

LAND USE APPLICATION SUMMARY

Property Location: 2728-50 Nicollet Avenue, 10 West 28th Street and 2741 Blaisdell Avenue South
Project Name: Marissa’s Cooler
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Clarison Dutra
Project Contact: Clarison Dutra
Request: To allow for a cooler addition to an existing grocery.
Required Applications:

Variance	Of the PO Pedestrian Oriented Overlay District Standards to allow less than 40% windows within the new addition and less than 30% landscaping.
Variance	To reduce the minimum off-street loading requirement from one small space to zero.
Site Plan Review	For an addition to an existing grocery store use in an existing shopping center.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District
Lot Area	62,070 square feet / 1.42 acres
Ward(s)	10
Neighborhood(s)	Whittier Alliance
Designated Future Land Use	Mixed Use – 2728-50 Nicollet Ave and 10 W 28 th St Urban Neighborhood – 2741 Blaisdell Ave S
Land Use Features	Commercial Corridor (Nicollet Avenue)
Small Area Plan(s)	<u>Nicollet Avenue: The Revitalization of Minneapolis Main Street (2000)</u>

Date Application Deemed Complete	July 9, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 7, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property includes two brick structures and is known as Little Mexican Village, a shopping center located on Nicollet Avenue. Some of the uses include a grocery store, bakery, restaurant, delicatessen, reception meeting hall and a hair salon. An accessory parking lot located at 2741 Blaisdell Ave S was legalized in 2003.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is located on Nicollet Avenue, a commercial corridor. Nicollet Avenue has a range of commercial uses including restaurants, retail, grocery store and automobile services. Whittier Clinic, a Hennepin County Medical Center, is located across 28th Street West to the south. Minneapolis Fire Department Station No. 9 is located across the alley, also along 28th Street West. Multiple-family dwellings are located to the west, across the alley.

PROJECT DESCRIPTION. Marissa’s Bakery and Supermarket are located in the south building at the 28th Street West and Nicollet Avenue intersection. The applicant is proposing to add a 1,236 square foot addition along the south elevation of the existing structure. The addition is to allow for a new walk-in cooler and the applicant will not be providing windows to look into the space. The property is located in the Nicollet Franklin Pedestrian Oriented Overlay District, which requires 40% of the wall be windows and 30% of the net site be landscaped. The applicant is seeking a variance to these standards. The addition will replace a portion of the existing south parking lot and will eliminate the existing loading space. The existing grocery store requires one small loading space; therefore, the applicant is seeking a variance to reduce the off-street loading from one small space to zero. Finally, the proposed addition exceeds 1,000 square feet, so the site is subject to site plan review.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
<u>BZZ-1395</u>	Rezoning, CUP and variances to establish an accessory parking lot at 2741 Blaisdell Ave S.	New parking lot at 2741 Blaisdell Ave S.	City Planning Commission gave partial approval 11/14/2003. City Council approved the rezoning and denied the applicant’s appeal 12/15/2003.
<u>BZZ-4701</u>	CUP for an existing reception hall CUP to extend hours	Relocating an existing reception hall within the shopping center	City Planning Commission approved 3/8/2010.
<u>BZZ-5406</u>	CUP and variance to allow for tortilla manufacturing	Tortilla manufacturing accessory to existing grocery	City Planning Commission approved 12/12/2011.

PUBLIC COMMENTS. Staff has not received correspondence at the time of writing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the PO Overlay District Standards based on the following findings:

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

Landscaping: Staff finds that practical difficulties exist in complying with the additional PO Overlay Standards that are unique to the parcel. The subject property completed site plan review in 2004; the Nicollet-Franklin PO was added in 2009. The PO requires 30% of the net site be landscaped, which is greater than the 20% requirement found in Chapter 530. Further, the shopping center property was granted alternative compliance in 2004 to provide less than 20% of a landscaped area. In order to comply with the minimum landscaping requirement, the applicant would be required to remove several parking spaces, based on the layout of the existing buildings. These circumstances have not been created by the applicant.

Window area: The applicant is proposing to construct a 1,236 square foot addition to allow for a cooler accessory to an existing grocery store. The minimum window requirement facing 28th Street West and the on-site parking lot is 40% in the PO District, increased from 30% required through site plan review. Approximately 33% of the façade facing the street are windows and 0% of the proposed addition facing the on-site parking lot. The applicant has indicated that adding windows to the proposed cooler would be impractical and inefficient. Staff finds that there is practical difficulty unique to the structure that that has not been created by the applicant.

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

Landscaping: The applicant is proposing to add a 1,236 square foot cooler addition to an existing shopping center. The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses. The applicant is proposing to close the existing curb cut and continue the landscaping along 28th Street West. Staff finds that the additional landscaping provided is comparable to the proposed addition and would allow for reasonable use of the property.

Window area: The proposed project would not comply with the minimum window requirement of 40% of the wall and would not comply with a minimum of 30% of the net site landscaped area. The applicant has shown windows in a consistent pattern with the remainder of the façade, but they will have spandrel glass. Staff would prefer to see a change in the brick pattern or projections or recesses in the addition to provide visual interest. Further, staff recommends that all of the window signage in the storage areas be removed and the window signs in the bakery be relocated so they are not above 4 feet in height. Staff finds that with the proposed conditions, the applicant will have reasonable use of the property that keeps within the spirit and intent of the ordinance.

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

Both variances: Staff finds that the proposed variance will not alter the essential character or be injurious to the use or enjoyment of the property with added visual interest in the proposed addition and by adding landscaping at the south end of the site. If granted, the proposed variance will not be detrimental to or endanger the public health with the added natural access and surveillance of the site.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the off-street loading requirement from one small space to zero based on the following findings:

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

Staff finds that practical difficulties exist due to circumstances unique to the property. The subject property is immediately adjacent to a 20-foot wide public alley. The alley has been historically used for loading for the existing buildings on this block of Nicollet Avenue. The applicant is proposing to continue to load from the alley and into a loading door at the south end of the building. Public Works also permits loading to occur in the alley. Staff finds that these circumstances have not been created by the applicant.

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

The applicant is proposing to continue to load from the public alley, in lieu of providing a specific loading space on the property. There is a parking lot with a one-way drive aisle, accessed from the alley that turns out onto Nicollet Avenue. The applicant is proposing to close the curb cut and construct an addition to the building. According to the applicant this space is not used for loading. Staff observed loading occur in the alley on the last site visit and there did not appear to be any issue with traffic in the alley. Staff finds that this continued use of the alley will allow a reasonable use of the property that is consistent with the spirit and intent of the ordinance.

