



LAND USE APPLICATION SUMMARY

Property Location: 4135 Hiawatha Avenue
Project Name: Elevated Beer Wine and Spirits Expansion
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Ryan Widuch
Project Contact: Ryan Widuch
Request: To allow an expansion to an existing off-sale liquor store in the II, Light Industrial District.

Required Applications:

Conditional Use Permit	To allow an expansion to an existing off-sale liquor store in the II, Light Industrial District.
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SITE DATA

Existing Zoning	II, Light Industrial District IL, Industrial Living Overlay District
Lot Area	33,000 square feet / 0.75 acres
Ward(s)	12
Neighborhood(s)	Longfellow Community Council
Designated Future Land Use	Transitional Industrial
Land Use Features	N/A
Small Area Plan(s)	<u>38th Street Station Area Plan (2006)</u>

Date Application Deemed Complete	June 23, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	August 22, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a large, multi-tenant building and a surface parking lot. The subject use, Elevated Beer Wine and Spirits, is located in the northwest corner of the building. Other uses in the building include a catering business and a child care center.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are a variety of uses located within the surrounding area and within the building itself. Uses in close proximity to the subject site include catering, a child care facility, a fast-food restaurant with a drive-through, a self-service car wash, an auto-repair garage, a self-service storage facility, residential uses of varying densities and the Hiawatha Light Rail line.

PROJECT DESCRIPTION. The applicant is proposing to expand an existing off-sale liquor store into an adjacent tenant space at 4135 Hiawatha Avenue. The expansion area is approximately 1,878 square feet in area and previously housed an office use. The existing off-sale liquor store is approximately 4,000 square feet and was established in the northwest corner of the building in 2012. The statement submitted by the applicant asserts that the use sells craft beer, wine and liquor. The expansion will allow the applicant to mitigate growing storage needs, expand their selection and introduce educational classes and sampling.

The site went through the site plan review process in January of 2000 and additional improvements were required in 2012 when the initial conditional use permit was approved. It is standard practice for staff to review the landscaping and screening requirements of Section 530.170 of the zoning code with any conditional use permit request. While the site is in generally in compliance with the previously approved site plan, the trees that were planted per the 2012 approvals appear to have died. These trees will need to be replaced as a condition of approval. The trees did not achieve the level of screening that Section 530.170 aims to provide in surface parking lots. As such, staff is also recommending that a minimum of eight shrubs be planted in the landscaped area between the parking lot and Hiawatha Avenue.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-5572	Conditional use permit for an off-sale liquor store	Conditional use permit to establish a 4,000 square foot off-sale liquor store	Approved by the City Planning Commission on June 11, 2012

PUBLIC COMMENTS. No correspondence has been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow the expansion of an off-sale liquor store, 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.*

Expanding an off-sale liquor store within the existing building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The use was established on the site in 2012 and has had no adverse impact on the surrounding area. The expansion area will function as sales area, storage, an office and a break room.

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.*

Expanding an existing off-sale liquor store by approximately 1,878 square feet will not be injurious to the use and enjoyment of other property in the vicinity nor will it impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The surrounding area is fully developed with a variety of uses as described above. The proposed expansion to the off-sale liquor store will occur within the existing building footprint by taking over a vacant tenant space. The applicants are not proposing to make any exterior modifications to this portion of the building. Staff is recommending that landscaping and screening be added to the site, as required by Sections 530.170 and 531.110 of the zoning code. The additional landscaping will help to screen the off-street parking area from Hiawatha Avenue and improve the overall appearance of the site.

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

The use is not expected to contribute to traffic congestion in the public streets. The site has adequate off-street parking and access from Hiawatha Avenue. The total parking requirement for all uses in the building is 29 spaces and 36 spaces are provided on site. Off-sale liquor stores do not have a bike parking requirement. The vehicle parking requirement for all uses in the building is outlined in the Table I below:

Table I. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Off-sale liquor store	12	--	12	29	--
Catering	4	--	4	13	--
Child Care Center	11 plus 2 drop-off	--	13	31	--
Total	--	--	29	73	36

In terms of loading, off-sale liquor stores have a medium loading requirement but the subject tenant space is smaller than the minimum prescribed by the zoning code. Therefore, the use is required to provide adequate shipping and receiving facilities on site. There is adequate room within the parking area for delivery trucks.

