minneapolis, MN 55404

Dear Ms. Biehn:

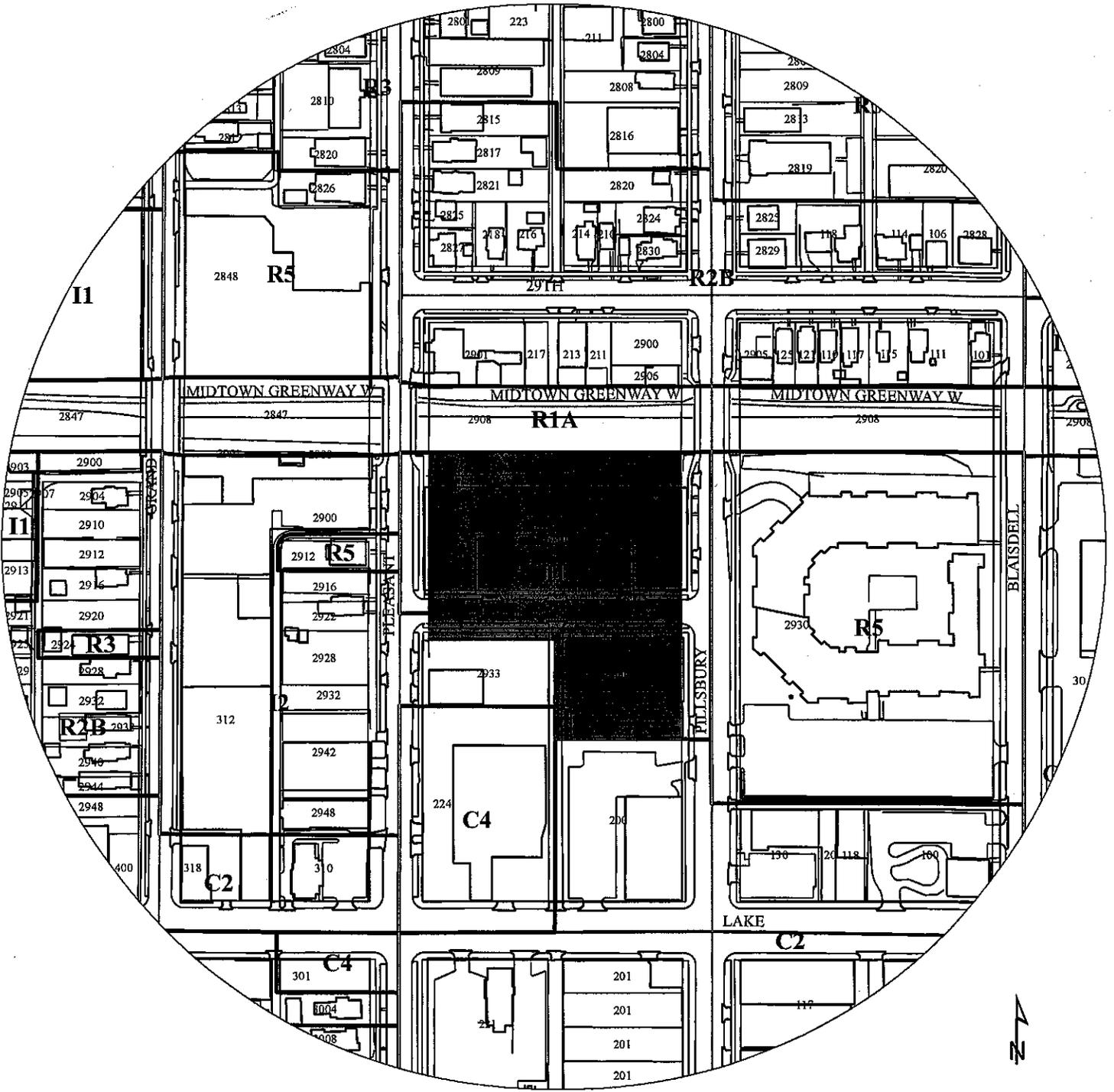
We are proposing an amendment to the existing site plan which involves our property located in south Minneapolis at 2910 Pillsbury Ave. S. in Minneapolis, known as Karmel Plaza. Karmel Plaza is a mall that was newly constructed in 2005. It has become an epicenter of the Somali population in Minneapolis and involves all religious and cultural integrations, along with business relations and interactions within the growing social community. The mall currently consists of offices, retail, coffee shops and restaurants.

The proposal is for a site plan amendment to allow for the construction of 1300 additional square feet on the northeast corner of the 3rd floor north along with the construction of a 4th floor consisting of 18,225 square feet. The building is located in the I1 zoning district so all of the proposed uses will be conforming to that district. We are also requesting the addition of 965 square feet for the addition of a recycling waste enclosure. Finally, we are also proposing to construct a 2 story parking ramp over the existing surface parking lot. There will be a total of 264 parking spaces that will be an accessory to on-site uses.

The applicant is Karmel Properties, LLC and our address is 207 E. Lake St., Suite 300, Minneapolis, MN 55408. If you have any questions regarding this matter you may contact us at 612-825-4433.

Sincerely,

Basim O. Sabri



PROPERTY ADDRESS

2910 & 2940 Pillsbury Avenue South

FILE NUMBER

BZZ-6921



# LEGAL DESCRIPTION:

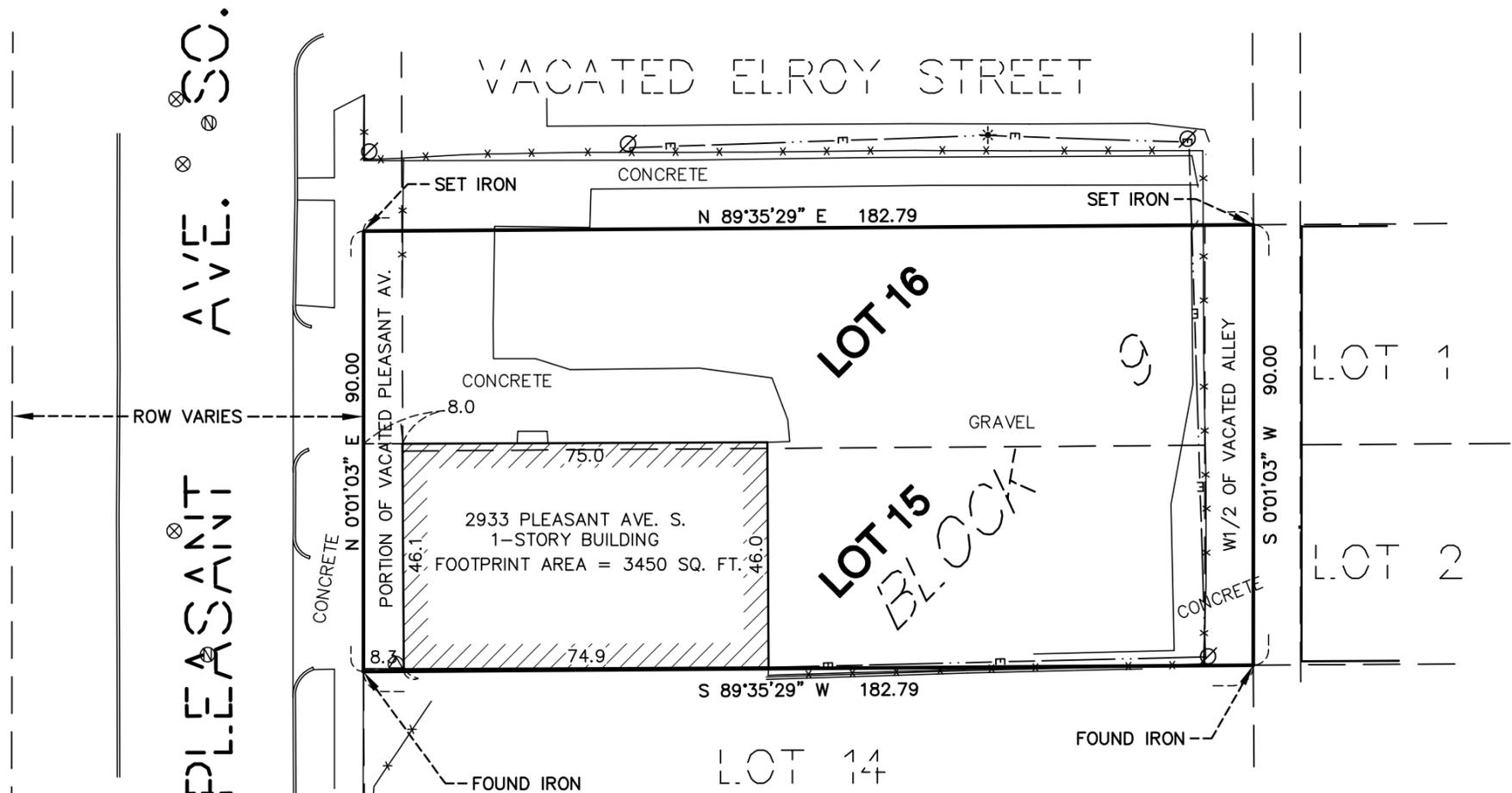
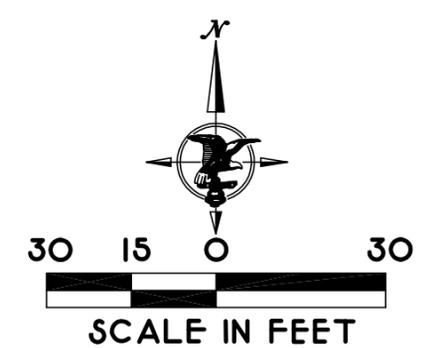
Lots 15 and 16, Block 9,  
Together with that part of vacated Pleasant Avenue  
and Westerly one-half of adjoining vacated alley.

# GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 16451 square feet = 0.378 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

# LEGEND

	FOUND IRON	Found Property Monument
	SET IRON	Set Property Monument (Minn. Reg. No. 23677)
	CONCRETE	Concrete
	CONCRETE CURB	Concrete Curb
	FENCE	Fence
	OVERHEAD ELECTRIC	Overhead Electric
	UNDERGROUND ELECTRIC	Underground Electric
	UNDERGROUND TELEPHONE	Underground Telephone
	WATER	Water
	GAS	Gas
	SANITARY SEWER	Sanitary Sewer
	STORM SEWER	Storm Sewer
	ELECTRIC METER	Electric Meter
	ELECTRIC BOX	Electric Box
	ELECTRIC MANHOLE	Electric Manhole
	POWER POLE	Power Pole
	HYDRANT	Hydrant
	UNKNOWN MANHOLE	Unknown Manhole
	GATE VALVE	Gate Valve
	CATCHBASIN	Catchbasin
	CATCHBASIN	Catchbasin
	AIR CONDITIONING UNIT	Air Conditioning Unit
	WINDOW WELL	Window Well
	LIGHT POLE	Light Pole
	GAS METER	Gas Meter
	TELEPHONE MANHOLE	Telephone Manhole
	TELEPHONE BOX	Telephone Box
	WATER MANHOLE	Water Manhole
	SANITARY MANHOLE	Sanitary Manhole
	STORM MANHOLE	Storm Manhole



# CERTIFICATION:

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

Date: September 5, 2014  
  
 Thomas E. Hodorff  
 Minn. Reg. No. 23677

**HARRY S. JOHNSON CO. INC.**  
**LAND SURVEYORS & CONSULTANTS**  
 9063 Lyndale Avenue South  
 Bloomington, Mn. 55420  
 (952) 884-5341  
 (952) 884-5344 Fax  
 Email: tom@hsjsurveyors.com  
 Web: www.hsjsurveyors.com

**LOT CERTIFICATION SURVEY**

for:  
**BASIM SABRI**  
**SITE: 2933 PEASANT AVE. S.**  
**MINNEAPOLIS, MINNESOTA**

File No.	1-3-8945M	Page	30
W.O. Number	2014402	Book	638
Sheet No.	1 OF 1	CAD Tec.	ONI

