CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #6
July 20, 2015
BZZ-7257

LAND USE APPLICATION SUMMARY

Property Location: 3400 Technology Drive
Project Name: Rezoning
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Bell Manufacturing
Project Contact: Judy Bell
Request: To locate a metal furniture production use in an existing building.
Required Applications:

Rezoning	Petition to rezone the properties located at 3400 Technology Drive from the I1 Light Industrial District to the I2 Medium Industrial District.

SITE DATA

Existing Zoning	I1 Light Industrial District SH Shoreland Overlay District MR Mississippi River Critical Area Overlay District
Lot Area	652,351 square feet / 14.98 acres
Ward	1
Neighborhood	Columbia Park
Designated Future Land Use	Urban Neighborhood (Minneapolis Plan for Sustainable Growth) Business Park (Above the Falls Master Plan Update)
Land Use Features	Adjacent to Industrial Employment District 2 (Shoreham Yards)
Small Area Plan	Above the Falls Master Plan Update (2013)

Date Application Deemed Complete	June 19, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	August 18, 2015	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located near the northern border of the City of Minneapolis in the Columbia Park neighborhood. The property is nearly 15 acres in size. The existing building is an approximately 130,000 square foot concrete panel industrial building which was built in 1995. The property is currently utilized by the Bureau of Engraving, a commercial printing company which has been located at the property since the building was constructed. Two surface parking lots are located to the north and south of the building and provide a total of 176 parking spaces. A gravel trail exists around the west end of the building connecting to each parking lot. On the east side of the building, a turf lawn and many trees line Technology Drive. The remainder of the property is undeveloped and covered with trees and grasses. Based on historic aerial photos it appears that the western portion of the site had ponds which were filled at some point prior to the 1990s.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area is primarily populated with large industrially-zoned parcels. To the west is the Mississippi River and St. Anthony Parkway, which has residential zoning but no residential uses. Railroad tracks coming from the Soo Line Railroad bridge are located to the south of the property. The immediately adjacent properties to the south and north are also zoned I1 Light Industrial. The properties to the east are all zoned I2 Medium Industrial and properties further south on Saint Anthony Parkway are zoned I3 General Industrial.

PROJECT DESCRIPTION. The applicant, Bell Manufacturing, is proposing to purchase the property and relocate their business into the existing building. Bell Manufacturing is a furniture fabricator that uses steel as the primary material for their products. The majority of their furniture is sold by the company Room and Board. No changes to the site are currently proposed. Although the production and processing of furniture and fixtures is typically considered a light industrial use, the proposed use of metal makes this use prohibited in the I1 Light Industrial District and only allowed in either the I2 Medium Industrial District or the I3 Medium Industrial District. For this reason, the applicant is proposing to rezone the property to allow this use.

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

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application to rezone the property at 3400 Technology Drive from I1 Light Industrial District to I2 Medium Industrial District based on the following findings:

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

   Considering multiple factors and documents, the proposed zoning would be consistent with the applicable policies of the *Minneapolis Plan for Sustainable Growth*. Although the property is designated as Urban Neighborhood on the future land use map, the recently adopted small area plan identifies the future land use for this site as "Business Park." The surrounding approximately 2 square mile portion of the city has no identified land use features such as nodes or corridors. The Urban Neighborhood designation likely draws from the original *Above the Falls Master Plan* which was adopted in 2000 but was updated in 2013.

The 2000 *Above the Falls Master Plan* identified this property's future land use as low-density residential, although there is no discussion or explanation within the plan regarding this property. In the land use section focusing on residential uses on the east bank of the river, it states that "the Land Use Plan assumes that patterns and densities of residential use on the east bank will remain basically the same" but does not explain why the existing industrial use at the subject site was slated for future residential use. The plan does note that "there are two large sites backing on St. Anthony Parkway that have potential for development. This area is bisected by the Soo Line Bridge, with the new Bureau of Engraving building [the existing building at the subject property] taking the eastern half of the northern site and a fly ash depot occupying much of the southern site. Development is constrained by wet soils behind the Bureau site…"

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

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

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

1.14.2 Allow industrial uses outside of Industrial Employment Districts to transition over time to other uses.

Economic Development Policy 4.5: Attract businesses investing in high job density and low impact, light industrial activity to support the existing economic base.