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

Continuing to utilize the alley for loading will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The alley has historically been used by the subject and adjacent properties for off-street loading. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties as long as the proposed loading plan complies with public works standards.

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 and the placement of building addition reinforces street wall along 28th Street West. The addition will be constructed in an existing parking and loading area. Natural surveillance is hindered by signs and other obstructions that currently exist in the windows, particularly in windows that face Nicollet Avenue and 28th Street West.
- The first floor of building addition is located on the corner side property line adjacent to 28th Street West. The existing building is located up to the front property line along Nicollet Avenue.
- The subject property is a shopping center. Marissa’s Bakery and Supermarket are located in the south building where the addition is proposed to be constructed. The existing principal entrances are along Nicollet Avenue and interior to the site, adjacent the customer parking area.
- The existing on-site accessory parking lots are located to the rear at 2741 Blaisdell Ave S and to the interior of the site.
- The proposed addition shows opaque windows to create visual interest, but they do not allow for views into or out of the proposed cooler, to prevent inefficiencies. The applicant has requested a variance of the Nicollet-Franklin PO Overlay standards to provide less than 40% windows in the proposed addition. Staff is recommending approval of the variance, however, staff is recommending that, rather than opaque glass, the applicant provide a change in the brick pattern or provide a series of recesses and projections to add visual interest to the new addition as an alternative compliance measure.
- The proposed addition provides sufficient architectural detail to avoid blank walls in excess of 25 feet.
- The exterior materials are proposed to be brick to complement the existing brick building.
- The materials on all four sides of the building will be brick and appear similar and compatible on all sides.
- Plain face concrete is not a proposed exterior material.
- The existing entrance for the bakery is at the corner of Nicollet Avenue and 28th Street West. And there are existing windows along the south wall. The windows and the door meet the light transmittance range and are at a level to allow views into and out of the building. The applicant is proposing a new building addition that will be used as a walk-in cooler for the grocery store and will have fake windows to provide visual relief, but will not allow views in or out. The applicant is seeking a variance of Nicollet-Franklin PO Overlay standards.
- The ground floor is primarily devoted to storage along the 28th Street West façade. The proposed cooler will further add to the lack of activity along this façade. Staff is recommending that the applicant provide an additional landscaped yard along 28th Street West and remove several of the window signs in order to encourage visual interest and provide more natural surveillance of the area.
- The roof of the addition will be flat, which is consistent with the existing structures and the surrounding non-residential buildings.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Nonresidential Uses				
1st Floor – facing south	40% minimum (Nicollet-Franklin PO)	608 sq. ft.	33%	418 sq. ft.
1st Floor – facing west	40% minimum	105.6 sq. ft.	0%	0 sq. ft.

	(Nicollet-Franklin PO)			
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Access and Circulation – Meets requirements with Conditions of Approval

- There are two existing parking lots that will remain unchanged. The applicant is proposing to reconfigure the parking spaces at the south end of the site, close the curb cut and continue the landscaped yard.
- There is no transit shelters proposed to be incorporated into the development. There is an existing transit stop at the corner of 28th Street West and Nicollet Avenue.
- Vehicular access for the Blaisdell parking lot is via the alley and the shopping center is accessed from an existing curb cut along Nicollet Avenue. There is also a gate along the alley. The south parking lot would no longer have a curb cut along 28th Street West. Staff finds that the existing access and circulation is sufficient and working on the property.
- Traffic is shared between street and alley access. The existing alley is 20 feet wide and sufficient in area to accommodate both commercial and residential traffic.
- With the proposed landscaping improvements by staff, the site will minimize impervious surface.

Landscaping and Screening – Requires alternative compliance

- In 2004, the site plan was approved for both the Blaisdell parking lot and the shopping center site. The landscaped yards have been provided, however, many of the existing landscape materials have perished. Staff is recommending that the applicant replant the existing landscaped yards consistent with the previously approved plan.
- The required screening is missing from the Blaisdell parking lot and along the alley from the shopping center site. The property was reviewed for site plan review in 2004 and previously received alternative compliance.
- The majority of parking stalls are not located within 50 feet of an on-site deciduous tree. Staff is recommending that planning commission grant alternative compliance with consideration to the recently approved plan.
- Staff finds that the south parking lot is not needed for additional off-street parking and instead recommends that the applicant provide additional landscaping to move towards compliance with the minimum landscape area requirement of 30% in the Nicollet-Franklin PO. Staff is further recommending that the applicant provide one additional canopy tree, four shrubs and karl forester grasses in this location.
- The installation and maintenance of all landscape materials shall comply with section 530.210 of the zoning code.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed	Code Requirement	Proposed
Lot Area	--	54,664 sq. ft.	--	7,406 sq. ft.
Building footprint	--	34,447 sq. ft.	--	0 sq. ft.
Remaining Lot Area	--	20,017 sq. ft.	--	7,406 sq. ft.

Landscaping Required	6,065 sq. ft. (30% net)	1,539 sq. ft.	1,481 sq. ft. (20% net)	1,725 sq. ft.
Canopy Trees (1: 500 sq. ft.)	8 trees	0 trees	3 trees	3 trees

Additional Standards – Meets requirements with Conditions of Approval

- Staff recently visited the site and it is apparent that the continuous curbing in the Blaisdell parking lot is creating standing stormwater at the center of the site. Staff is recommending that the applicant cut the existing 6 inch by 6 inch continuous curb to allow for water to be directed to the large landscaped yard along Blaisdell Avenue. The existing parking lot for the shopping center appears to drain appropriately and water is directed towards the alley and Nicollet Avenue.
- The proposed addition will not block views of important city elements.
- The proposed one-story addition will not shadow public spaces or adjacent properties.
- The addition should not have a negative impact on wind currents at the ground level.
- Enforcement staff has been working with the applicant to reallocate and remove excess signage in the windows to encourage natural surveillance of the site and comply with Chapter 543 of the zoning code. The existing lighting, space delineation and natural access control support crime prevention through environmental design.
- The existing building is not an individual landmark and the property is not in a historic district.

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

The proposed use is *conditional* in the C2 District.

Off-street Parking and Loading – Meets requirements

- The subject property is in the Nicollet – Franklin Pedestrian Oriented Overlay District and non-residential uses do not have a minimum off-street parking requirement.