**PARKING RECAP  
SURFACE PARKING**

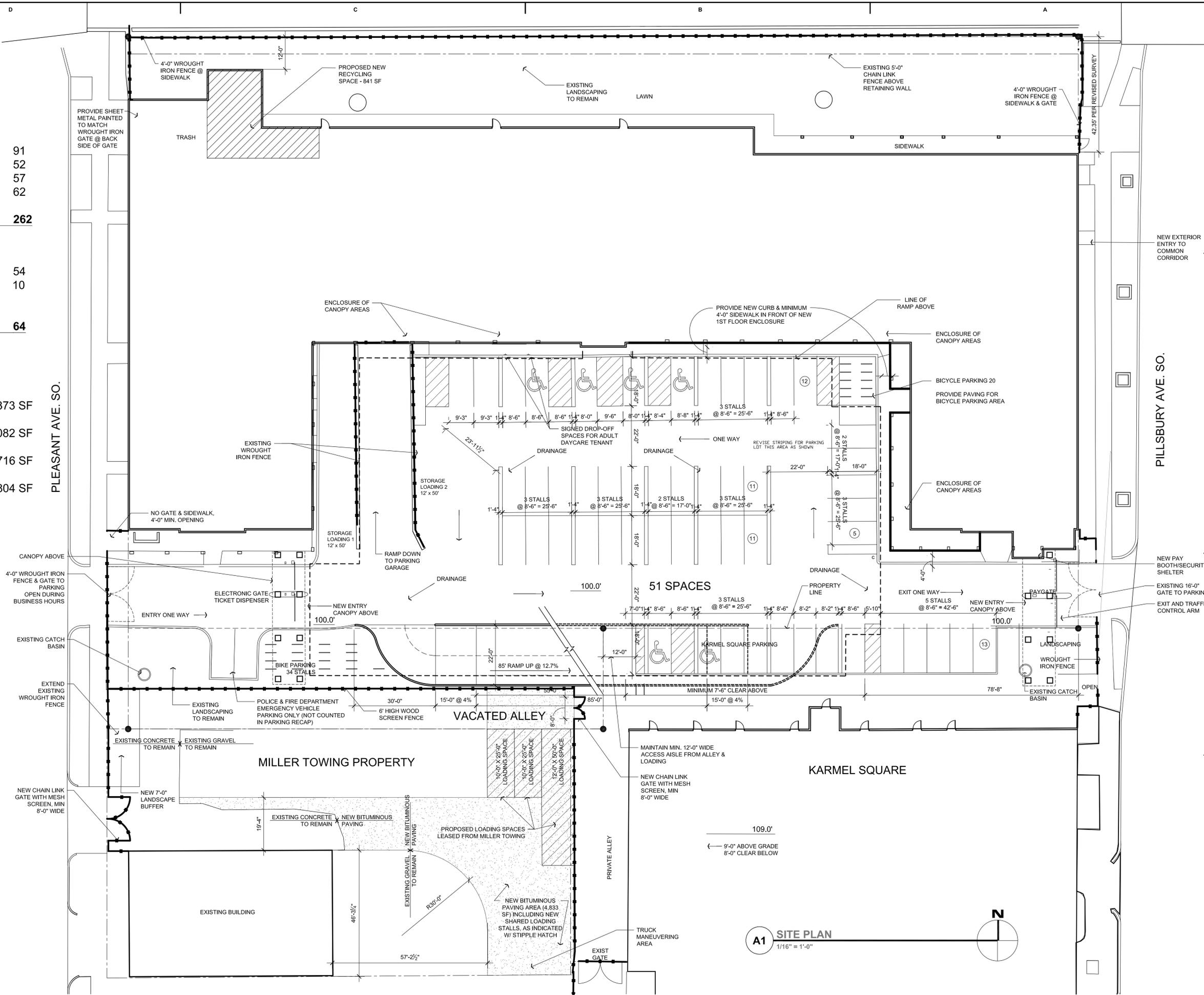
BASEMENT GARAGE	91
SURFACE LEVEL	52
RAMP - LEVEL 2	57
RAMP - LEVEL 3	62
<b>TOTAL</b>	<b>262</b>

**BICYCLE PARKING**

SPACES OUTSIDE	54
10 SPACES INSIDE (GARAGE LEVEL)	10
<b>TOTAL</b>	<b>64</b>

**PROJECT SQUARE  
FOOTAGE RECAP**

LOT AREA OF 2910 PILLSBURY	82,373 SF
LOT AREA OF 2940 PILLSBURY	30,082 SF
GROSS FLOOR AREA OF 2940 PILLSBURY	29,716 SF
FOOTPRINT AREA OF 2940 PILLSBURY	22,804 SF



**A1 SITE PLAN**  
1/16" = 1'-0"



**PARKING RECAP  
SURFACE PARKING**

BASEMENT GARAGE	91
SURFACE LEVEL	52
RAMP - LEVEL 2	57
RAMP - LEVEL 3	62
<b>TOTAL</b>	<b>262</b>

**BICYCLE PARKING**

SPACES OUTSIDE	54
10 SPACES INSIDE (GARAGE LEVEL)	10
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**PROJECT SQUARE  
FOOTAGE RECAP**

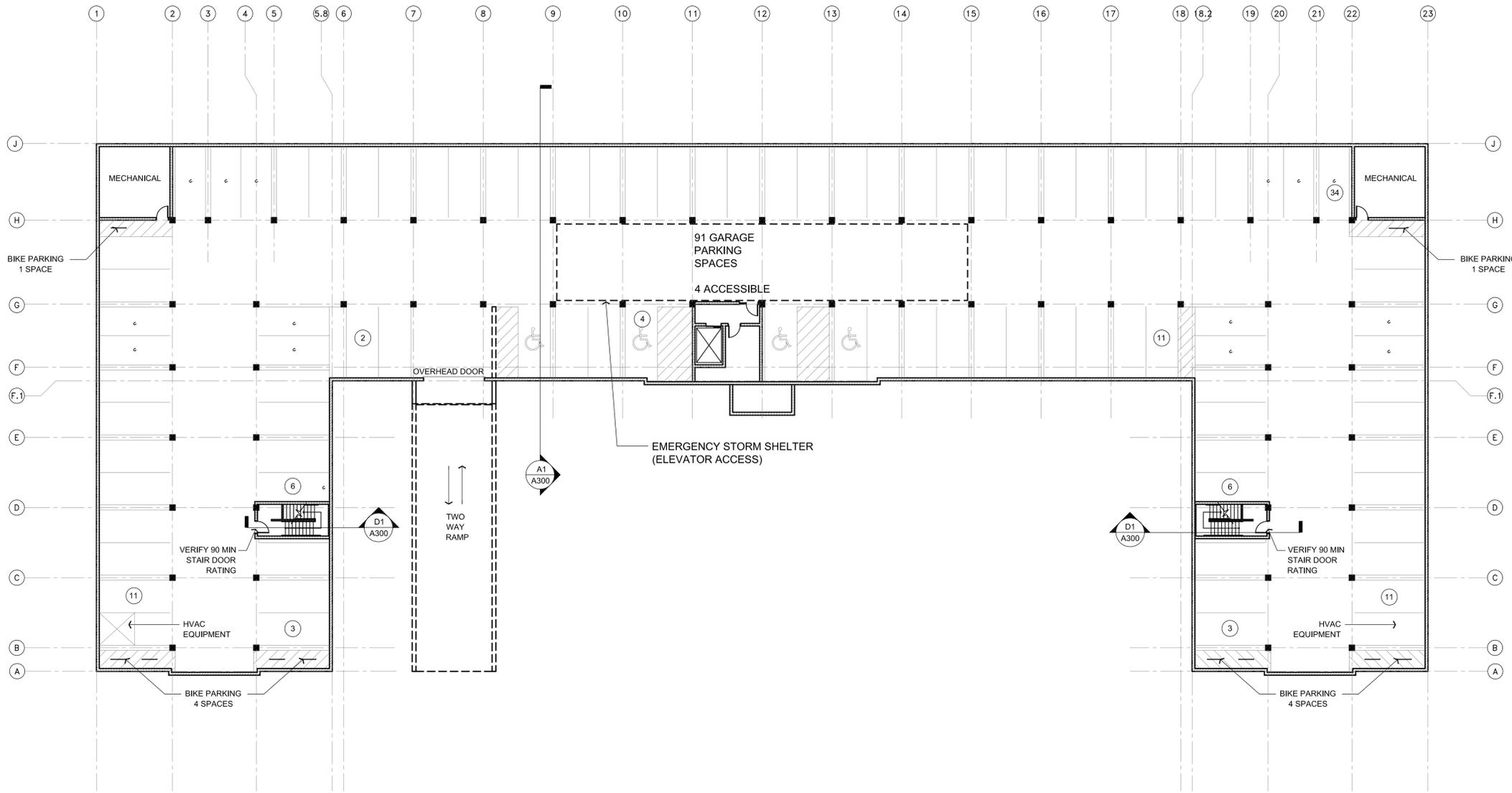
LOT AREA OF 2910 PILLSBURY	82,373 SF
LOT AREA OF 2940 PILLSBURY	30,082 SF
GROSS FLOOR AREA OF 2940 PILLSBURY	29,716 SF
FOOTPRINT AREA OF 2940 PILLSBURY	22,804 SF

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 Architect under the laws of the State of Minnesota.

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

Issue:	Date:	Project #:	13-0046.0
1 REVISED PDR SUBMITTAL	09.09.2014	Date:	09.30.2014
2 REVISED PDR SUBMITTAL	10.06.2014	Drawn by:	DP
3 REVISED PDR SUBMITTAL	10.27.2014	Checked by:	SN
4 REVISED PDR SUBMITTAL	11.03.2014		
5 REVISED PLANNING SUBMITTAL	11.06.2014		





**A1** EXISTING PARKING GARAGE FLOOR PLAN  
1/16" = 1'-0"

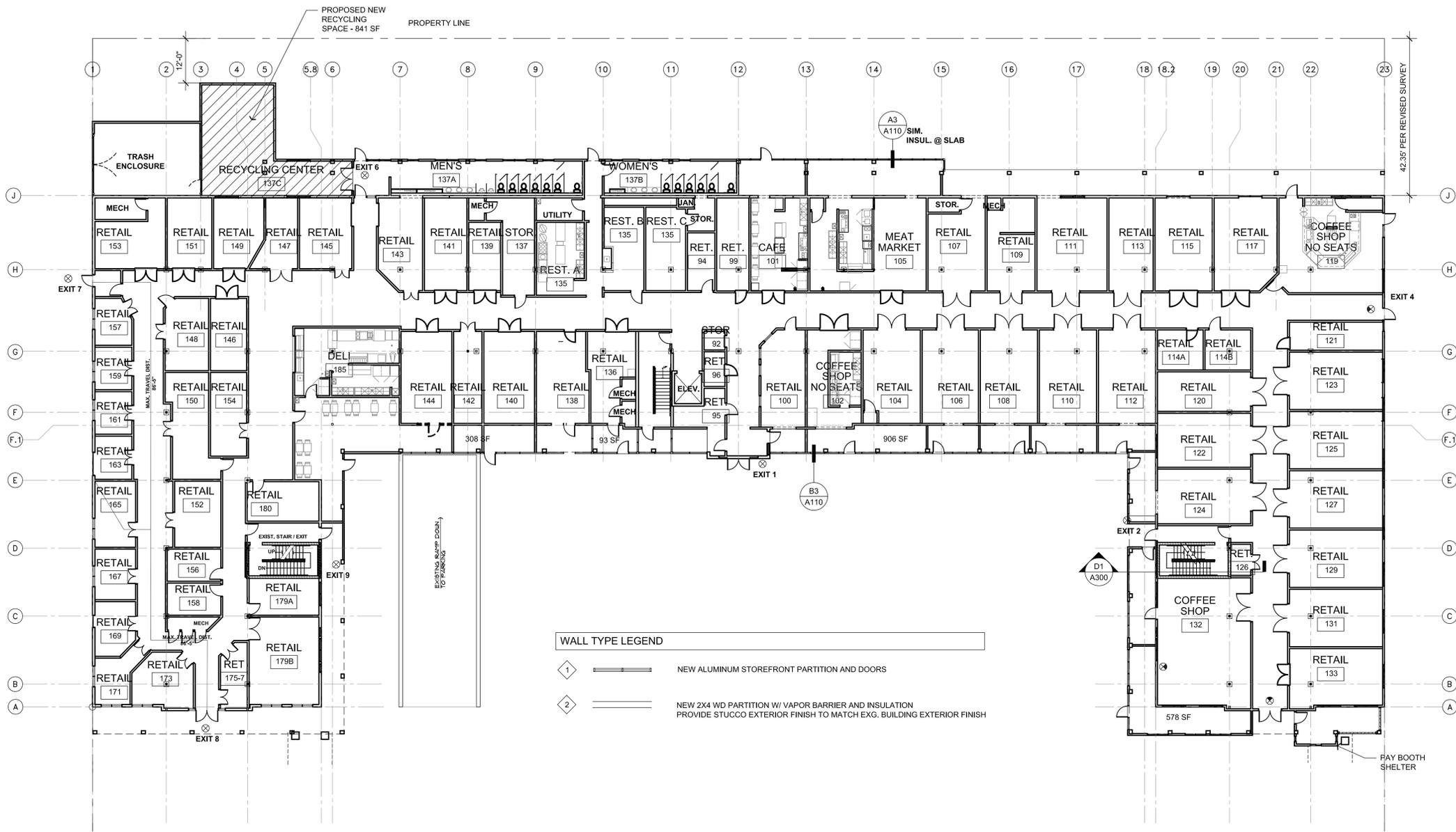
**KARMEL PLAZA**  
West Lake Street and South Grand Ave

EXISTING GARAGE FLOOR PLAN

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 Architect under the laws of the State of Minnesota.