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

Utilities, access roads and other facilities are existing and adequate.

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

The subject site is designated as Transitional Industrial on the future land use map in the comprehensive plan. According to *The Minneapolis Plan for Sustainable Growth*, areas that are designated as transitional industrial are areas that are located outside of the Industrial Employment Districts that may eventually evolve to other uses compatible with surrounding development. Properties that are designated as transitional industrial may remain industrial for some time but will not have the same level of policy protection as areas within industrial districts. 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.

- I.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.

- I.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Land Use Policy 1.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

- I.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.
- I.14.2 Allow industrial uses outside of Industrial Employment Districts to transition over time to other uses.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.

Expanding the use within the existing building would be consistent with the policies outlined above. Staff is recommending that additional landscaping be provided between the parking lot and Hiawatha Avenue to provide screening and reduce the visual impact of this large parking area.

The site is also within the study area of the *38th Street Station Area Plan* that was adopted in October of 2006. The site is located in an area called Hiawatha South in the plan. The plan specifically says that buildings fronting along Hiawatha Avenue just south of 40th Street may have continuing value for light industrial or conversion to office or residential.

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

If the requested land use applications are approved, the proposal will comply with all provisions of II, Light Industrial District. Off-sale liquor stores are also subject to the following specific development standards:

- The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- 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.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the conditional use permit by Ryan Widuch for the properties located at 4135 Hiawatha Ave:

A. Conditional Use Permit to allow the expansion of an off-sale liquor store in the II, Light Industrial District.

Recommended motion: **Approve** the application for a conditional use permit, 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. Shelving, mechanical equipment, signage or other similar fixtures shall not block views into and out of the building in the area between four feet and seven feet above the adjacent grade, in compliance with Section 530.120 of the zoning code.
3. The four trees in the landscaped area between the parking lot and Hiawatha Avenue shall be replaced as needed, as required in Section 530.170 of the zoning code.
4. A minimum of eight shrubs shall be planted in the landscaped area between the parking lot and Hiawatha Avenue, as required in Section 530.170 of the zoning code.

ATTACHMENTS

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

Statement of Proposed Use

Expansion of Elevated Beer Wine & Spirits
4139 Hiawatha Avenue
Minneapolis, MN 55406

Longfellow Brewing Company, LLC DBA Elevated Beer Wine & Spirits currently operates in a 4,000 square foot space at 4135 Hiawatha Avenue in South Minneapolis and is seeking to expand it's off sale retail establishment into the adjacent 1850 square foot unit at 4139 Hiawatha Avenue. These two units would then be joined into one contiguous space after removing the wall that currently separates them.