4.5.1 Align workforce investments with targeted industrial employers identified and defined in the Industrial Land Use and Employment Policy Plan as "21st Century" and "Opportunity" industries.

The Future Land Use Map in the *Above the Falls Master Plan Update* from 2013 identifies this site as a future "business park" land use. The intent of the business park classification is to support office/industrial development in a setting that is compatible with other uses. One of the plan's recommendations is to develop a new or modified zoning district for business parks, which focuses on high value office and industrial development while minimizing lower value uses. The plan states that in these areas industrial uses should focus on light industrial, including green industrial, rather than heavy industrial. The plan notes that the subject property is within a subarea which is already a good example of compatible business park development in the context of a green riverfront setting.

The proposed rezoning would allow both light and medium industrial uses on the property which would be compatible with the "business park" future land use classification and would not allow the heaviest industrial uses which are only permitted in the I3 District. Considering all of these factors, the rezoning is therefore consistent with the *Minneapolis Plan for Sustainable Growth*.

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

The rezoning would allow for the proposed business park type use to be located in a primarily industrial area which is consistent with the recently adopted policy guidance in the small area plan. The I2 zoning district would be appropriately located adjacent to an Industrial Employment District

and other industrial zoning and would allow a wider range of industrial uses on the site. The amendment is in the public interest and not solely in the interest of the property owner.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

   The site is located in a predominantly industrial area. With the exception of the park land adjacent to the Mississippi River which is zoned residentially, almost all existing properties in the general area are zoned industrially and used as such. Properties range from light industrial to general industrial, the most intensive industrial district in the City. The closest residentially-zoned and utilized properties are located nearly a half-mile to the southeast, south of 31st Ave NE, and approximately a half mile to the west of this property, east of Main Street NE. The existing building is located almost 600 feet from the riverfront parkway property and is not currently visible from the parkway due to heavy foliage and established trees on both the subject property and the parkway property. The existing uses and zoning classifications of the property within the general area are compatible with the proposed rezoning from I1 Light Industrial to I2 Medium Industrial.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

   The existing zoning allows a range of industrial uses, but it does not allow medium industrial uses, including the production and processing of furniture explicitly utilizing metal. The I2 zoning district allows more production and processing uses. It would also allow contractor yards, recycling facilities in a fully enclosed building, motor freight terminals, motor vehicle storage lots, towing services and waste haulers, though no waste can be stored on-site. The existing building was constructed in 1995. Given the building's relatively recent construction and size, it is unlikely that any of the aforementioned transportation uses would be established on the site in the future.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

   The surrounding area has been historically used for industrial purposes. The existing building was constructed in 1995 and has not been changed significantly since then. The zoning including and surrounding the subject property (with the exception of the riverfront parkland) has been zoned industrially since 1963, when the entire area was zoned M2-3 Limited Manufacturing District. The character or trend of development in the general area of the property has not changed significantly since the property was zoned I1 Light Industrial in 1999 when the most recent zoning code was adopted.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 4

LEGAL DESCRIPTION. Tract A, Registered Land Survey No. 1668, Hennepin County, Minnesota.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Bell Manufacturing for the property located at 3400 Technology Drive:

A. Rezoning the property located at 3400 Technology Drive from the I1 Light Industrial District to the I2 Medium Industrial District.

Recommended motion: **Approve** the application for a rezoning from the I1 Light Industrial District to the I2 Medium Industrial District.

ATTACHMENTS

1. Zoning map
2. Oblique aerial
3. Aerial photos 1945, 1991, 2003, 2014 – history of site
4. Site survey
5. Photos
6. Correspondence