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_

Issue:	Date:	Project #:	Drawn by:	Checked by:
1 REVISED PDR SUBMITTAL	09.09.2014	13-0048.0	DP	SN
2 REVISED PDR SUBMITTAL	10.06.2014		DP	
3 REVISED PDR SUBMITTAL	11.03.2014		DP	
4 REVISED PDR SUBMITTAL	11.03.2014		DP	
5 REVISED PLANNING SUBMITTAL	11.06.2014		DP	



**WALL TYPE LEGEND**

1		NEW ALUMINUM STOREFRONT PARTITION AND DOORS
2		NEW 2X4 WD PARTITION W/ VAPOR BARRIER AND INSULATION PROVIDE STUCCO EXTERIOR FINISH TO MATCH EXG. BUILDING EXTERIOR FINISH

**A1 FIRST FLOOR PLAN**      PREVIOUS AREA: 37,550 SF EXISTING  
 1/16" = 1'-0"      PROPOSED ADDITION: 841 SF  
 TOTAL AREA: 38,391 SF W/ ADDITION

**KARMEL PLAZA**  
 West Lake Street and South Grand Ave

**FIRST FLOOR PLAN**

**DJR**  
 ARCHITECTURE, INC  
 333 Washington Ave N, Suite 210  
 Minneapolis, Minnesota 55401  
 612.676.2700 www.djr-inc.com

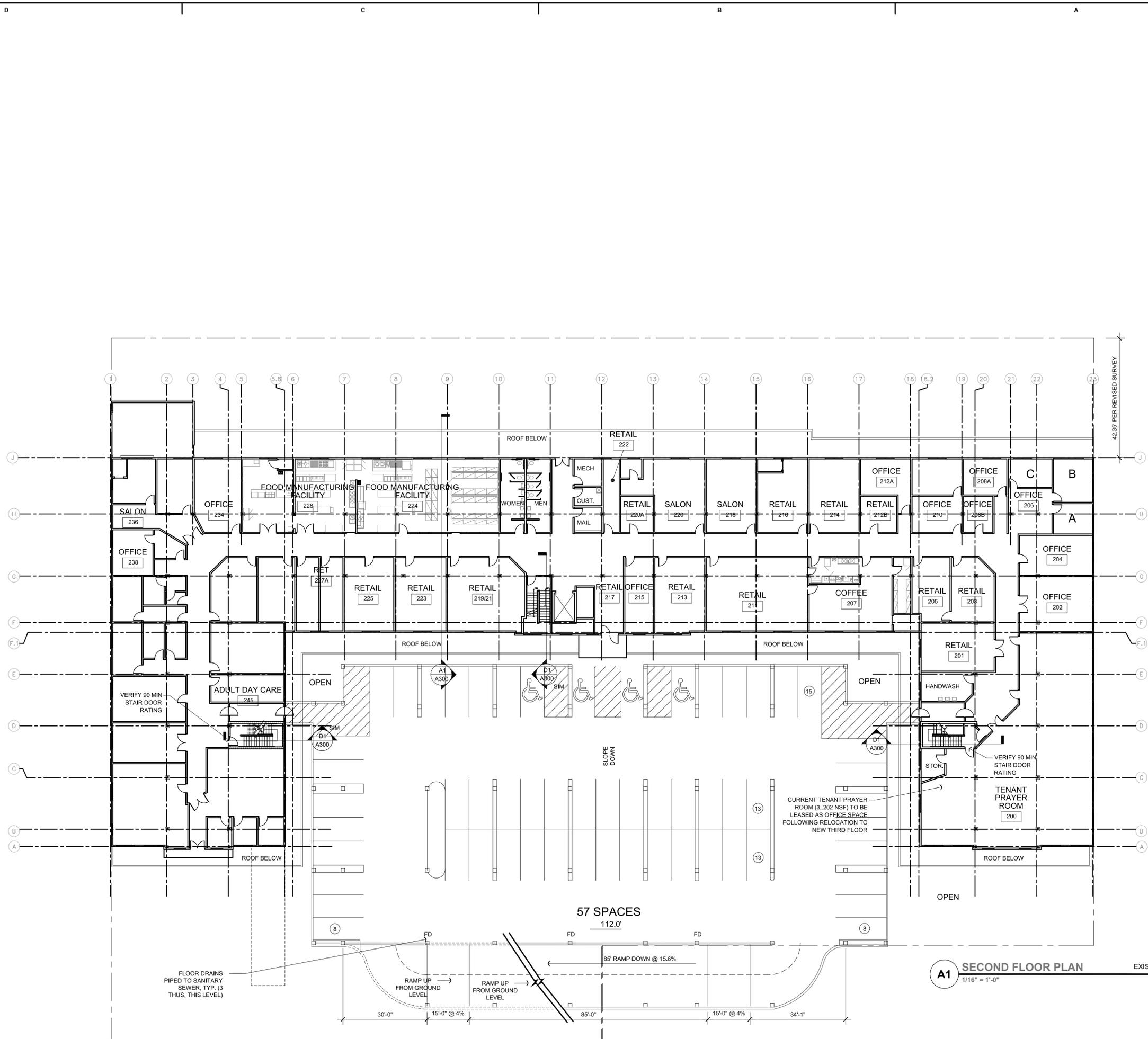
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

PROJECT NAME: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Issue:

1	REVISED PDR SUBMITTAL	Date: 09.09.2014	Project #: 13-0048.0	Drawn by: DP	Checked by: SN
2	REVISED PDR SUBMITTAL	Date: 10.06.2014	Date: 09.30.2014	Drawn by: DP	Checked by: SN
3	REVISED PDR SUBMITTAL	Date: 10.27.2014		Drawn by: DP	Checked by: SN
4	REVISED PDR SUBMITTAL	Date: 11.03.2014		Drawn by: DP	Checked by: SN
5	REVISED PLANNING SUBMITTAL	Date: 11.06.2014		Drawn by: DP	Checked by: SN

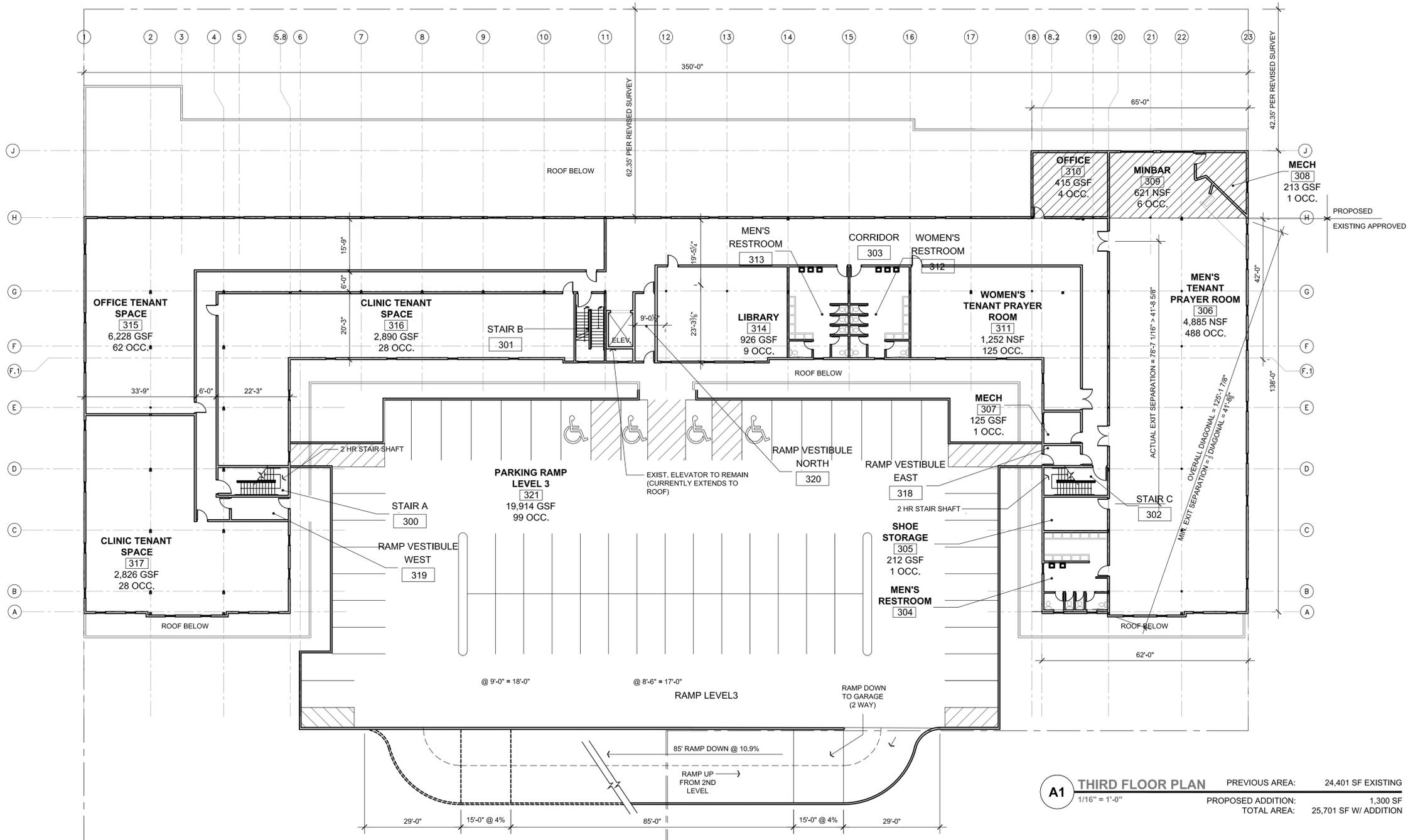
**A110**



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 Architect under the laws of the State of Minnesota.  
 PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Issue:	Date:	Project #:	13-0048.0
1 REVISED PDR SUBMITTAL	09.09.2014	Date:	08.30.2014
2 REVISED PDR SUBMITTAL	10.06.2014	Drawn by:	DP
3 REVISED PDR SUBMITTAL	11.03.2014	Checked by:	SN
4 REVISED PDR SUBMITTAL	11.03.2014		
5 REVISED PLANNING SUBMITTAL	11.06.2014		

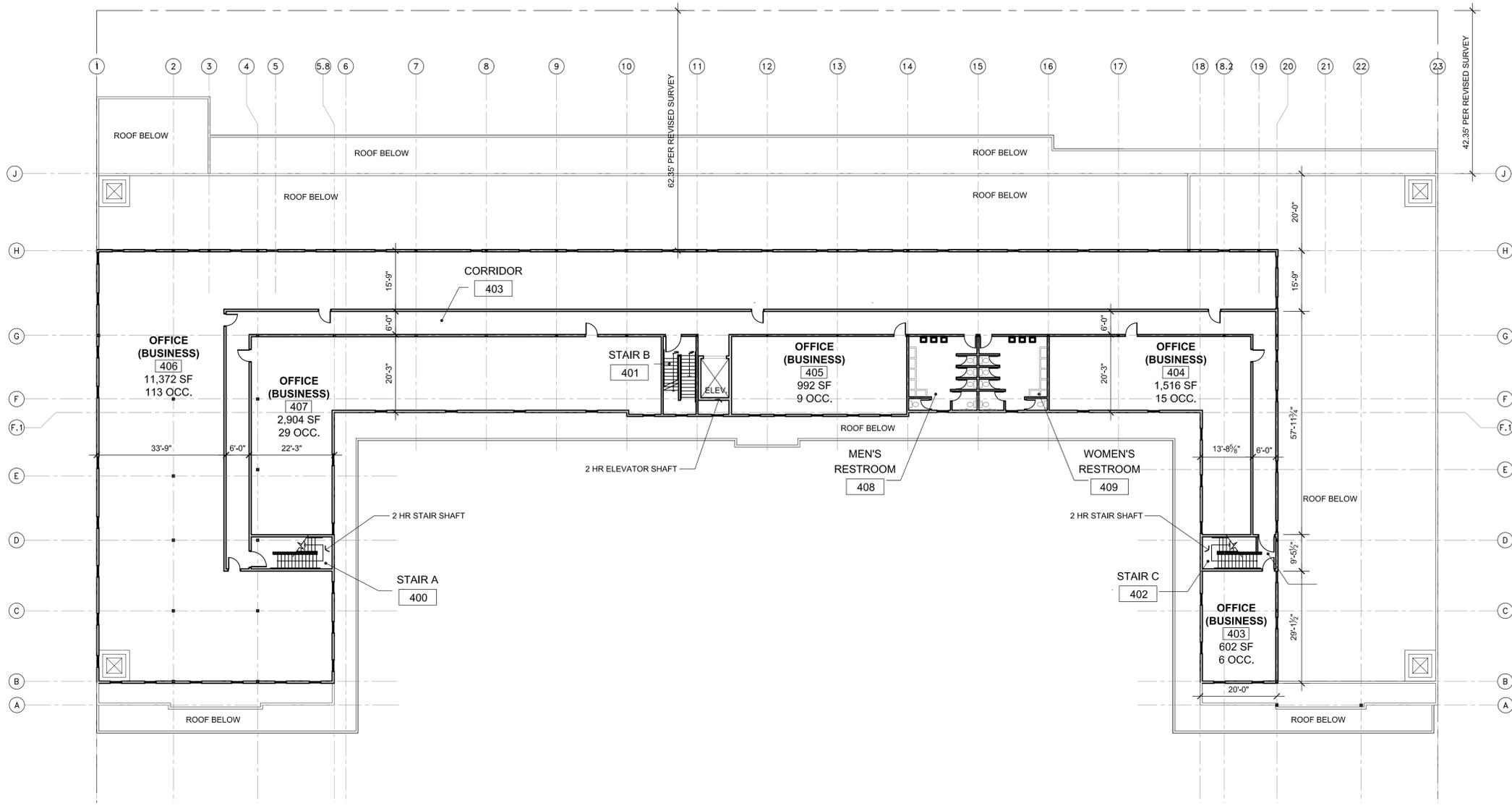
**A1 SECOND FLOOR PLAN** EXISTING AREA: 31,401 SF  
 1/16" = 1'-0"