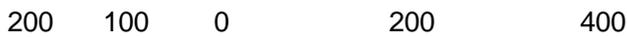
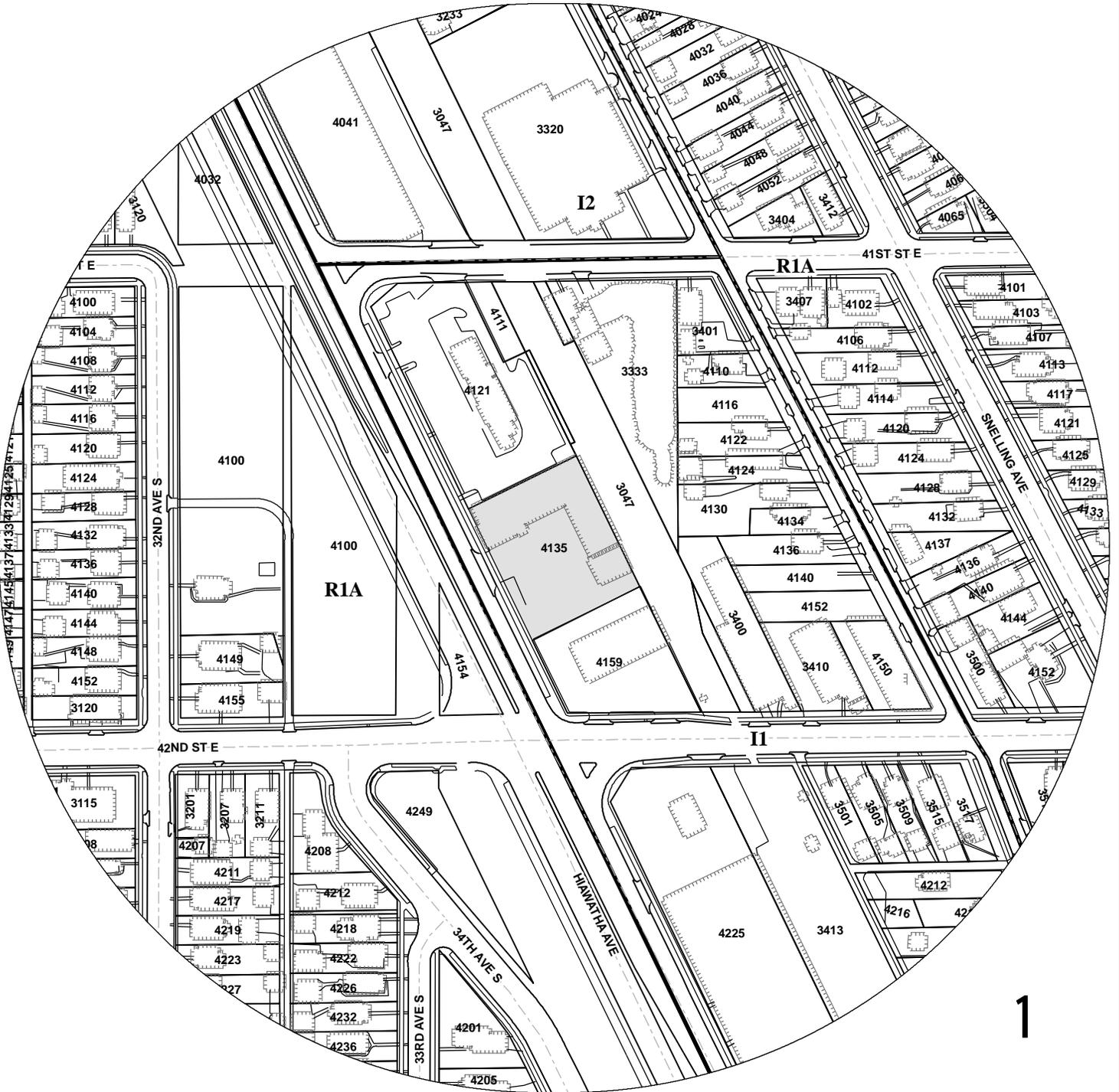
Elevated Beer Wine & Spirits has grown quickly over it's two-plus years in business and would like to add additional square footage within the building to accommodate this growth. Elevated Beer Wine & Spirits plans to use the proposed additional space for approximately 850 additional square feet of retail floor space, a larger office, more storage capacity, and an employee break area.