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Grocery	19	PO (19)	0	67	--
Bakery	4	PO (4)	0	20	--
Restaurant, sit down with general entertainment	27	PO (27)	0	51	--
Hair Salon	4	PO (4)	0	5	--
Office	4	PO (4)	0	5	--
Laundromat	4	PO (4)	0	16	--
Total	--	--	0	164	61

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
General retail sales and services	4	Not less than 50%	--	8	Low	None
Offices	3	--	3	3	None	None
Restaurant, sit down	3	Not less than 50%	--	3	None	None
Total	10	3	0 (non-conforming rights)	14 short-term	Low	None

Building Bulk and Height – Meets requirements

- The applicant is proposing a one-story, 1,236 square foot addition to the existing shopping center.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	54,664 sq. ft. / 1.25 acres
Gross Floor Area (GFA)	--	34,447 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	--	
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	.63
Maximum Building Height	4 stories or 56 feet, whichever is less	One-story, 14 ft.

Lot Requirements – Meets requirements

Table 5. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	0 DUs

Density (DU/acre)	--	0 DU/acre
Minimum Lot Area	--	0 sq. ft. per DU
Maximum Impervious Surface Area	--	95% of total site
Maximum Lot Coverage	--	55% of total site
Minimum Lot Width	--	284 ft.

Yard Requirements – Meets requirements

Table 6. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front	0 ft.	--	0 ft.	--
Corner Side (South)	0 ft.	--	0 ft.	0 ft.
Interior Side (North)	0 ft.	--	0 ft.	--
Rear	7 ft.	--	7 ft.	37 ft.

Signs – Meets requirements with Conditions of Approval

- Signs are subject to Chapter 543 of the Zoning Code. There are no new signs proposed, however, the existing site has a non-conforming pole sign and a number of window signs located above 4 feet from the adjacent grade. Staff is recommending that the window signs be removed from all windows in the storage areas along 28th Street West. Staff recommends that the applicant adjust the signs so that they do not exceed 4 feet above the adjacent grade. Finally, staff recommends that the applicant landscape the base of the existing free standing sign consistent with section 543.360(c) of the zoning code.

Refuse Screening – Meets requirements with Conditions of Approval

- There is an existing trash enclosure at the northwest corner of the shopping center site. The dumpsters and grease barrel are located in the parking area and outside of the trash enclosure, which is not accessible due to the curb. Further, staff has observed recycling materials stored outside of the loading area in the south parking lot. Therefore, staff is recommending that the applicant comply with section 535.80 of the zoning code and provide all of the trash and recycling material within an enclosed structure.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- All of the proposed mechanical equipment is required to be screened in a manner consistent with section 535.70 of the zoning code. Staff has identified several mechanical systems on the roof of the existing building. Staff recommends that the applicant provide a consistent metal screen above the parapet to effectively screen the mechanical systems.

Lighting – Meets requirements with Conditions of Approval

- Lighting must comply with Chapter 535 and Chapter 541 of the zoning code. Lighting information has not been provided for the site. A full lighting plan will need to be provided.

Specific Development Standards – Meets requirements

Shopping center.

(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.

(3) 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.

PO Overlay District Standards – Requires variance(s)

- The property is located in the Nicollet Franklin Pedestrian Oriented Overlay District, which requires 40% of the wall be windows and 30% of the net site be landscaped. The applicant is seeking a variance to these standards. Staff is recommending approval with conditions for these variance requests.

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

The Minneapolis Plan for Sustainable Growth identifies the shopping center site as mixed use and the Blaisdell parking lot as urban neighborhood on the future land use map. The shopping center site is located on Nicollet Avenue, a commercial corridor. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

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

1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

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

1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

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

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

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

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

The shopping center property is located within the study boundary of the *Nicollet Avenue: The Revitalization of Minneapolis Main Street Plan*. The plan guidance for this project type and location primarily focuses on the need for urban design and the pedestrian environment. The plan offers the following recommendations that further the project and the staff recommended improvements:

Encourage a pedestrian-friendly environment along the entire stretch of Nicollet Avenue, but focus streetscape building design and maintenance, and site design and maintenance investments (public and private) at commercial nodes. New streetscape plans along Nicollet should consider existing streetscape elements but design should be allowed to vary according to different needs and character along the avenue. Establish pedestrian overlay districts at nodes with high potential for pedestrian activity.

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:

- **Windows:** The proposed addition shows opaque windows to create visual interest, but they do not allow for views into or out of the proposed cooler, to prevent inefficiencies. The applicant has requested a variance of the Nicollet-Franklin PO Overlay standards to provide less than 40% windows in the proposed addition. Staff is recommending approval of the variance, however, staff is recommending that the applicant, instead of incorporating opaque glass, provide a change in the brick pattern or provide a series of recesses and projections to add visual interest to the new addition. In addition, the proposed addition is required to provide windows facing the residentially zoned property across the alley – the fire station. Staff has instead recommended a new landscaped yard between the building addition and the alley.
- **Ground floor active uses:** The ground floor is primarily devoted to storage along the 28th Street West façade. The proposed cooler will further add to the lack of activity along this façade. Staff is recommending that the applicant provide an additional landscaped yard along 28th Street West and remove several of the window signs in order to encourage visual interest and provide more natural surveillance of the area.
- **Landscaping and screening.** Staff is recommending that the planning commission grant alternative compliance and allow the applicant to provide landscape materials consistent with the recently approved site plan from 2004. The applicant is proposing to eliminate the curb cut along 28th Street West to provide landscaping and restore the landscaped boulevard as alternative compliance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Clarison Dutra for the properties located at 2728-50 Nicollet Avenue, 10 West 28th Street and 2741 Blaisdell Avenue South:

A. Variance of the Overlay District Standards.

Recommended motion: **Approve** the application for a variance of the PO Pedestrian Oriented Overlay District Standards to allow less than 40% windows within the new addition and less than 30% landscaping, subject to the following conditions:

1. The applicant shall provide a unique brick pattern or architectural recesses or projections to create visual interest in the proposed addition.
2. The applicant shall remove all of the signage in the windows of the storage area and relocate the signage in the bakery as to not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade facing 28th Street West to ensure natural surveillance of the site.
3. The applicant shall remove the curb cut and provide a landscaped yard and restore the landscaped boulevard.

B. Variance of the off-street loading requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum off-street loading requirement from one small loading space to none for an existing grocery store.