**A1 THIRD FLOOR PLAN** PREVIOUS AREA: 24,401 SF EXISTING  
 1/16" = 1'-0" PROPOSED ADDITION: 1,300 SF  
 TOTAL AREA: 25,701 SF W/ ADDITION

I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.  
 PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Issue:	Date:	Project #:	13-00480
1 REVISED PDR SUBMITTAL	09.09.2014	Date:	08.30.2014
2 REVISED PDR SUBMITTAL	10.06.2014	Drawn by:	DP
3 REVISED PDR SUBMITTAL	11.03.2014	Checked by:	SN
4 REVISED PDR SUBMITTAL	11.03.2014		
5 REVISED PLANNING SUBMITTAL	11.06.2014		



**A1** FOURTH FLOOR PLAN TOTAL AREA: 18,893 SF PROPOSED  
1/16" = 1'-0"

**KARMEL PLAZA**  
West Lake Street and South Grand Ave

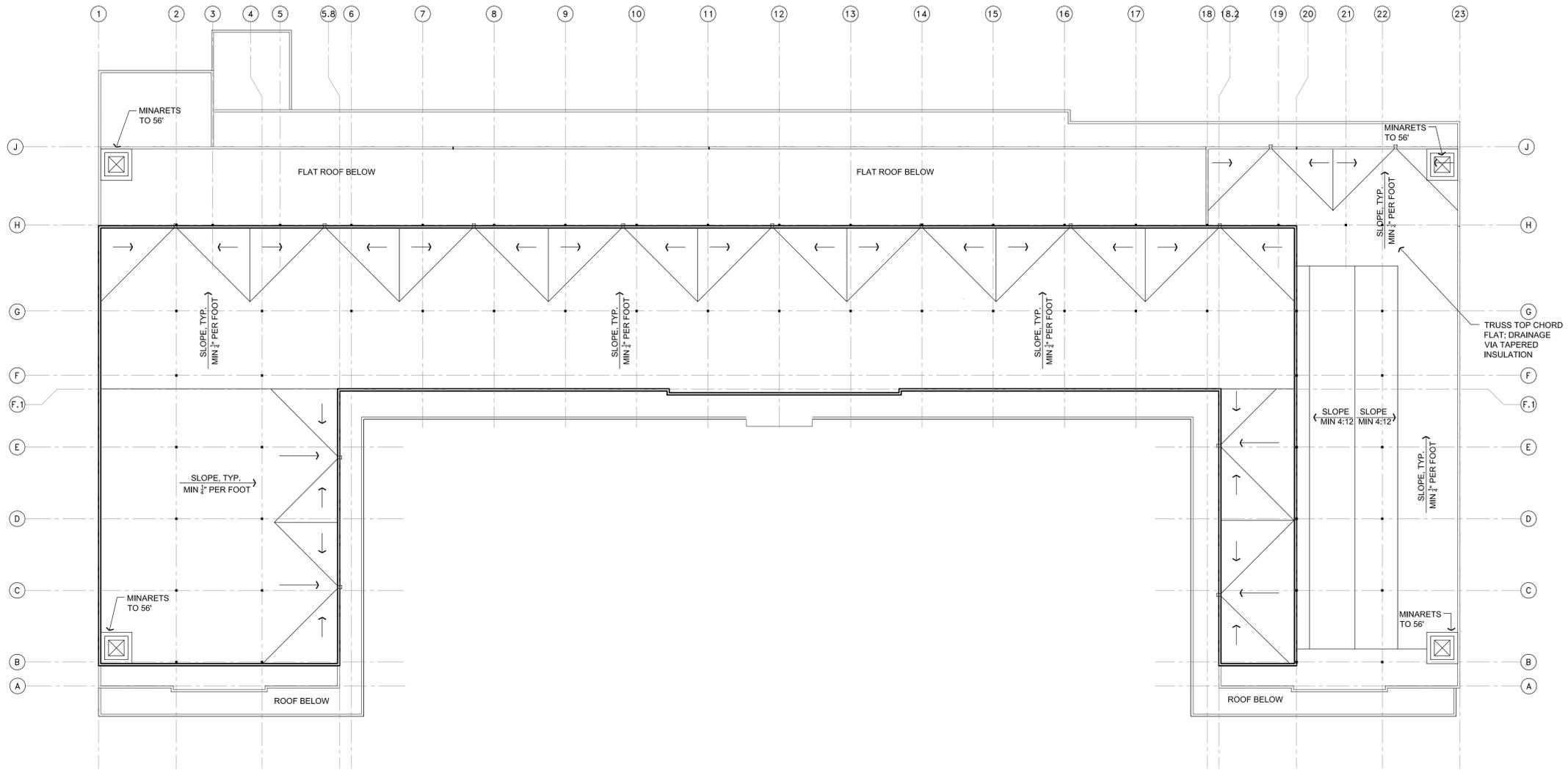
PROPOSED FOURTH FLOOR PLAN

**A140**

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 Architect under the laws of the State of Minnesota.

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
REGISTRATION NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

Issue:	Date:	Project #:	13-0048.0
1 REVISED PDR SUBMITTAL	09.09.2014	Date:	08.30.2014
2 REVISED PDR SUBMITTAL	10.06.2014	Drawn by:	DP
3 REVISED PDR SUBMITTAL	10.29.2014	Checked by:	SN
4 REVISED PDR SUBMITTAL	11.03.2014		
5 REVISED PLANNING SUBMITTAL	11.06.2014		



**A1** PROPOSED ROOF PLAN ABOVE FUTURE 4TH FLOOR  
 1/16" = 1'-0"

**KARMEL PLAZA**  
 West Lake Street and South Grand Ave

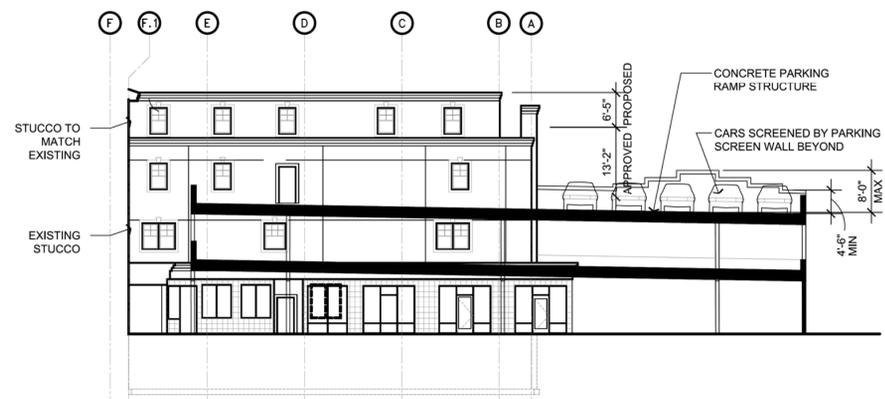
PROPOSED ROOF PLAN

I hereby certify that this plan, specification, or schedule of work was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

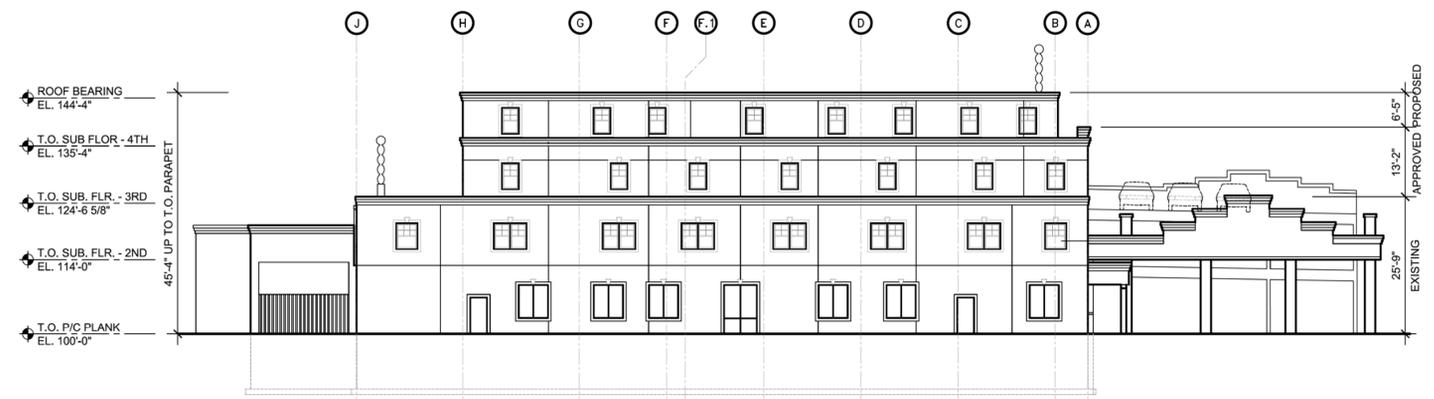
Issue:	Date:	Project #:	Checked by:
1 REVISED PDR SUBMITTAL	09.09.2014	13-0048.0	SN
2 REVISED PDR SUBMITTAL	10.06.2014		
3 REVISED PDR SUBMITTAL	11.03.2014		
5 REVISED PLANNING SUBMITTAL	11.06.2014		

Date: 08.30.2014  
 Drawn by: DP  
 Project #:



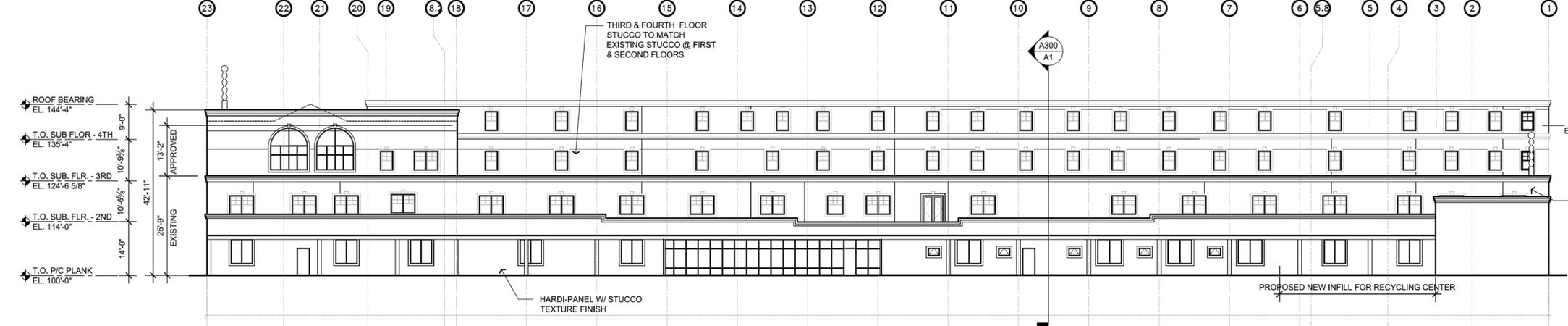
**4TH FLOOR ELEVATION GLAZING AREA - EAST COURTYARD ELEVATION**  
 TOTAL ELEVATION AREA = 592.60 SF  
 GLAZING AREA REQUIRED (10%) = 59.26 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 5