Elevated Beer Wine and Spirits

12

NAME OF APPLICANT

WARD



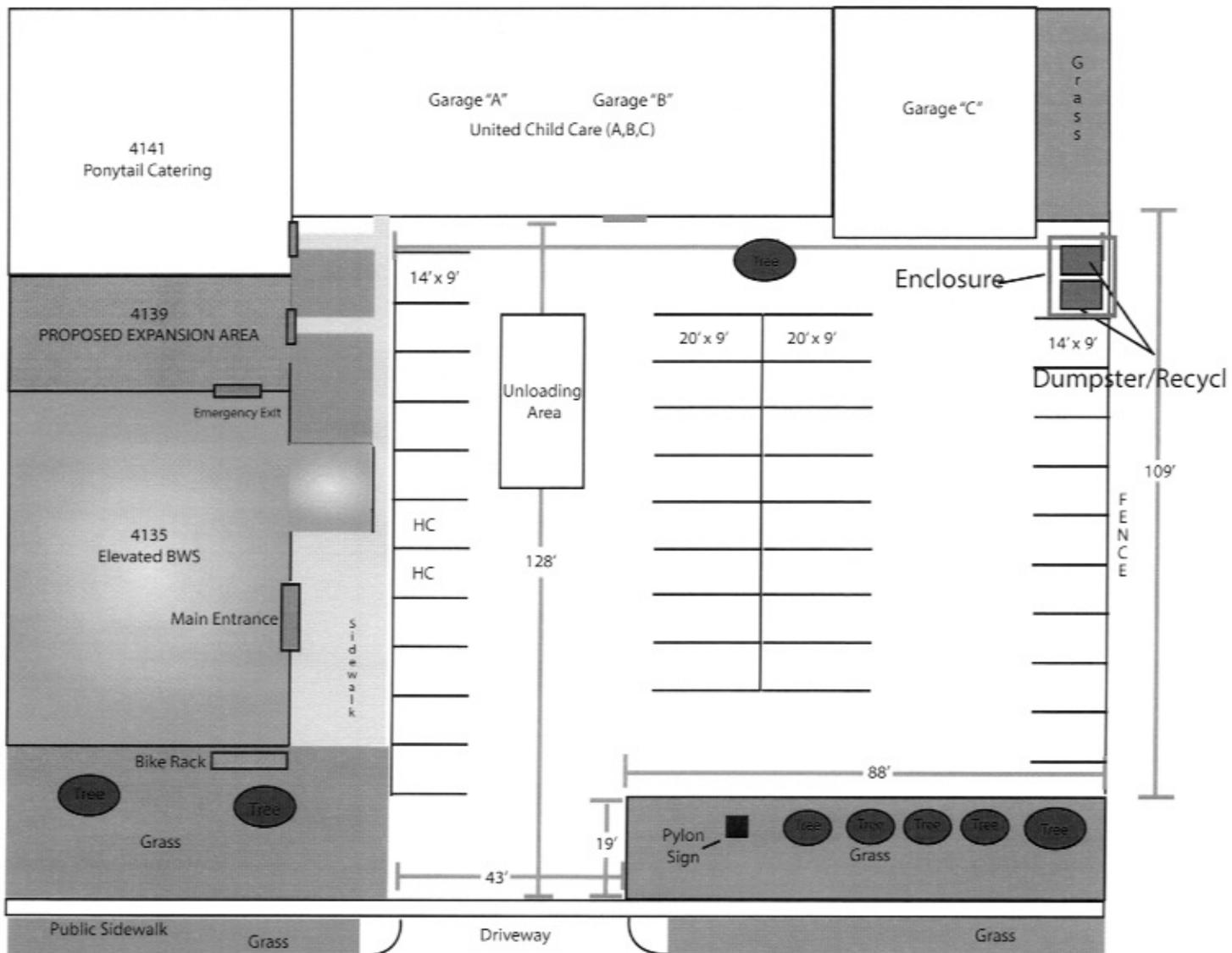
PROPERTY ADDRESS

4135 Hiawatha Avenue