C. Site Plan Review for an addition to an existing commercial building.

Recommended motion: **Approve** the application for site plan review to allow for an addition to an existing commercial building, subject to the following conditions:

1. The applicant shall provide a unique brick pattern, architectural recesses or projections to create visual interest in the proposed addition.
2. The applicant shall remove the curb cut and provide a landscaped yard and restore the landscaped boulevard.
3. The applicant shall remove all of the signage in the windows of the storage area facing 28th Street West to ensure natural surveillance of the site.
4. The applicant shall remove signage that exceeds thirty (30) percent of the window area, whether attached to the window or not, and shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade.
5. The dumpsters, grease barrels and recycling materials shall be screen from view, consistent with section 535.80 of the zoning code.
6. All mechanical equipment shall be arranged so as to minimize visual impact by using screening consistent with section 535.70 of the zoning code.
7. Lighting shall comply with section 535.590 of the zoning code.
8. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, site, lighting and landscape plans.
9. Site improvements approved in 2004 that were required by Chapter 530 or by the City Planning Commission shall be completed by November 1, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
10. Site improvements for the new landscaped yard at the south end of the site shall be completed by August 3, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site plan
5. Site survey
6. Plans
7. Building elevations
8. Photos
9. Oblique aerials

Clarison Dutra

10th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2728-2750 Nicollet Ave, 2741 Blaisdell Ave S, & 10 West 28th Street

FILE NUMBER

BZZ 7289

SO.

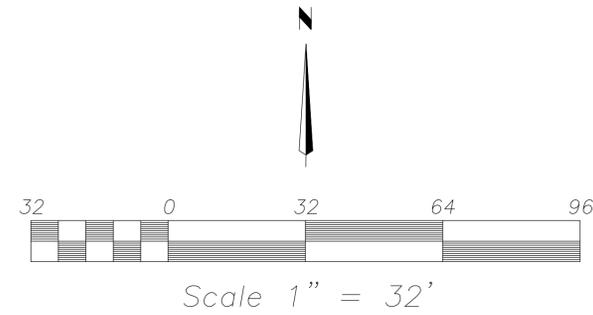
AVENUE

BLAISDELL

SO.

AVENUE

NICOLLET



LEGAL DESCRIPTION:

Lot 8 and the south 14.89 feet of Lot 7, also Lots 9, 10, 11 and the west 42 feet of Lots 12 and 13, also that part of Lots 12 and 13 lying east of the west 42 feet of Lots 12 and 13, all in Block 18, J.T.Blaisdells Revised Addition to Minneapolis

LEGEND

- - Found Iron Pipe
- * - Coniferous Tree
- - Deciduous Tree
- ◇ - Hydrant
- - Catch Basin
- - Bollard



28TH STREET WEST

A100

DEMARS-GABRIEL
LAND SURVEYORS, INC.
6875 Washington Ave, So.
Suite 209
Edina, MN 55439
Phone: (763) 559-0908
Fax: (952) 767-0490

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.

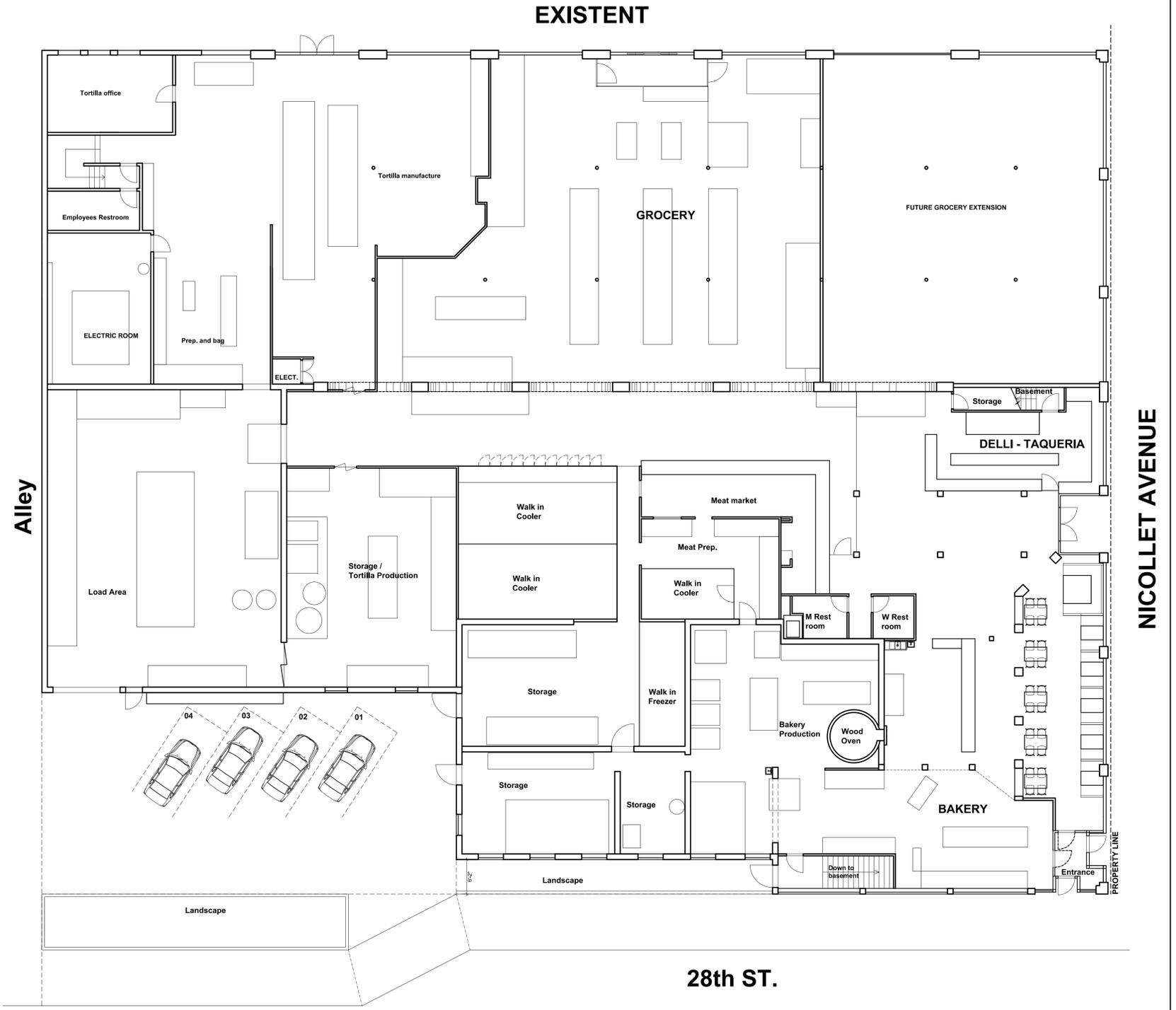
David E. Crook
Date: June 24, 2015 Minn. Reg. No. 22414

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CERTIFICATE OF SURVEY

SURVEY FOR:
IN GAUGE ENGINEERING AND TECHNOLOGY, INC.