**6 EAST COURTYARD ELEVATION**  
 1/16" = 1'-0"



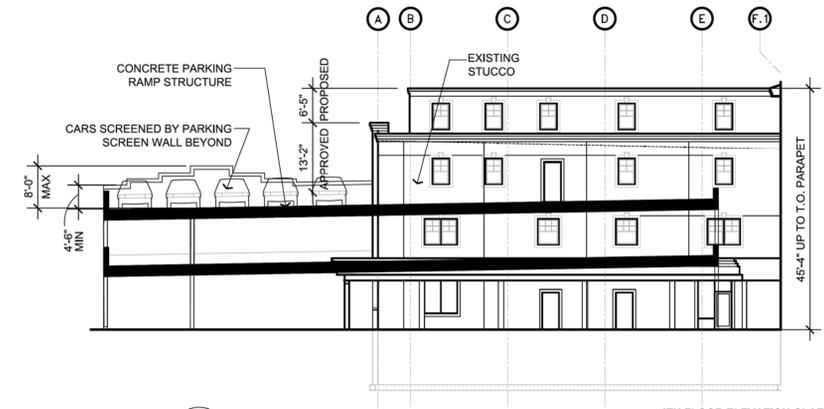
**4TH FLOOR ELEVATION GLAZING AREA - WEST ELEVATION**  
 TOTAL ELEVATION AREA = 950.00 SF  
 GLAZING AREA REQUIRED (10%) = 95.00 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 8

**5 WEST (PLEASANT) ELEVATION**  
 1/16" = 1'-0"



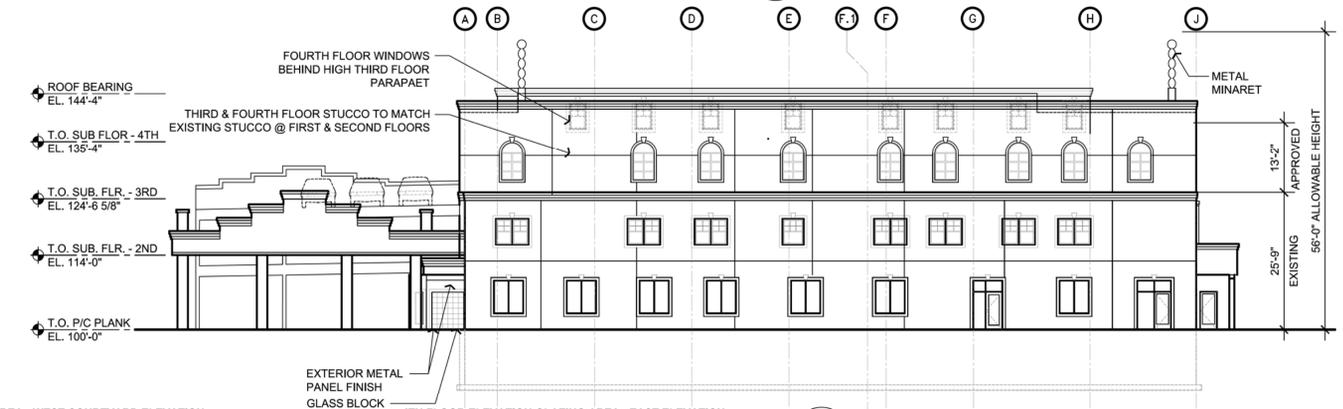
**4TH FLOOR ELEVATION GLAZING AREA - NORTH ELEVATION**  
 TOTAL ELEVATION AREA = 2,585.00 SF  
 GLAZING AREA REQUIRED (10%) = 258.50 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 21

**4 NORTH (GREENWAY) ELEVATION**  
 1/16" = 1'-0"



**4TH FLOOR ELEVATION GLAZING AREA - WEST COURTYARD ELEVATION**  
 TOTAL ELEVATION AREA = 592.60 SF  
 GLAZING AREA REQUIRED (10%) = 59.26 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 5

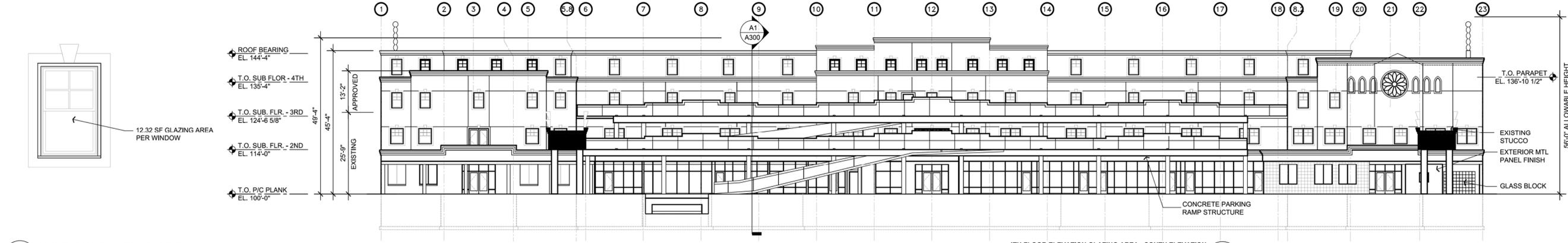
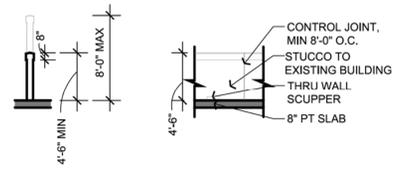
**3 WEST COURTYARD ELEVATION**  
 1/16" = 1'-0"



**4TH FLOOR ELEVATION GLAZING AREA - EAST ELEVATION**  
 TOTAL ELEVATION AREA = 946.88 SF  
 GLAZING AREA REQUIRED (10%) = 94.68 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 8

**2 EAST (PILLSBURY) ELEVATION**  
 1/16" = 1'-0"

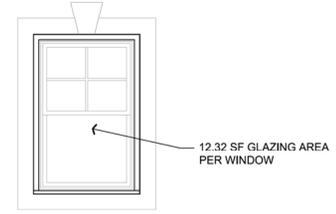
**3.2 PARKING SCREEN WALL**  
 1/8" = 1'-0"



**4TH FLOOR ELEVATION GLAZING AREA - SOUTH ELEVATION**  
 TOTAL ELEVATION AREA = 2,853.00 SF  
 GLAZING AREA REQUIRED (10%) = 285.30 SF  
 WINDOWS REQUIRED @ 12.32 SF EA = 24

**1 SOUTH (ENTRY) ELEVATION**  
 1/16" = 1'-0"

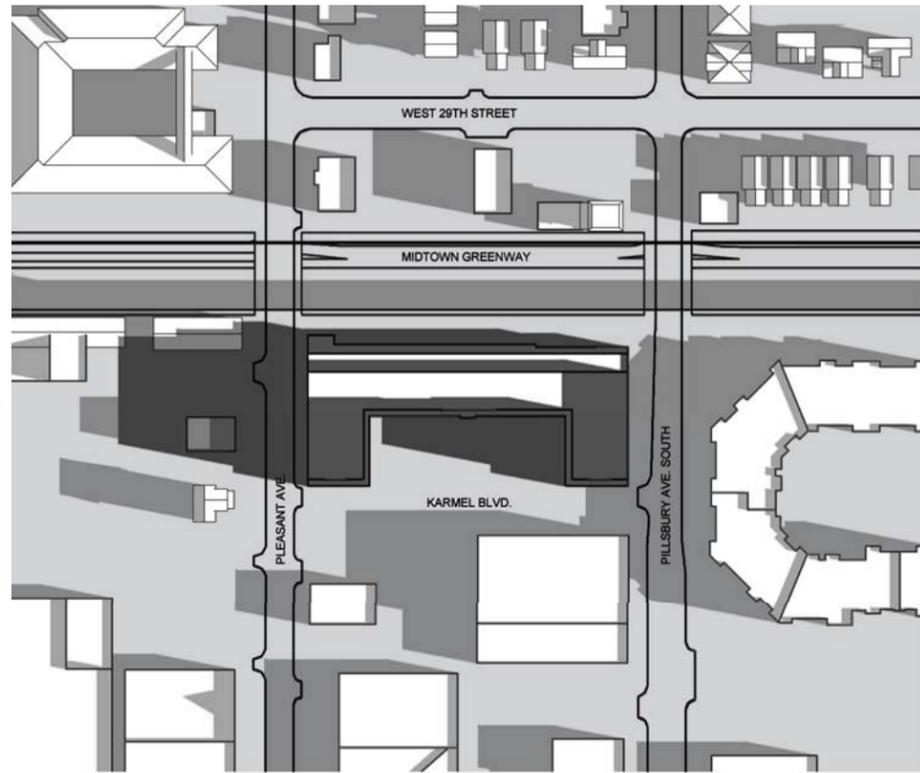
**1.2 WINDOW GLAZING AREA**  
 3/8" = 1'-0"



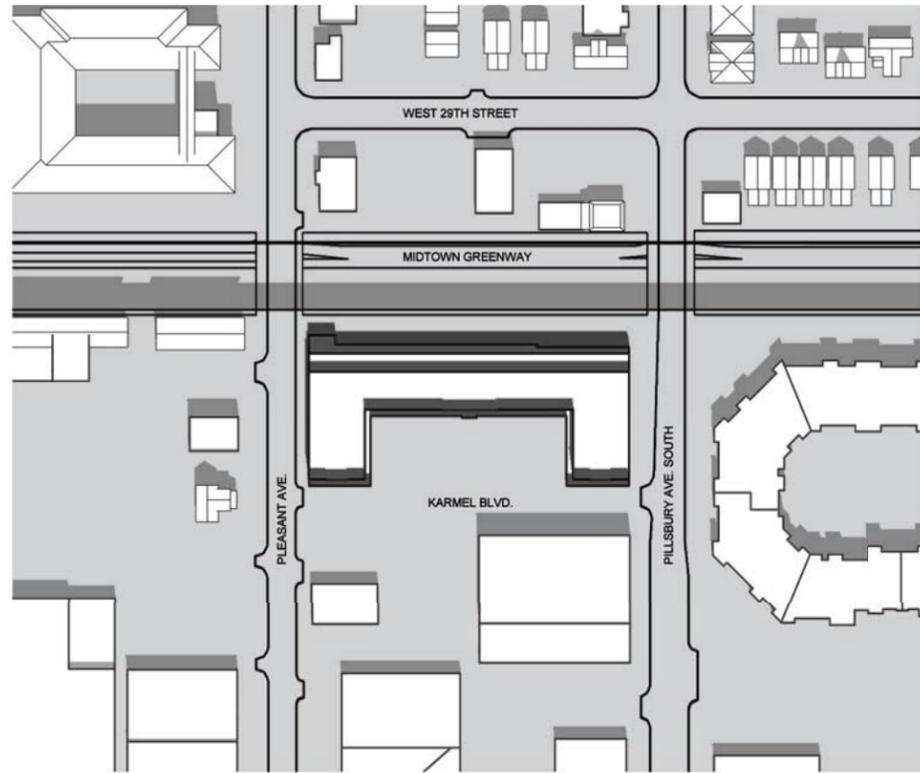
I hereby certify that this plan, specification, or drawing was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

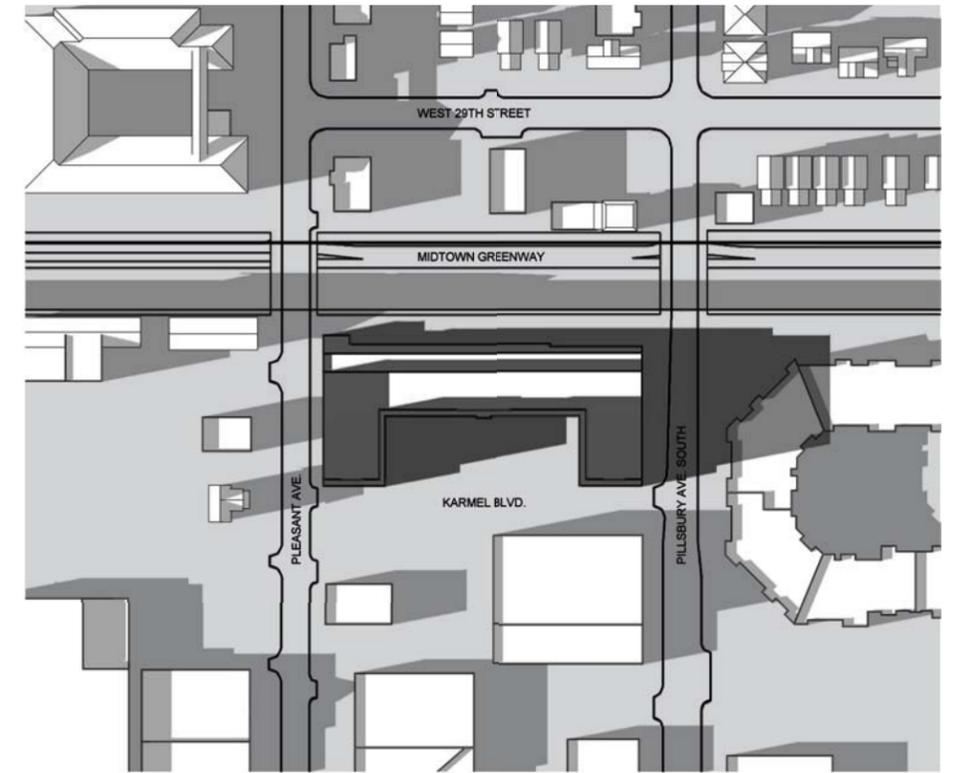
Issue:	Date:	Project #:	13-00480
1 REVISED PDR SUBMITTAL	09.09.2014	Date:	08.30.2014
2 REVISED PDR SUBMITTAL	10.06.2014	Drawn by:	DP
3 REVISED PDR SUBMITTAL	11.03.2014	Checked by:	SN
5 REVISED PLANNING SUBMITTAL	11.06.2014		