FILE NUMBER

BZZ- 7258

Site Plan 4135 Hiawatha Ave

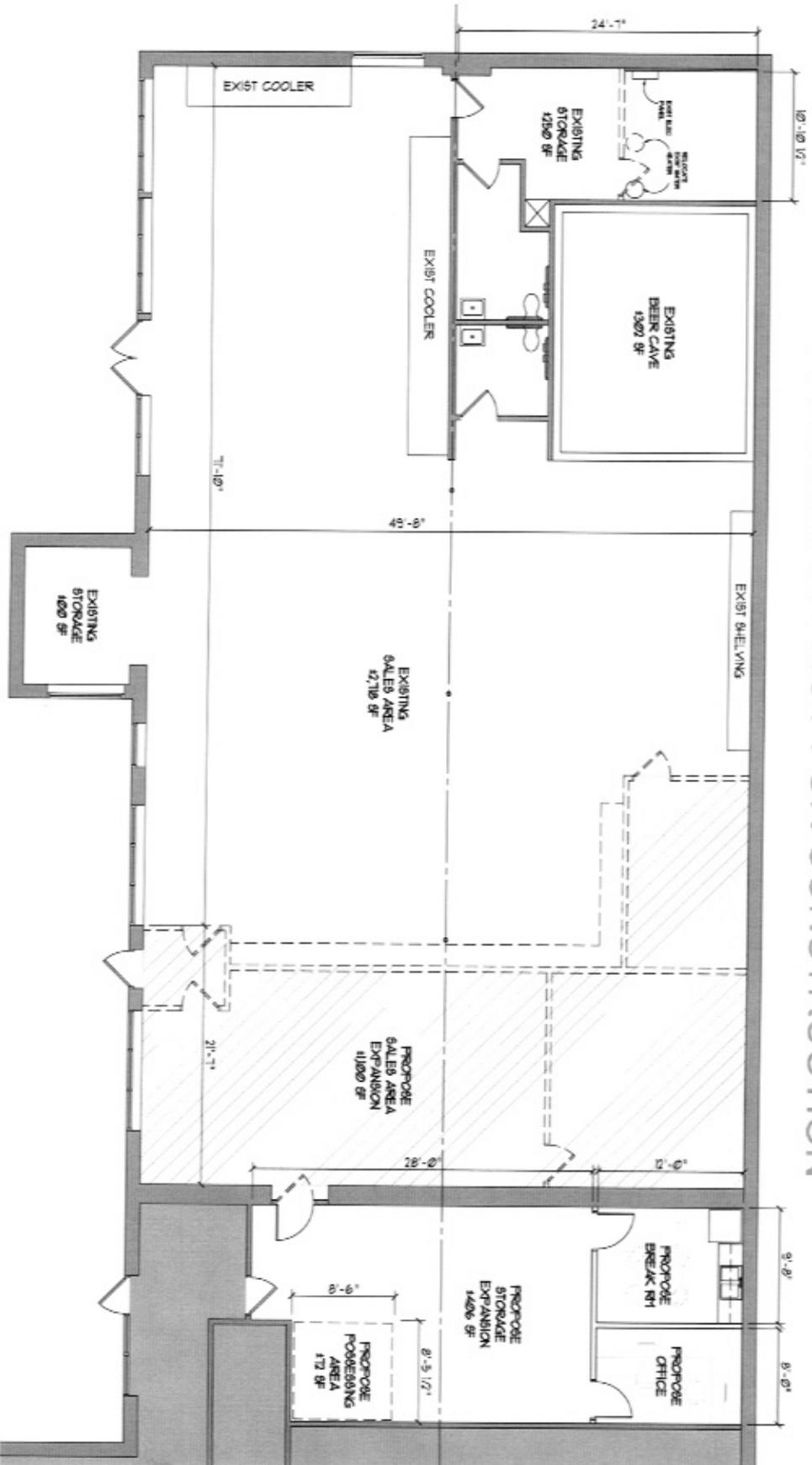


HIAWATHA AVENUE (HWY 55)



Scale 1" = 30'