Bell Manufacturing **1st**

NAME OF APPLICANT WARD

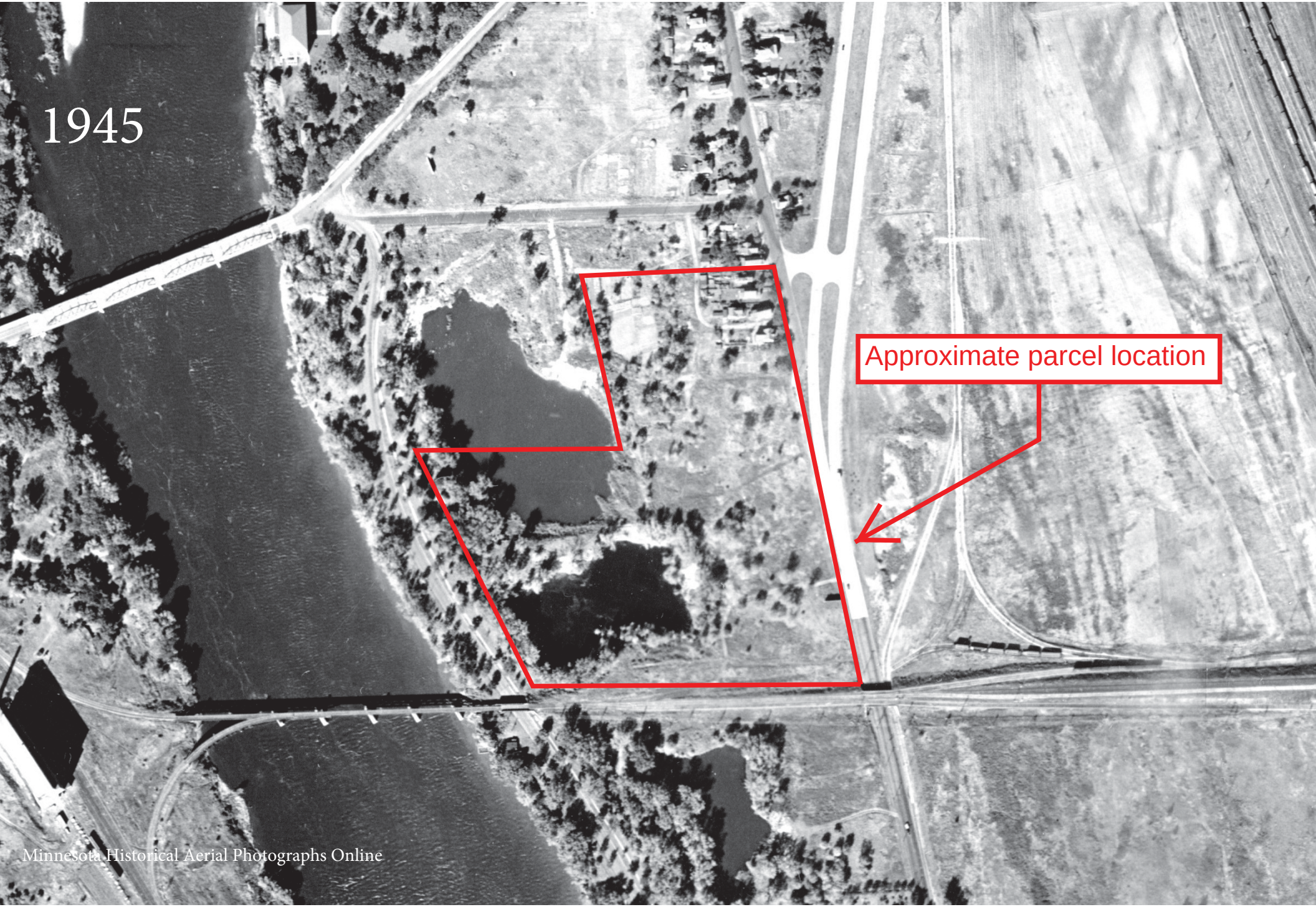
PROPERTY ADDRESS

3400 Technology Drive

FILE NUMBER

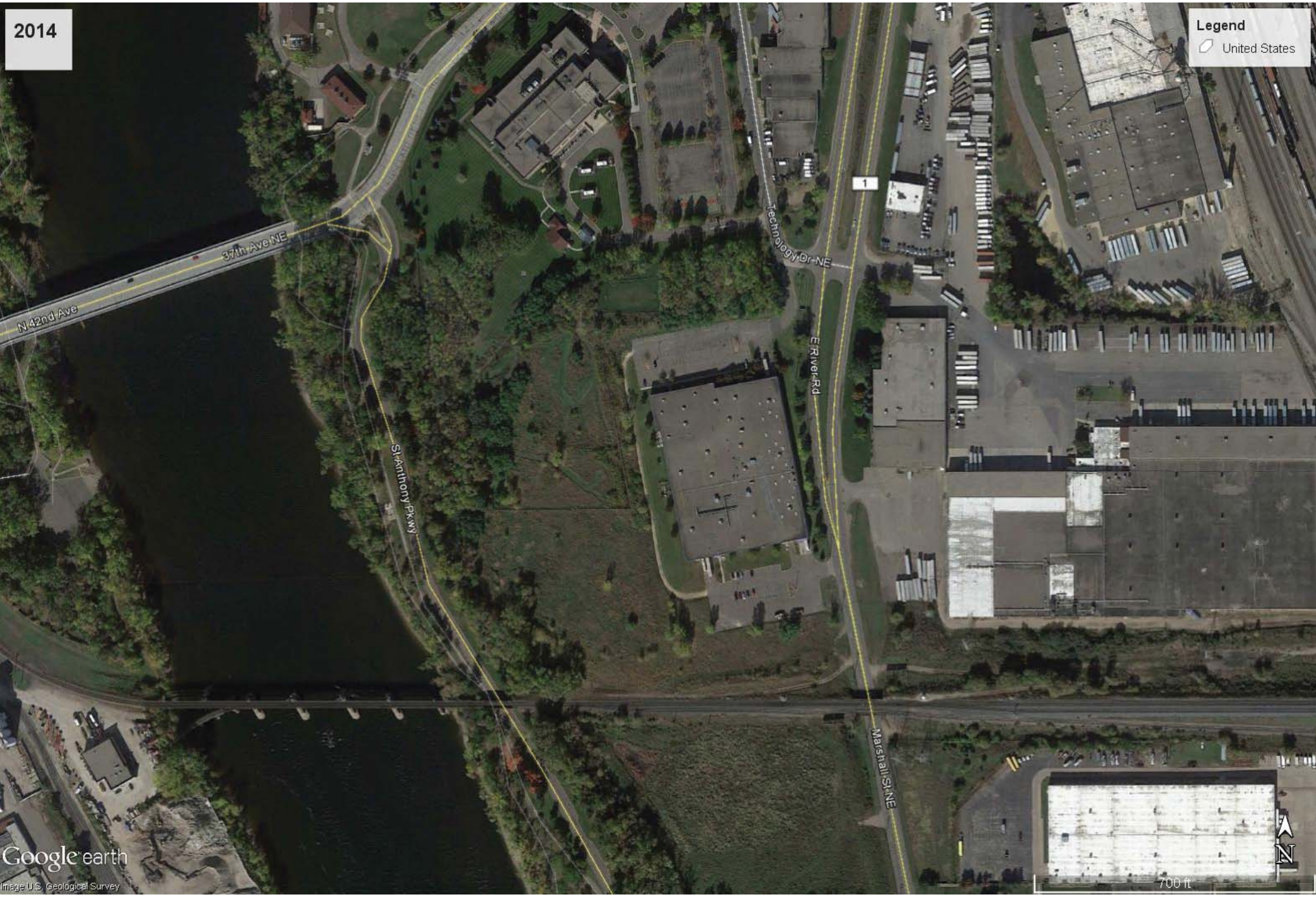
BZZ-7257

37th Ave NE
37th Ave
37th Ave NE
Technology Dr
Marshall St NE
23
23
E River Rd
3400 Technology Dr,
Minneapolis, MN 55418
Marshall St NE
St Anthony Pkwy
23
N


1945
Approximate parcel location
Minnesota Historical Aerial Photographs Online

1991
Legend
United States
37th Ave NE
N 42nd Ave
Technology Dr NE
E River Rd
1
St Anthony Pkwy
Marshall St NE
Google earth
Image U.S. Geological Survey
700 ft
N

2003
Legend
United States
37th Ave NE
N 42nd Ave
Technology Dr NE
E River Rd
St Anthony Pkwy
Marshall St NE
1
Google earth
Image U.S. Geological Survey
700 ft
N


2014
Legend
United States
37th Ave NE
N 42nd Ave
Technology Dr NE
E River Rd
1
St Anthony Pkwy
Marshall St NE
Google earth
Image U.S. Geological Survey
700 ft
N

LAND TITLE SURVEY

ALTA/ACSM
for:
BUREAU OF ENGRAVING

SITE: 3400 TECHNOLOGY DRIVE NE
MINNEAPOLIS, MINNESOTA

CERTIFICATION:

To Hunt Electric Corporation, a Minnesota corporation, Bureau of Engraving, Incorporated, a Minnesota corporation, Guaranty Commercial Title, Inc and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b1), 8, 9, 10, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof.