2750 NICOLLET AVENUE SOUTH MINNEAPOLIS, MN



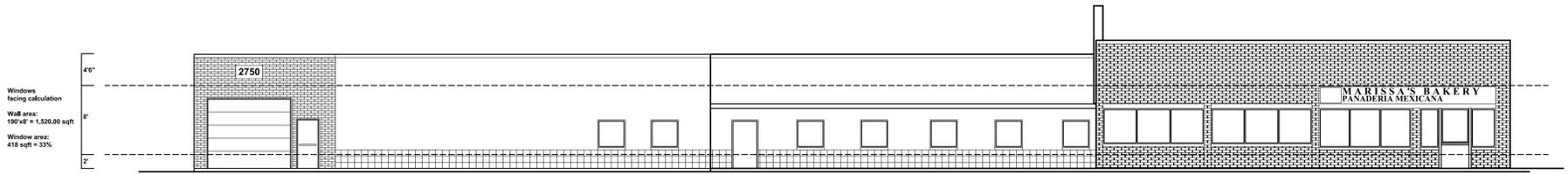
EXISTING FLOOR PLAN
Area: 25,764.00 sqft

CONTACT LIST

OWNER: ISIDRO PEREZ
CONTACT: PAOLA TORRES
PHONE: 612-871-3628
E-MAIL: MARISSASINC@GMAIL.COM

DESIGNER / CONTRACTOR: INGAUGE ENGINEERING AND TECHNOLOGY, INC.
CONTACT: CLAIRSON DUTRA
PHONE: 952-220-5902
E-MAIL: INGAUGE.ENG@GMAIL.COM

DRAWING INDEX	
SHEET #	SHEET NAME
A100	SURVEY / SITE PLAN
A101	ID / EXISTING BUILDING
A102	PROPOSED ADDITION
A103	DIMENSION PLAN - ADDITION
A104	CROSS SECTION - ADDITION
A105	EQUIPMENT PLAN - ADDITION



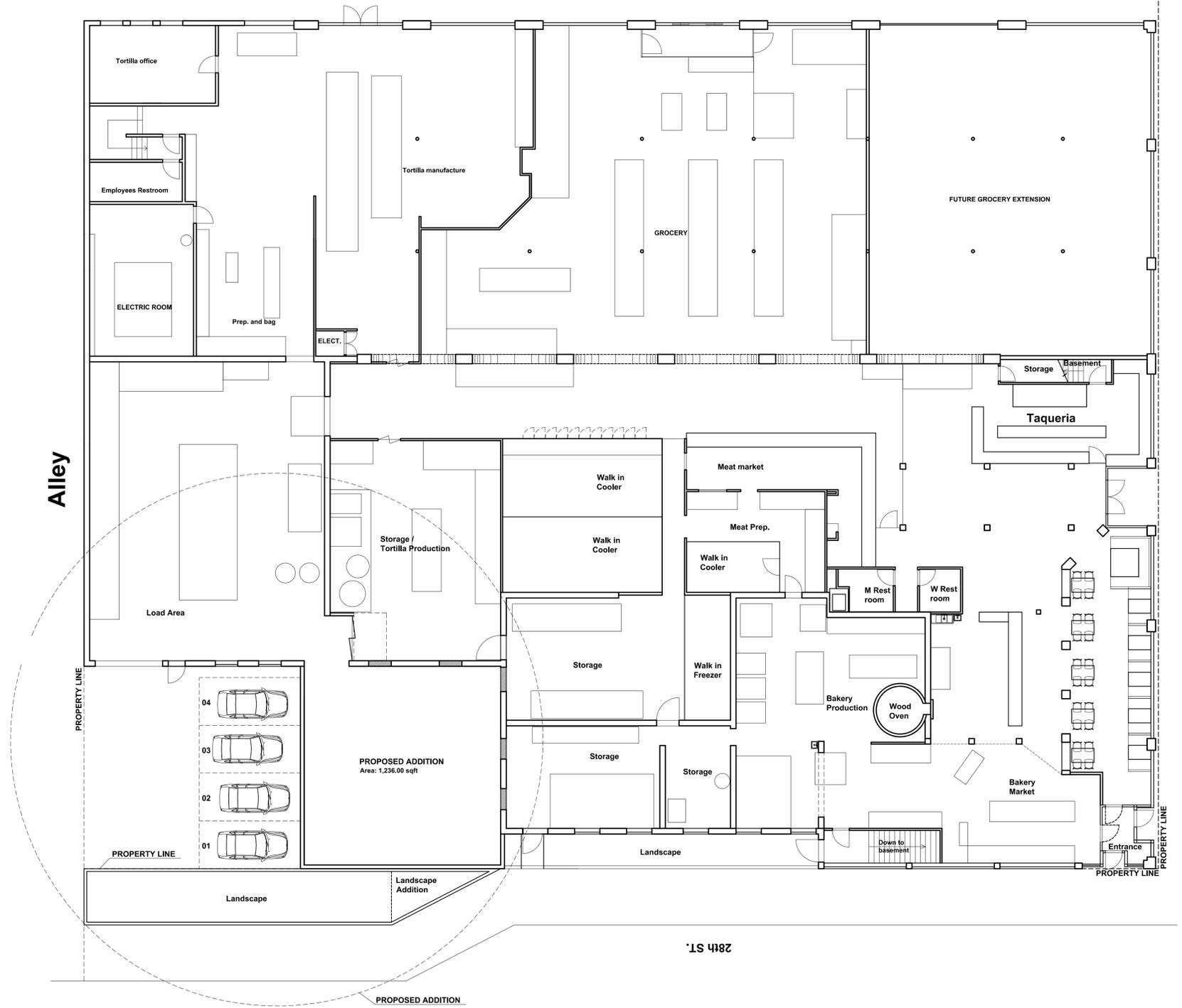
SOUTH ELEVATION
28th Street

<p>5780 Lincoln Drive, Suite 103, Londonderry Office Building Edina - MN, 55436 Phone: 952 933 4722</p>	<p>DIMENTION PLANS AND ELEVATIONS</p> <p>Address: 2750 NICOLLET AVENUE, MINNEAPOLIS, MN. Project: MARISSAS STORAGE ADDITION</p>	<p>SCALE: 1"= 1/16"</p>	<p>SHEET</p>
	<p>COMMERCIAL ADDITION</p>	<p>A101</p>	<p>DATE: JULY 2015</p>