**8:16 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**6:26 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



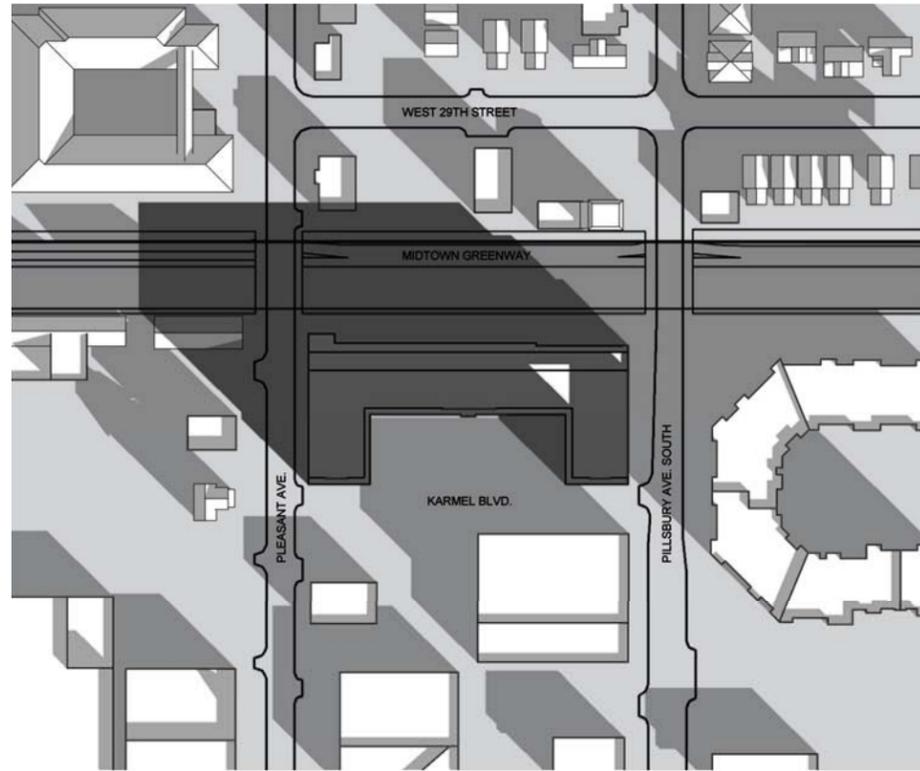
# KARMEL PLAZA (CURRENTLY PERMITTED)

Minneapolis, Minnesota

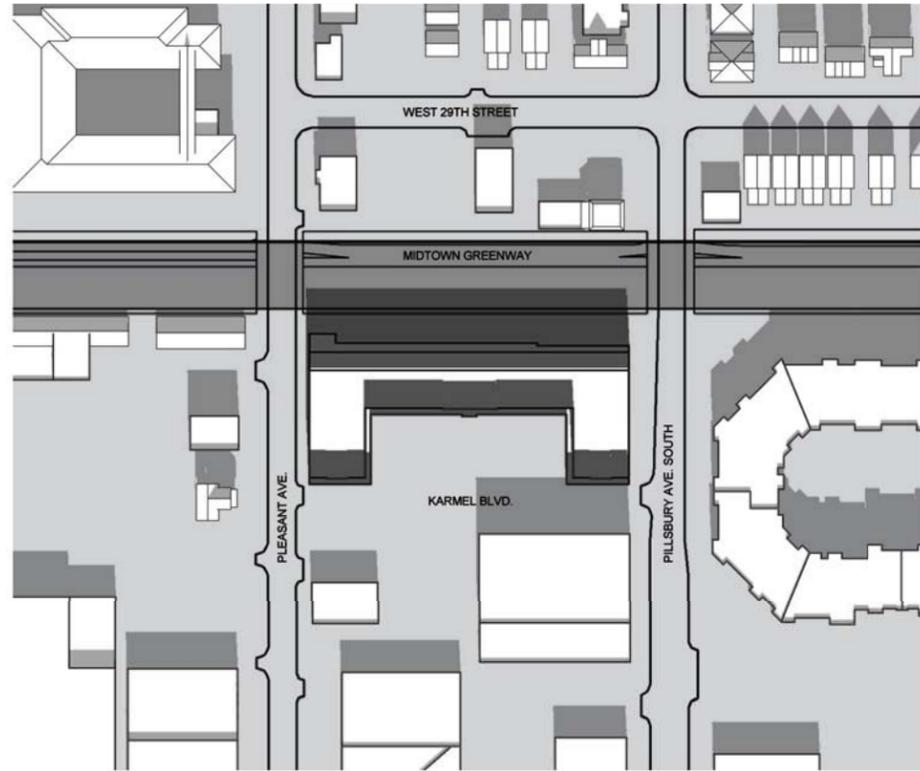
November 6, 2014

SHADOW STUDY **MARCH 20**

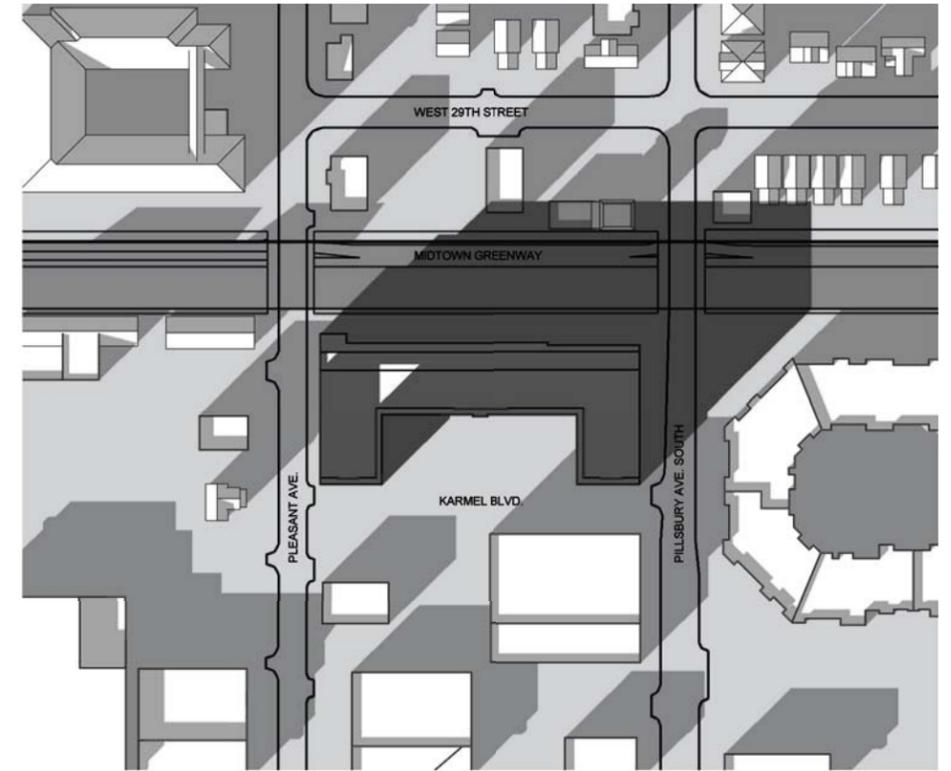
113-0048.0



**8:49 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**3:35 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



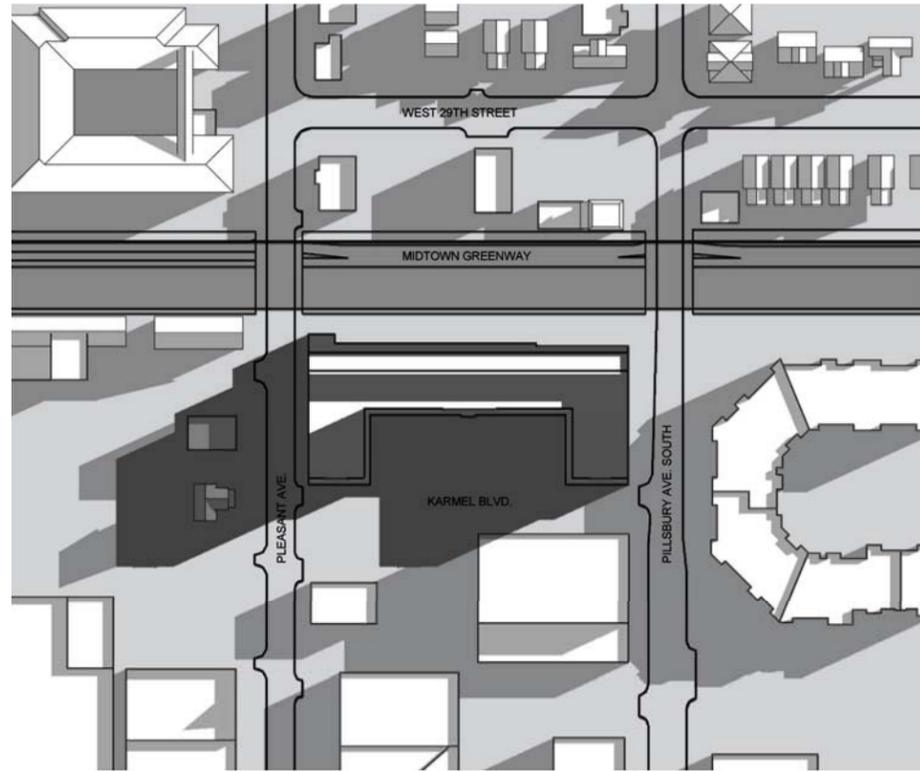
# KARMEL PLAZA (CURRENTLY PERMITTED)