The field work was completed on October 27, 2014.

Date of Plat or Map: November 5, 2014

Thomas E. Hodorff, L.S.
Minn. Reg. No. 23677

Revision History
2/27/15 – Revised per Bradley Hintze memo

Sheet No.	Book	Page
1 OF 1	640	70
File No. 1-3-8979	W.O. Number 2014443	CAD Technician ONI

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS CONSULTANTS
BLOOMINGTON, MINNESOTA
PHONE: 952-884-5341 FAX: 952-884-5344

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. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C0217E, effective date September 2, 2004.

4. Site area = 652351 square feet = 14.978 acres.

5. There are a total of 178 striped parking stalls on said property, of which there are 2 designated as handicap.

6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

8. There is no observable evidence of cemeteries in the field or of record.

9. The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.

10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

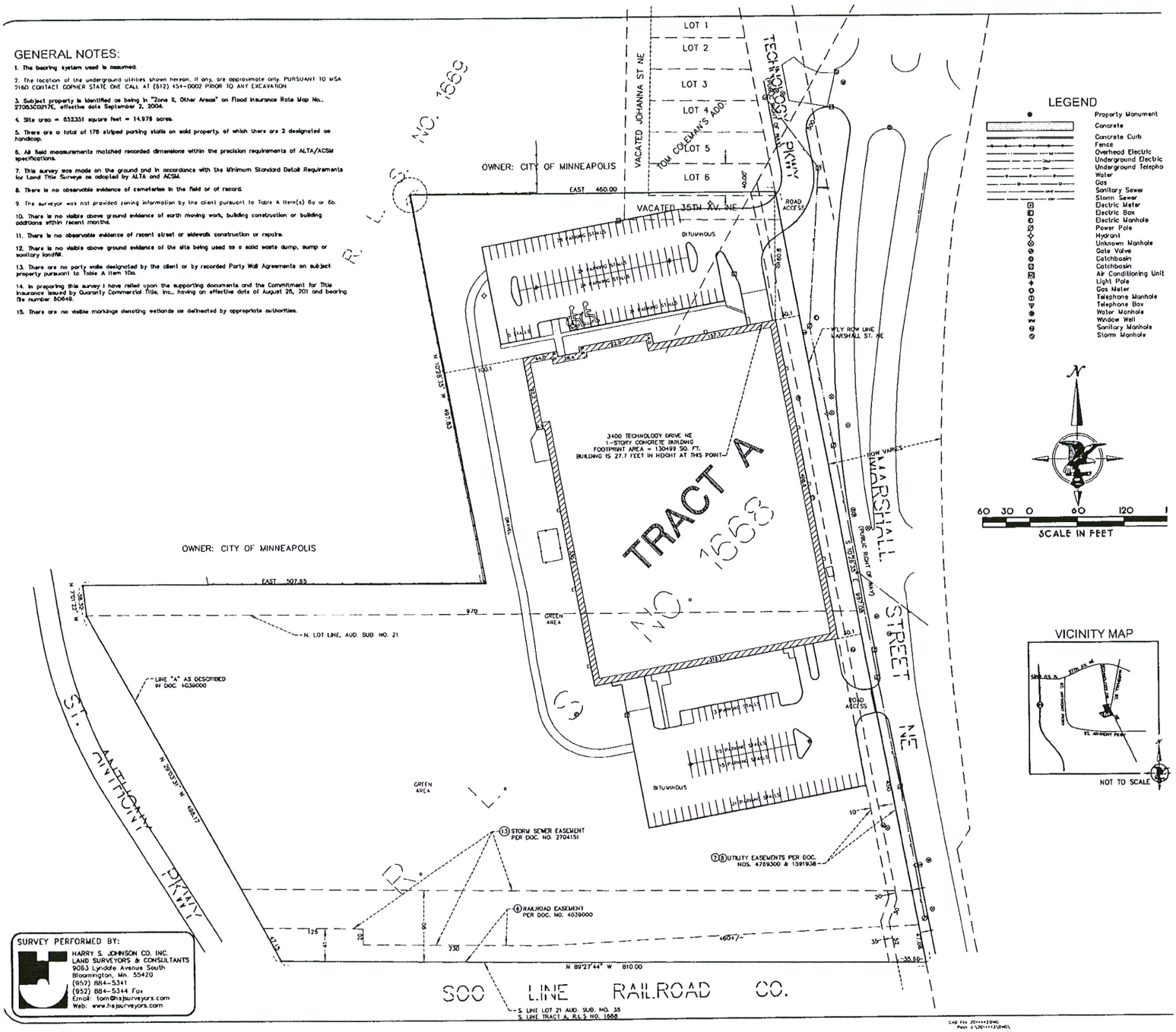
11. There is no observable evidence of recent street or sidewalk construction or repairs.

12. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.

13. There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.

14. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., having an effective date of August 26, 201 and bearing file number 80649.

15. There are no visible markings denoting wetlands as delineated by appropriate authorities.



SURVEY PERFORMED BY:

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

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14. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., having an effective date of August 26, 201 and bearing file number 60649.

15. There are no visible markings denoting wetlands as delineated by appropriate authorities.

LEGAL DESCRIPTION

Tract A, Registered Land Survey No. 1668, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 830470.

NOTES CORRESPONDING TO SCHEDULE B:

5. Minerals and mineral rights reserved by the State of Minnesota, as shown on the Certificate of Title. (NON–SURVEY MATTER)

6. Railroad easement(s) over part of subject premises in favor of Soo Line Railroad Company, as created in Document No. 4039000(CR). (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

7. Public sewer utility easement(s) over part of subject premises in favor of Metropolitan Sewer Board, as created in Document No. 4769300(CR). (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

8. Water main easement(s) over part of subject premises as evidenced by Document No(s). 1591938. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

10. Communications systems easement(s) over part of subject premises in favor of Northwestern Bell Telephone Company, as created in Document No. 1764883. (DOES NOT AFFECT SUBJECT PROPERTY)

13. Storm sewer easement(s) over part of subject premises as evidenced by Document No(s). 2704151. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

Property Photographs

Property Photographs

Judy Bell

From: Judy Bell
Sent: Monday, June 15, 2015 12:05 PM
To: 'Kevin.Reich@minneapolismn.gov'
Subject: 3400 Technology Drive

Kevin Reich,

We are interested in purchasing the property at 3400 Technology Dr. We are a furniture fabricator that uses steel as a primary component for our products. We primarily make furniture for a company called Room & Board, www.roomandboard.com. We were located just a little bit away from 3400 Technology Dr for 9 years. We were located at 36 37th Ave NE from 1996-2005. In 2005 we sold our building at 36 37th Ave NE and our building at 1400 Marshall St NE in order to combine our 2 locations into 1 larger building. We have now out grown our building in Golden Valley and the building at 3400 Technology Dr would be a great location for us.

Unfortunately, the current zoning of 3400 Technology Dr is I1 and because we work with steel, our use is specifically excluded from Industrial 1. We would like to get the property rezoned to I2 to allow us to purchase the building. We currently have a diverse workforce of 85 employees and with the move to a larger building, we expect our employee count to grow. These are high end manufacturing jobs. We would not change the existing building at all. We may need to add some dock doors on the south end of the building where the dock doors are currently located.

We would like your support for the rezoning of this property so if you have any questions at all, please let me know.

Judy Bell
judyb@bellmanufacturing.com
Bell Manufacturing
700 Colorado Ave S
Golden Valley, MN 55416
763-231-3800

700 Colorado Ave. S., Golden Valley, MN 55416-1002
Phone: (763) 231-3800 • Fax (763) 231-3819

CUSTOM METAL FABRICATORS
Established in 1965

June 15, 2015

Columbia Park Neighborhood Association
PO Box 21593
Minneapolis, MN 55421

We are interested in purchasing the property at 3400 Technology Dr. We are a furniture fabricator that uses steel as a primary component for our products. We primarily make furniture for a company called Room & Board, www.roomandboard.com. We were located just a little bit away from 3400 Technology Dr for 9 years. We were located at 36 37th Ave NE from 1996-2005. In 2005 we sold our building at 36 37th Ave NE and our building at 1400 Marshall St NE in order to combine our 2 locations into 1 larger building. We have now out grown our building in Golden Valley and the building at 3400 Technology Dr would be a great location for us.

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Judy Bell

Judy Bell
judyb@bellmanufacturing.com
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Golden Valley, MN 55416
763-231-3800