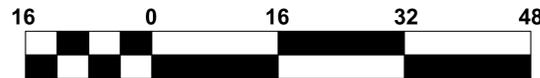
PROPOSED

CODES AND ORDINANCE:
 SPRINKLED BUILDING
 2006 INTERNATIONAL BUILDING CODE - IBC (PER 2007 MINNESOTA STATE BUILDING CODE)
 2006 INTERNATIONAL FIRE CODE - IFC 2000 INTERNATIONAL MECHANIC CODE - IMC (PER 2009 MINNESOTA STATE BUILDING CODE)
 2011 NATIONAL ELECTRIC CODE - NEC (PER MINNESOTA STATE BUILDING CODE CHAPTER 1315)
 2003 ANSI 117.1 - (PER MINNESOTA STATE BUILDING CODE CHAPTER 1341)
 MINNESOTA ENERGY CODE - CHAPTERS 7670, 7672, 7674, 7676, 7678
 2004 ASME 17.1, 2005 ASME 17.1S (PER MINNESOTA RULES, CHAPTER 1307)

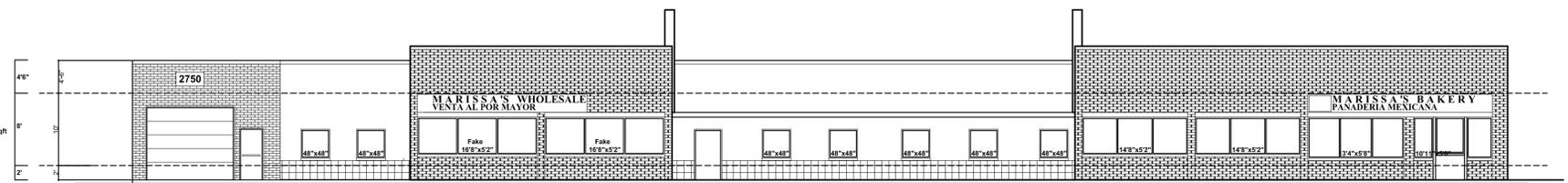
GENERAL NOTES:
 All services must be in accordance with International Residential Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electric Code and Local Codes.
1. GENERAL BUILDING:
 Remodel to be done according to the plans with permit and inspection by City of Minneapolis. The General Building Contractor need to present proof of insurance and License.
2. ELECTRIC:
 Rewire entire house from main panel in the basement according to plan design and obeying minimum code requirements. All the Electric job to be done by licensed Electrician with required permit and inspections. The Electrical Contractor need to present proof of insurance and License.
3. PLUMBING:
 All new plumbing for 1 bathroom, kitchen, laundry and basement sink to be done by licensed Plumber with required permit and inspections. The Plumbing Contractor need to present proof of insurance and License.
4. HVAC:
 New Electric water heater and all new Heating and cooling system - Air Furnace with all new duct work and new air conditioning. Work to be done by licensed Professional with permit and inspections. The HVAC Contractor need to present proof of insurance and License.



FLOOR PLAN WITH PROPOSED ADDITION
 Area: 27,000.00 sqft



Windows facing calculation
 Wall area: 1907.88' = 1,520.00 sqft
 Window area: 418 sqft = 33%



SOUTH ELEVATION
 28th Street

INGAUGE 5780 Lincoln Drive, Suite 103, Londonderry Office Building Edina - MN, 55436 Phone: 952 933 4722	DIMENSION PLAN AND ELEVATION	SCALE: 1"= 1/16"	SHEET
	Address: 2750 NICOLLET AVENUE, MINNEAPOLIS, MN. Project: MARISSAS STORAGE ADDITION		A102
	COMMERCIAL ADDITION		DATE: JULY 2015

← 28th ST. →

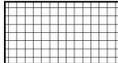
Landscape increase from 3.48% to 4.5%

Proposed landscape addition. 2 Perennial bushes, 3 tall grass bushes, flowers, small bolders and mulch to mach exixtent

Existing Landscape to be revitalized with 4 perennial bushes, 5 tall grass bushes, flowers, small bolders and mulch

Sidewalk

Brick columns and metal ornamental fence

-  EXISTENT BUILDING
-  BLOCKED OPENINGS
-  PROPOSED WALLS
-  ADDITION (Quarry tile floors)

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED ADDITION
Area: 1,236.00 sqft
Pallet Cooler

PROPOSED ORIENTATION CHANGE ON PARKING
4 spots

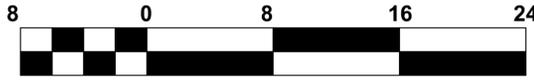
Snow to be removed and disposed off site following the current arrangement

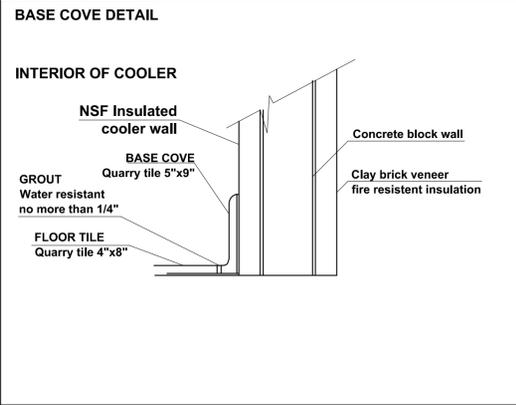
Alley

- FASCIA - MATCH EXISTING
- SCUPPER - MATCH EXISTING SHAPE FLASHING, HOOK STRIP AND 3/4 " GRAVEL STOP.
- DOWNSPOUT - MATCH EXISTING WITH ALL WALL SUPPORT BRACKETS
- BRICK VENNER WITH TIES AT 24" O.C. EACH WAY
- BLOCK WALL REINFORCEMENT LADDER EVERU 5 LAYERS
- RIGID FIRE RESISTENT INSULATION
- 8" CONCRETE BLOCKS WITH 2 #4 VERTICALY REINFORCING WINDOW JAMS AND 1 #4 AT 48" O.C. CORE CONCRETE FILLED
- NSF CUSTOMIZED COOLER
- SPRINKLED ADDITION TO BE DESIGNED AND CONTRACTED BY A LICENSED PROFESSIONAL

- IMPERVIOUS SURFACE
- CURRENT IMPERVIOUS SURFACE : 97.50%
- PROPOSED IMPERVIOUS SURFACE: 97.50%
- ADDITION OF 100.00 SQFT OF LANDSCAPING AREA ON THE PUBLIC SIDEWALK AREA

PROPOSED ADDITION
Area: 1,236.00 sqft





DETAILS

SSD 1 - STAINLESS STEEL OR ALUMINUM DOUBLE SWING DOOR WITH STAINLESS STEELS CASING.

SSD 2 - STAINLESS STEEL OR ALUMINUM SINGLE DOOR (46"x81") WITH STAINLESS STEELS CASING.

SSD 3 - STAINLESS STEEL OR ALUMINUM SINGLE EMERGENCY DOOR WITH PUSH BAR (42"x81") WITH STAINLESS STEELS CASING.