PRELIMINARY NOT FOR CONSTRUCTION



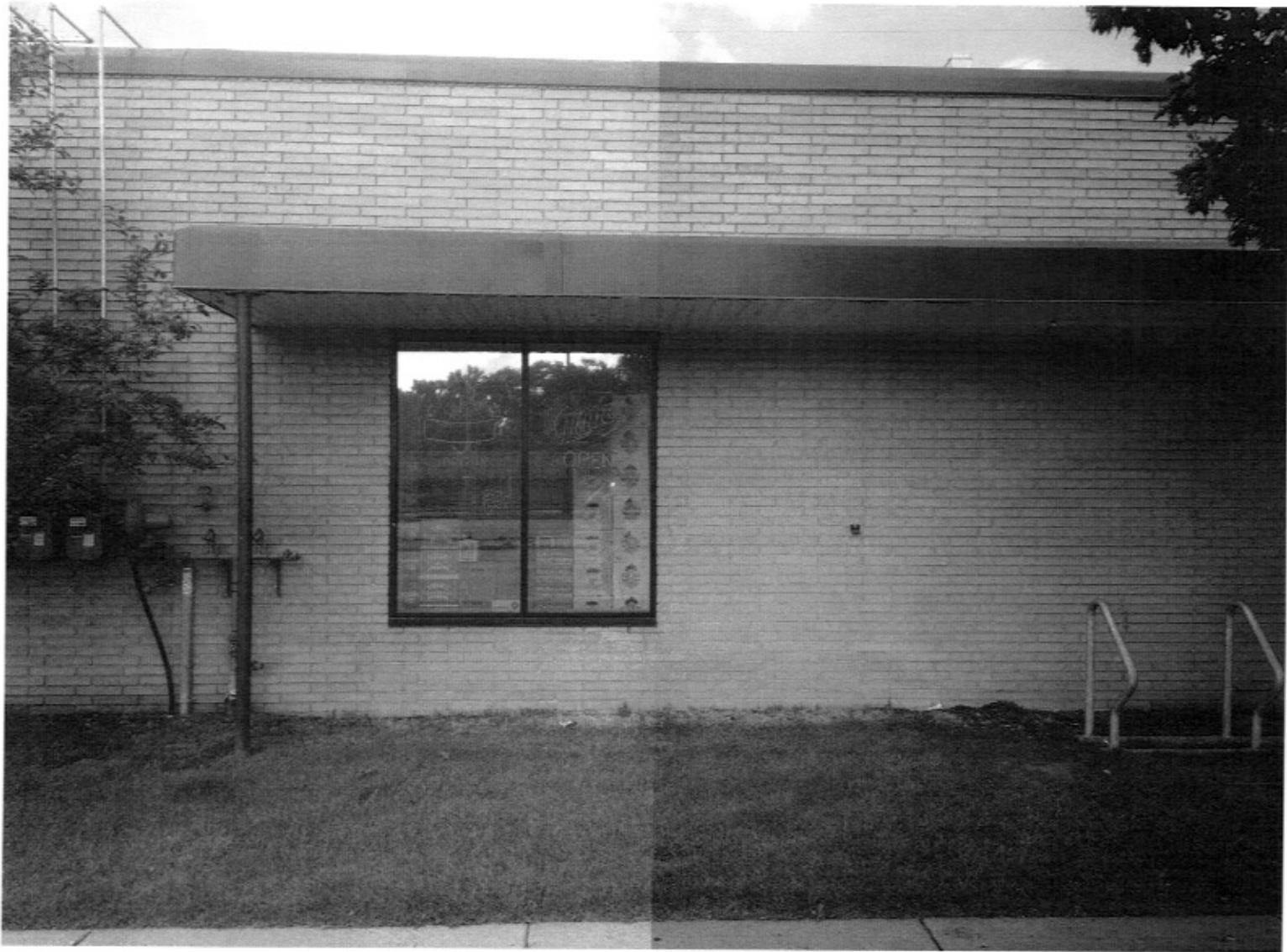
Project
ELEVATED BEER + WINE + SPRINTS - INTERIOR EXPANSION
Title
PRELIMINARY PLAN

Scale: 1/8" = 1'-0"
Date: 04/20/15
Drawing No: **a1.0**











Elevated BWS Expansion

Tom Boland <tom@elevatedbws.com>
To: info@longfellow.org, ruth@longfellow.org
Cc: Ryan Widuch <ryan@elevatedbws.com>

Wed, Jun 17, 2015 at 10:21 AM

Hello Longfellow Community Council,

My name is Tom Boland and I am a partner at Elevated Beer Wine & Spirits. It's hard to believe it has already been 2.5 years since we opened our doors in the Longfellow neighborhood. In that time we have quickly developed a reputation of a leading craft beer destination as well as a quality full service establishment serving our neighborhood.