Minneapolis, Minnesota

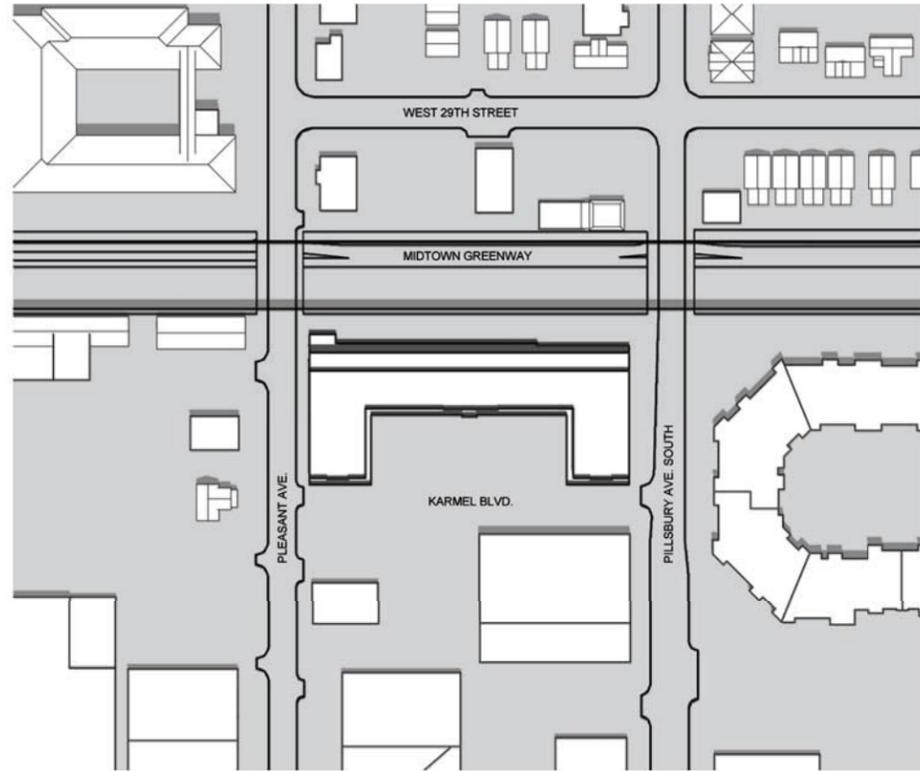
November 6, 2014

SHADOW STUDY **DECEMBER 22**

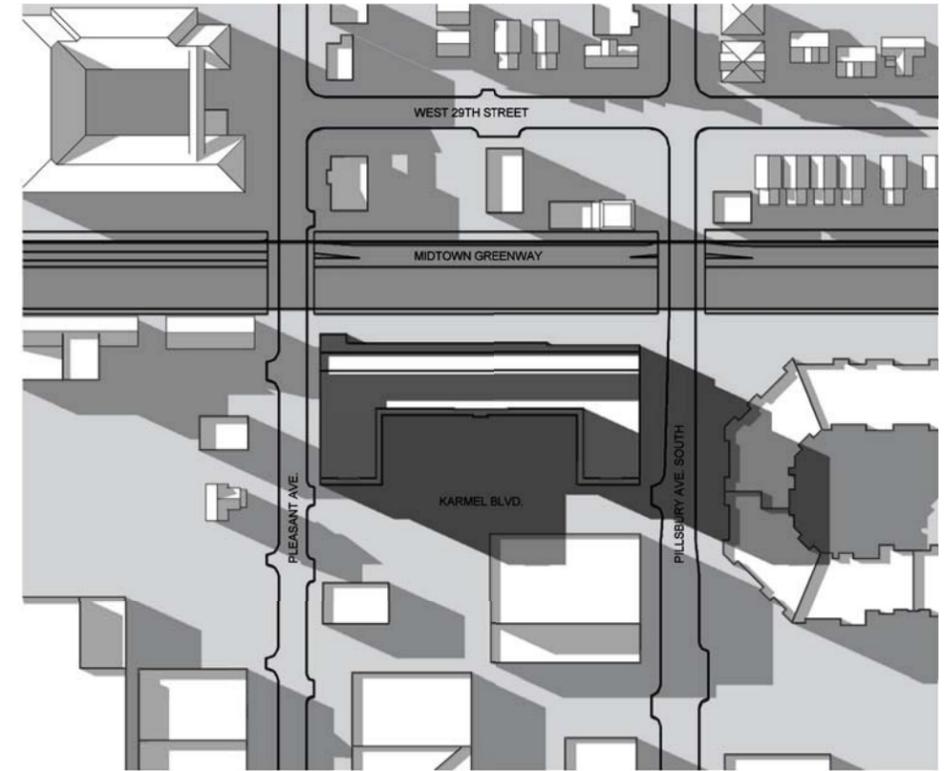
113-0048.0



**6:26 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**8:03 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



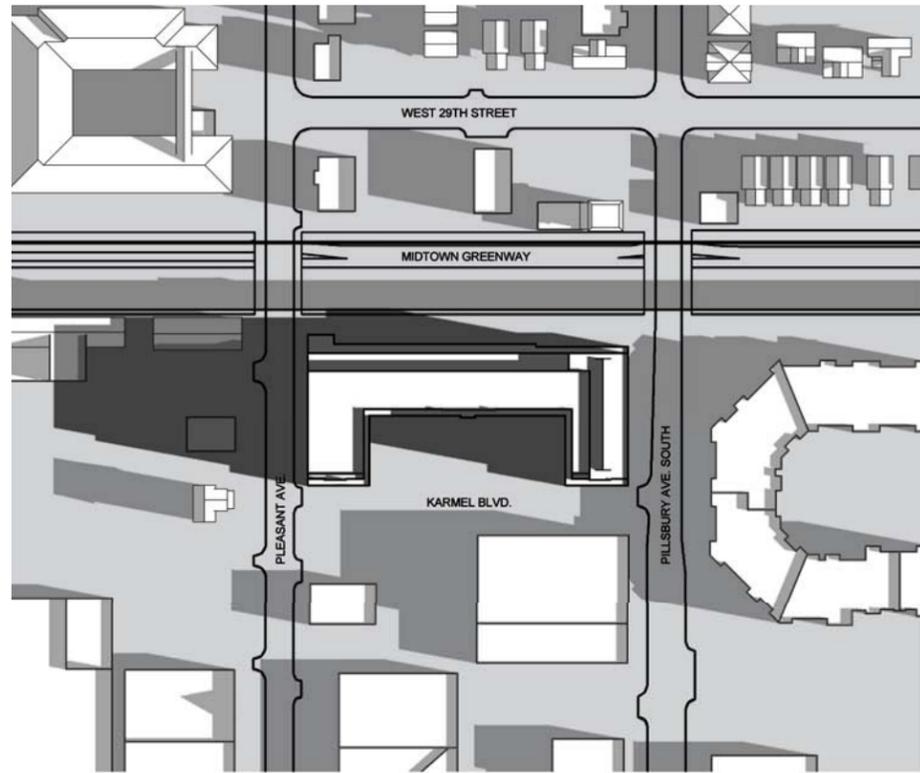
# KARMEL PLAZA (CURRENTLY PERMITTED)

Minneapolis, Minnesota

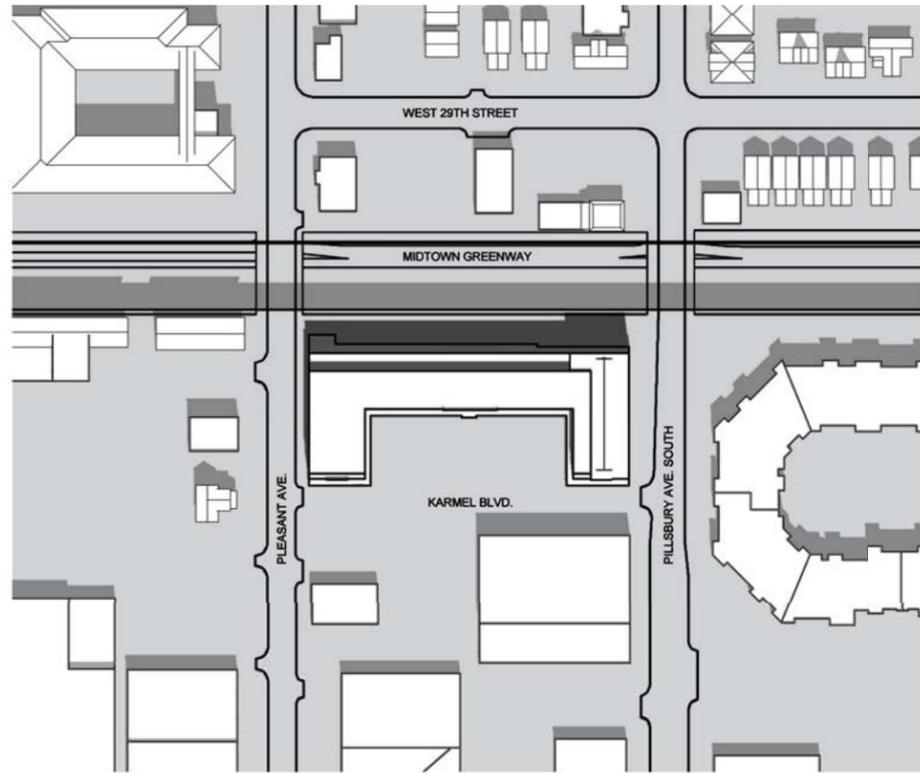
November 6, 2014

SHADOW STUDY JUNE 21

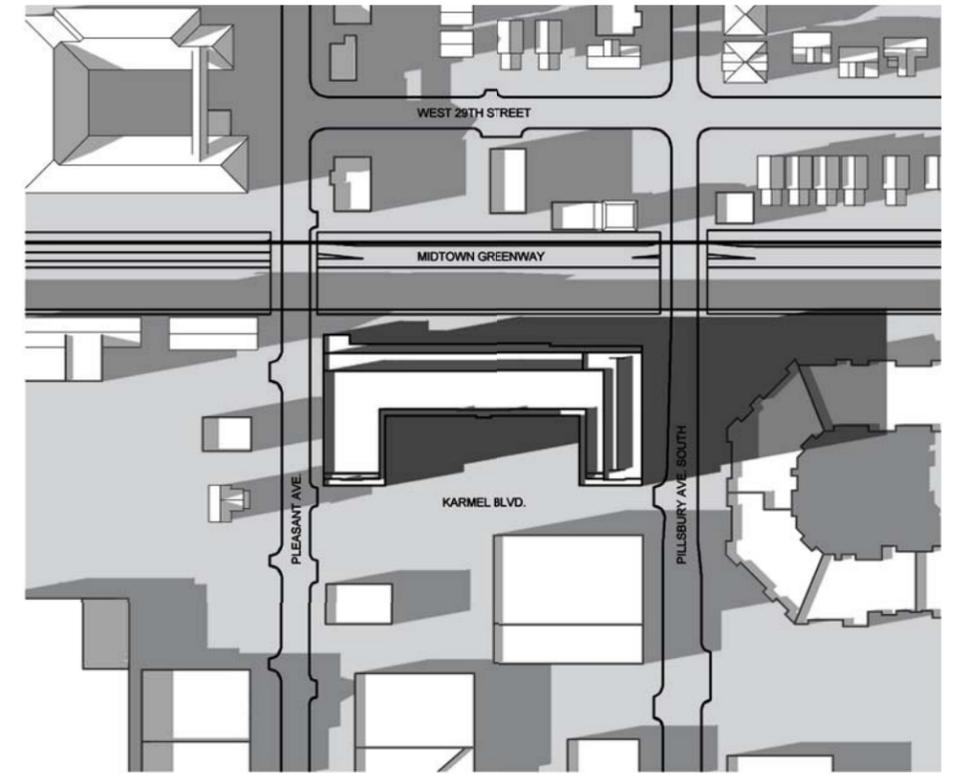
113-0048.0



**8:16 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**6:26 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



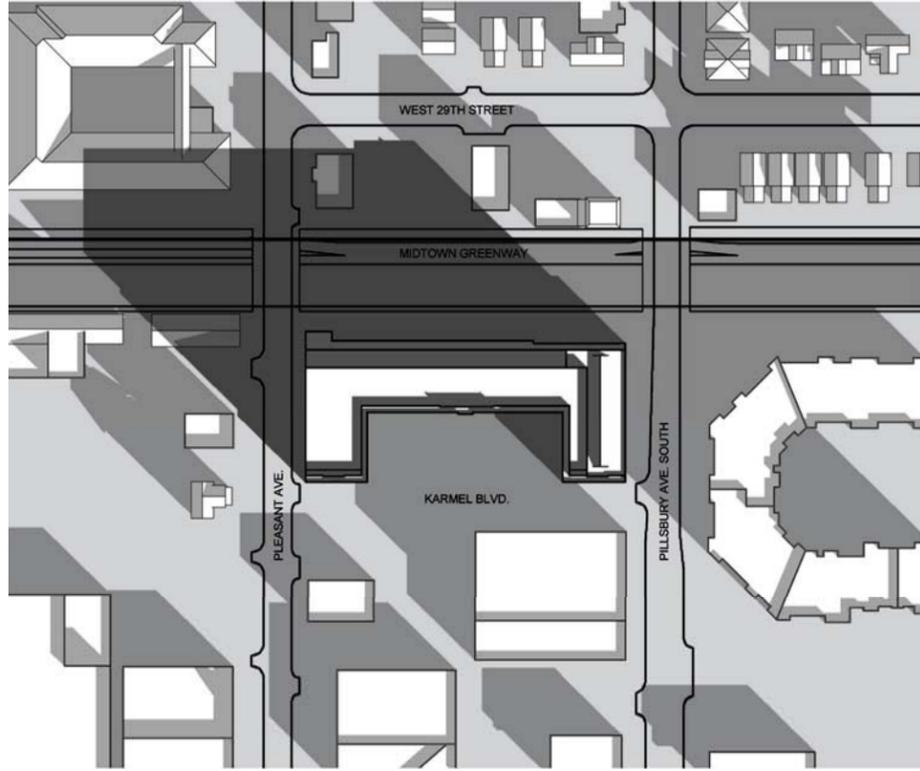
**KARMEI PLAZA (PROPOSED; WITH 4TH FLOOR ADDITION & BUMP OUT ON NORTHEAST CORNER)**

Minneapolis, Minnesota

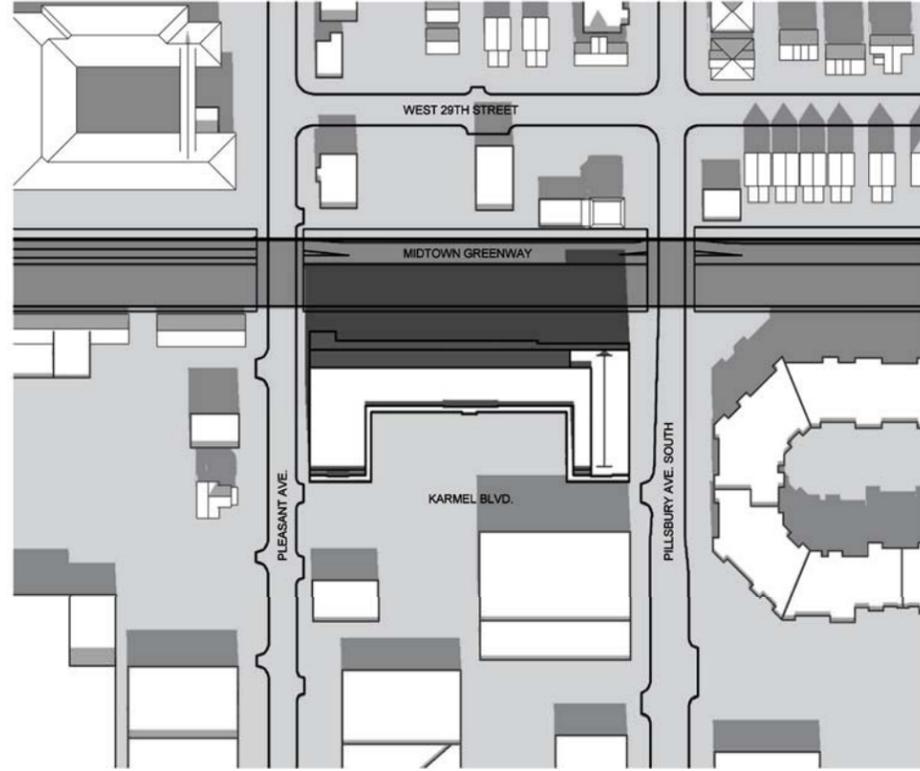
November 6, 2014

**SHADOW STUDY MARCH 20**

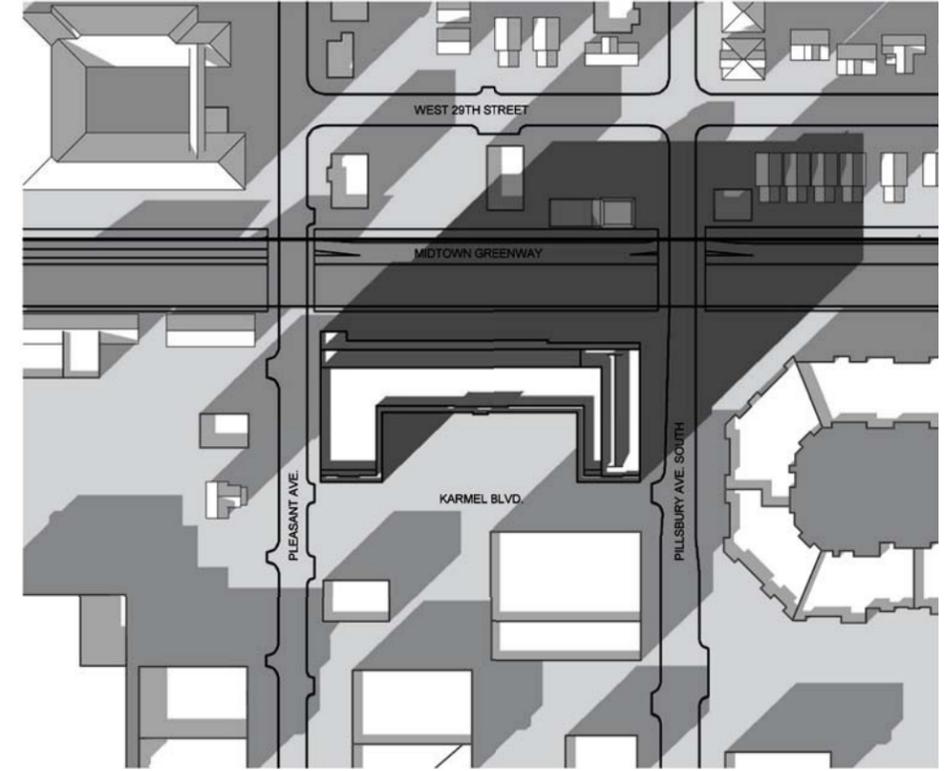
113-0048.0



**8:49 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**3:35 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



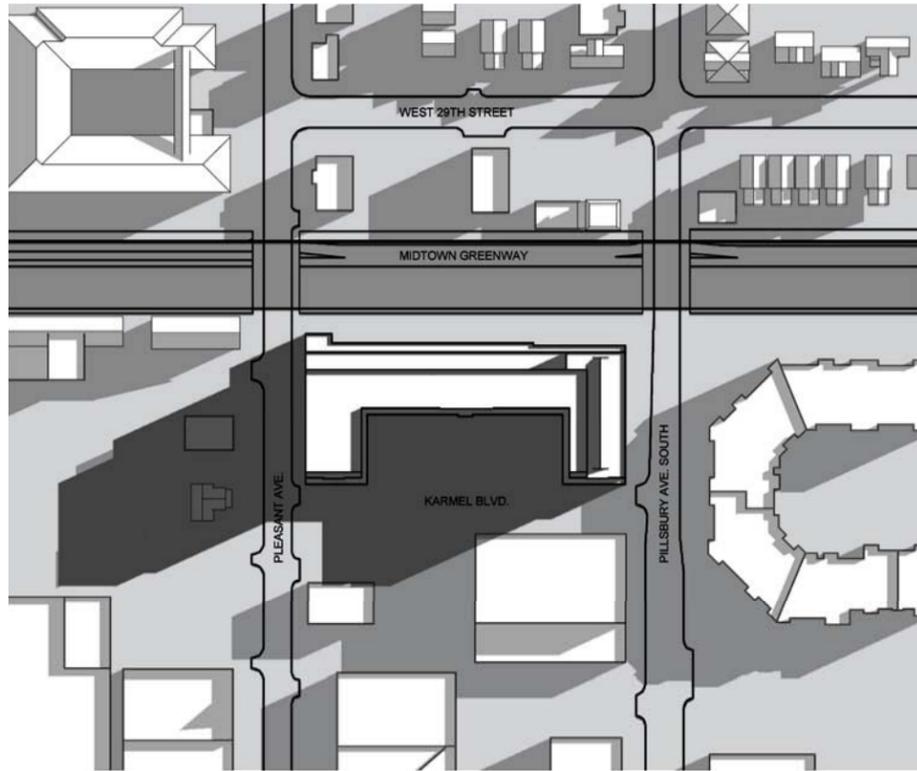
**KARMEL PLAZA (PROPOSED; WITH 4TH FLOOR ADDITION & BUMP OUT ON NORTHEAST CORNER)**

Minneapolis, Minnesota

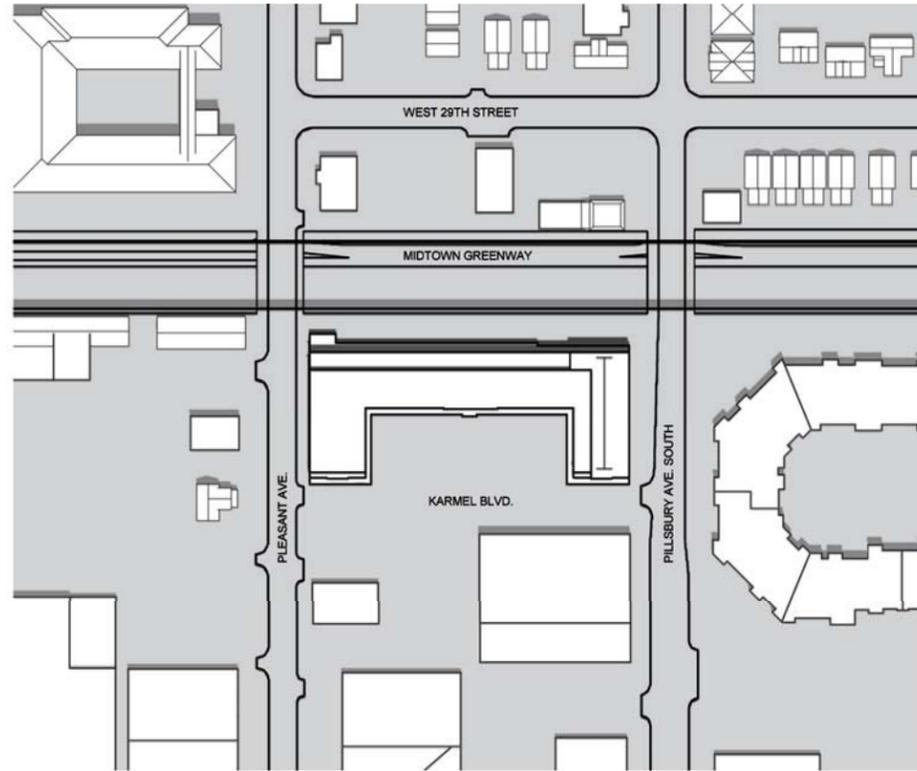
November 6, 2014

**SHADOW STUDY DECEMBER 22**

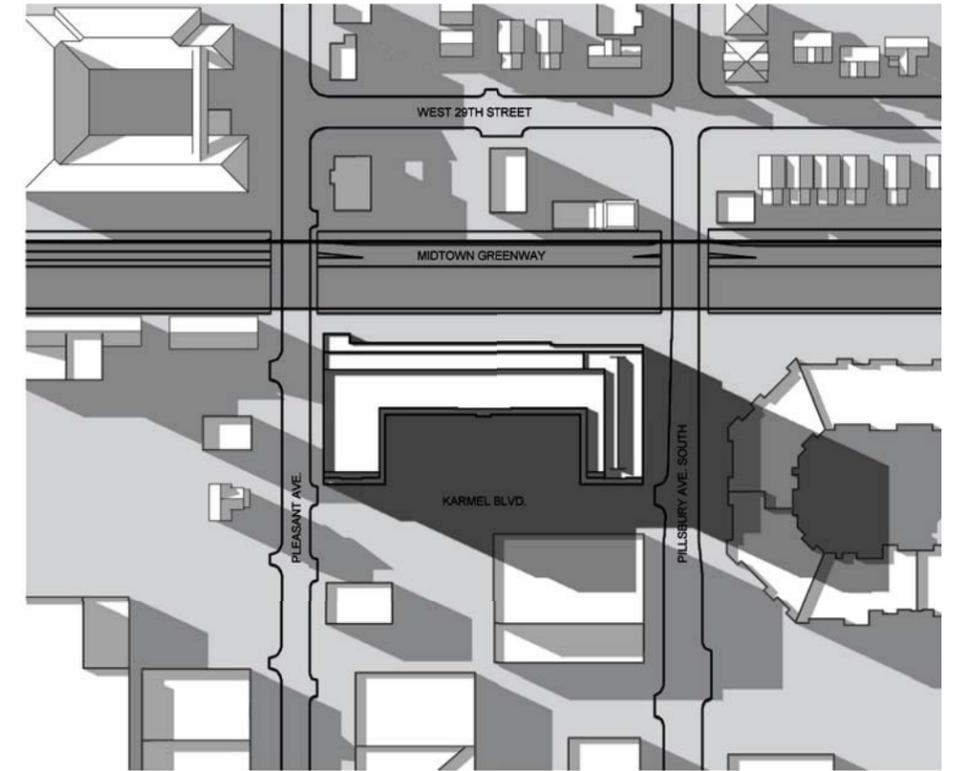
113-0048.0



**6:26 AM (HOUR AFTER SUNRISE)**  
SCALE 1"=200'-0"



**NOON**  
SCALE 1"=200'-0"



**8:03 PM (HOUR BEFORE SUNSET)**  
SCALE 1"=200'-0"



**KARMEL PLAZA (PROPOSED; WITH 4TH FLOOR ADDITION & BUMP OUT ON NORTHEAST CORNER)**

Minneapolis, Minnesota

November 6, 2014

**SHADOW STUDY JUNE 21**

113-0048.0

## Wittenberg, Jason W.

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**From:** Gabriel Douglas <gabrielasterisk@gmail.com>  
**Sent:** Sunday, November 16, 2014 9:14 PM  
**To:** Wittenberg, Jason W.  
**Subject:** City Planning Commission for DJR Architecture at Karmel Properties

I live and own the house at 2830 Pillsbury Ave S, 55408 and I oppose any additional parking spaces at the mall. Traffic is already horrible in, out, and around the mall and additional car spaces will only add to that block's already almost unusable ways.

Thank you for your time -  
gabriel  
\*\*

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the 4onthefloor  
[www.4otf.com](http://www.4otf.com)  
[www.gabrieldouglas.com](http://www.gabrieldouglas.com)  
[www.silverbackcolony.com](http://www.silverbackcolony.com)  
[www.doubleasteriskgroup.com](http://www.doubleasteriskgroup.com)

It looks like Karmel  
already has 3rd & 4th floor  
up.

I don't know why I'm  
even writing, because  
he always gets what  
he wants whether the  
neighborhood wants it or  
not.

I'm wondering if he's  
still planning on making  
parking lot inside existing  
parking. Where will they  
park until done?

Pleasant and Pillsbury on  
most days are already  
dangerous to drive down.  
Double parking traffic  
coming in and out of lot

a turns with people  
double parking, blocking  
road. Also stop sign  
on Pillsbury and 29<sup>th</sup>  
does not work. So many  
accidents. I guess someone  
will have to be killed  
before the city addresses  
that issue.

Again this is probably  
a waste of time #  
wonder why he's been able  
to get whatever.

Concern Neighbor



PILLSBURY AVE



FROM PILLSBURY AVE



FROM 29<sup>TH</sup> ST



FROM PLEASANT AVE





FROM PLEASANT AVE



PLEASANT AVE



PILLSBURY AVE



PILLSBURY AVE





PILLSBURG AVE





PILLSBURY AVE & MIDTOWN GREENWAY





PILLSBURY AVE