We are excited to share with you the next phase in our plan to continue to be the best bottle shop in Minneapolis. This fall we are arranging plans to expand our business into the space immediately adjacent (within the same existing building) to our current space. This expansion will allow us to mitigate our growing storage needs, expand our selection, and reintroduce a top level educational/sampling space to compliment the services we are currently providing.

I want to thank you for your part in our first two plus years of business. We look forward to this expansion and the potential it provides for our business and this community. Please let me know if you have any questions or concerns.

Thank you,
Tom

--
Tom Boland
Vice President - Co-Owner
Elevated Beer Wine & Spirits
Store: 612-208-0973
Cell: 612-327-9723



Elevated BWS Expansion

Tom Boland <tom@elevatedbws.com>
To: andrew.johnson@minneapolismn.gov
Cc: Ryan Widuch <ryan@elevatedbws.com>

Wed, Jun 17, 2015 at 10:24 AM

Hello Council Member Johnson,

It's Tom Boland over here at Elevated Beer Wine & Spirits. It's hard to believe it has already been 2.5 years since we opened our doors in the Longfellow neighborhood. In that time we have quickly developed a reputation of a leading craft beer destination as well as a quality full service establishment serving our neighborhood.

We are excited to share with you the next phase in our plan to continue to be the best bottle shop in Minneapolis. This fall we are arranging plans to expand our business into the space immediately adjacent (within the same existing building) to our current space. This expansion will allow us to mitigate our growing storage needs, expand our selection, and reintroduce a top level educational/sampling space to compliment the services we are currently providing.

I want to thank you for your part in our first two plus years of business. We look forward to this expansion and the potential it provides for our business and this community. Please let me know if you have any questions or concerns.

Thank you,
Tom

—
Tom Boland
Vice President - Co-Owner
Elevated Beer Wine & Spirits
Store: 612-208-0973
Cell: 612-327-9723



Holien, Kimberly

From: shopjunket@gmail.com on behalf of Julie Kearns <julie@shopjunket.com>
Sent: Wednesday, July 08, 2015 2:22 PM
To: Holien, Kimberly
Subject: Elevated expansion

Hey, Kimberly-

Thanks for the opportunity to provide input into this expansion request. The guys at Elevated have been incredibly collaborative, and are appreciated by the neighborhood - good prices, great selection, helpful and friendly team, and just all around a beneficial business to have in the area. I wholeheartedly support their efforts and this expansion.

Thanks!

Julie

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Julie Kearns
Founder & Finder
Junket: Tossed & Found
4049 Minnehaha Ave
Minneapolis, MN 55406
Now open DAILY from 10A-8P.
612.293.6863
shopjunket.com

[Sign up for Junket's email messages here.](#) You can find us on [Facebook](#), [Twitter](#), [Instagram](#), and [Pinterest](#), too!

Holien, Kimberly

From: mont0261@gmail.com on behalf of Chris Montana
<chris.montana@dunordcraftspirits.com>
Sent: Wednesday, July 08, 2015 4:59 PM
To: Holien, Kimberly
Subject: Elevated Spirits application to expand license

I write in support of Elevated Spirits' application to expand their license.

Elevated Spirits has been a great neighbor to us since we moved into the community in 2013. They are genuinely interested in developing the neighborhood and raising the bar for south Minneapolis.

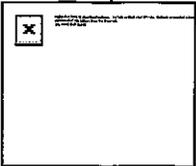
The patrons of Elevated are some of the happiest you will find owing to the dedication to selection and service. Elevated is a craft bottle shop and spends as much time educating consumers as selling. They are not selling cheap booze and perpetuating alcohol related problems.

We need more businesses like Elevated, and we should encourage their growth.

Chris Montana

Owner, Du Nord Craft Spirits (2610 E. 32nd St)

--
Chris Montana
Owner | Head Distiller



Mobile: 612-251-2484

Web: dunordcraftspirits.com

Facebook: [DuNordCraftSpirits](https://www.facebook.com/DuNordCraftSpirits)

Twitter: [@DuNordCS](https://twitter.com/DuNordCS)