EQUIPMENT SCHEDULE

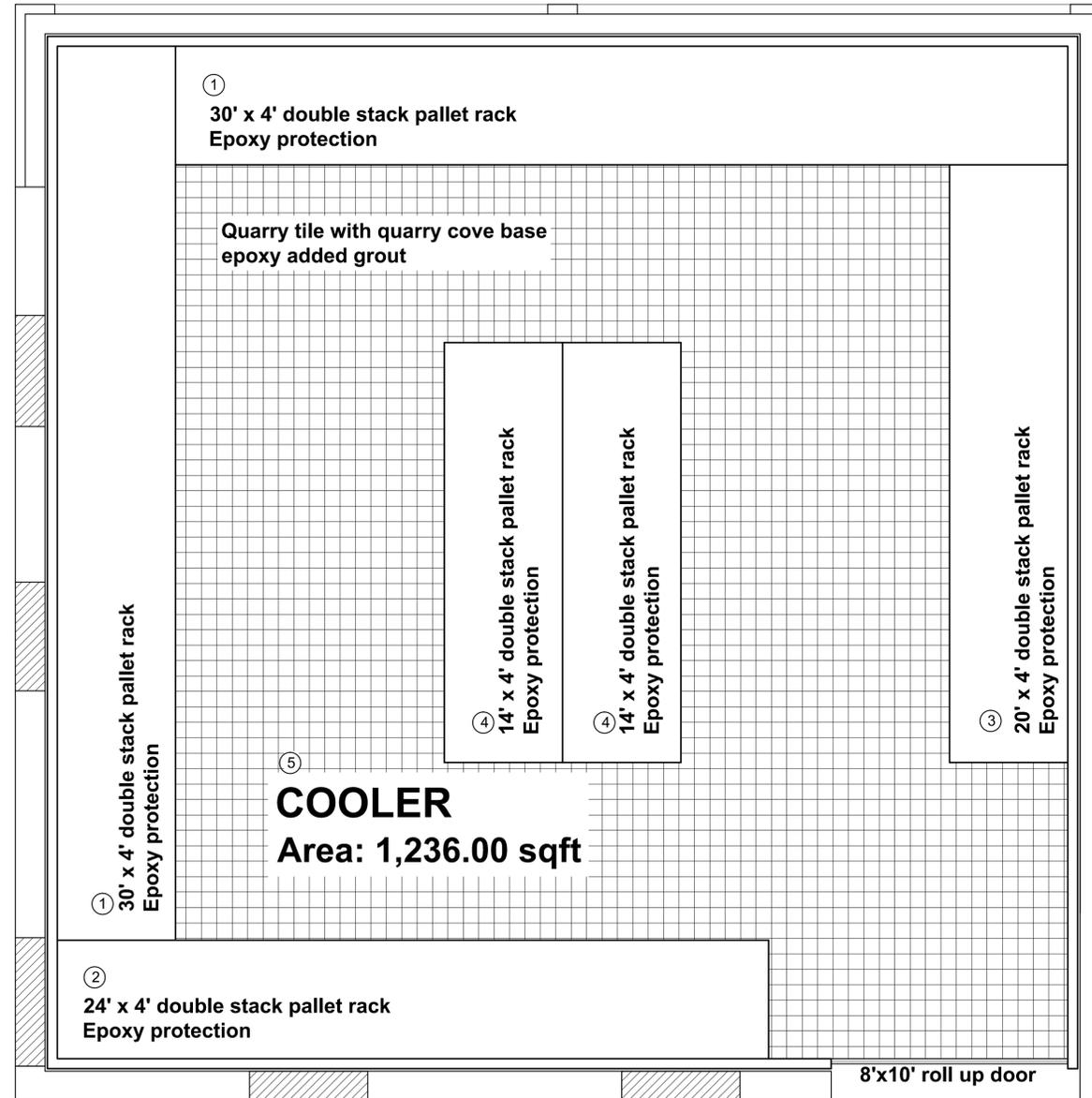
ITEM N.	QTY	EQUIPMENT CATEGORY	MANUFACTURER
1	2	30" EPOXY PALLET SHELVES	GSW
2	1	24" EPOXY PALLET SHELVES	GSW
3	1	20" EPOXY PALLET SHELVES	GSW
4	2	14" EPOXY PALLET SHELVES	GSW
5	1	35x35x13.5" COOLER	BARR INC.

LIST OF STORING ITEMS

Peppers (halapenos, green, red, yellow, fresno)
Corn in the cob
Cactus, Yuca
Limes, Lemon, Orange, Nectarin
Onions
Tomatillo
Lettuce, Spinach, Arrugula, Color greens, Cilantro
Carrots, Green beams, Radish, Cucumber
Cabbage
Mangos, Peachs, Melons, Papaya, Grepes, Strawberries

NOTES:

- ROOF TOP COMPRESSOR
- INTERIOR CONDENSER
- DRAIN OF CONDENSER INTO EXISTING FLOOR DRAIN



EQUIPMENT PLAN



Previous Plan - 2004

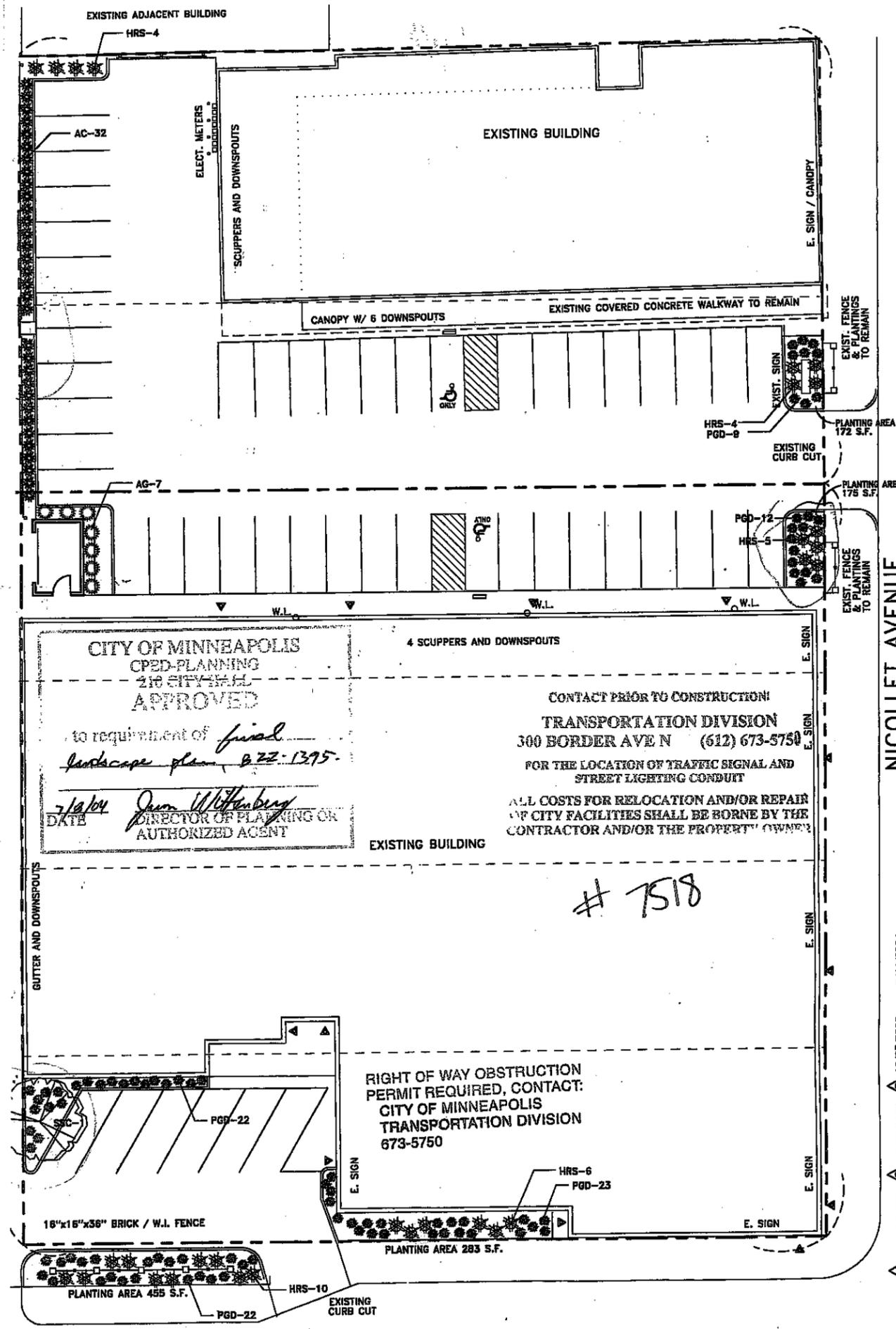
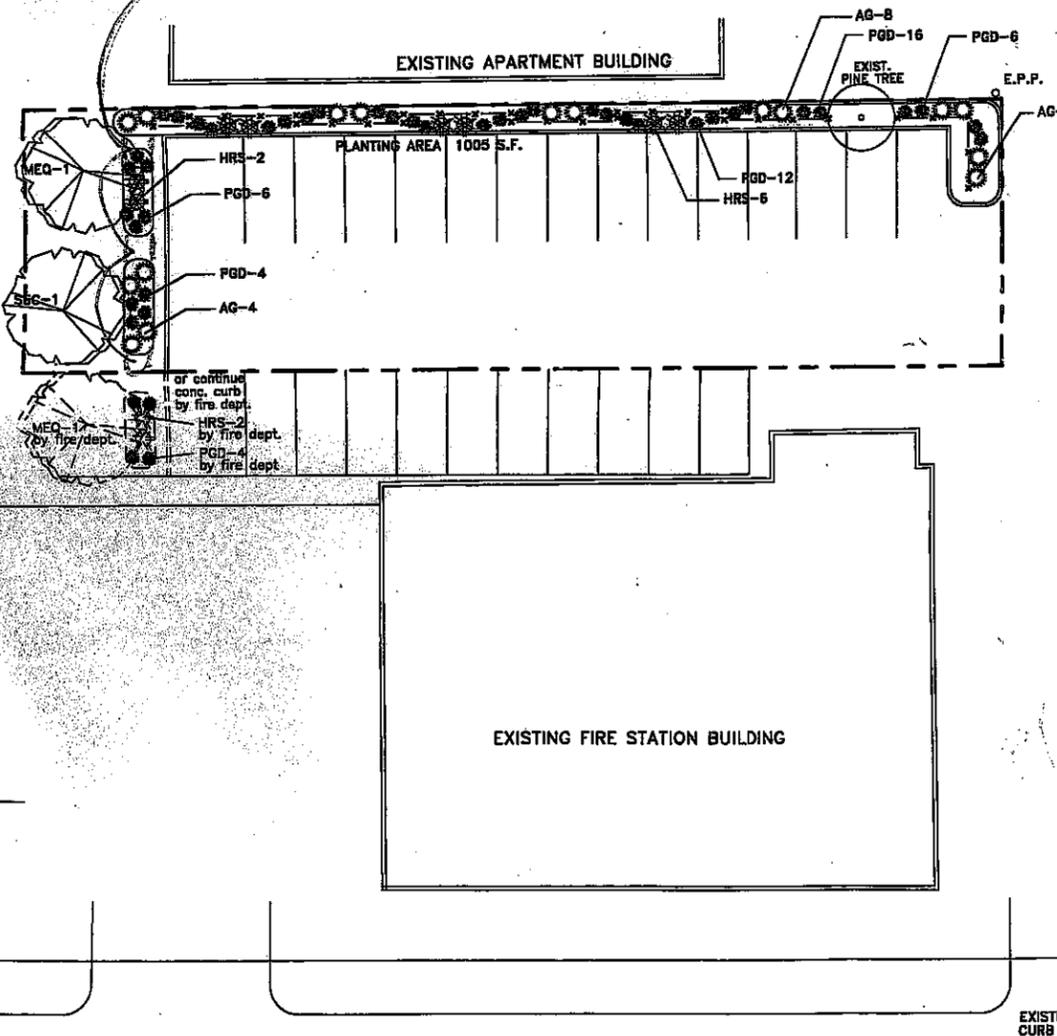


NOTES:

1. B & B = BALLED AND BURLAP
2. AT PLANTING AREAS: EDGER - 6" BLACK VINYL ROCK MULCH - 1 1/2" TO 2" φ WEED BARRIER FABRIC
3. 4" BLACK DIRT AT SODDED AREAS
4. 4'-0" φ x 6" DEEP SHREDDED HARDWOOD MULCH AT ALL TREES NOT IN PLANTING BED

KEY	QTY.	COMMON NAME	BOTANICAL NAME	MATURE SIZE	PLANTING SIZE & ROOT TYPE
PGD	126	POTENTILLA GOLD DROP	POTENTILLA FRUTICOSA	24"	#2 POT
HRS	37	HARDY SHRUB ROSE	*EXPLORER SERIES	36"	24" - POT
AG	19	ARBORVITAE, GLOBE	THUJA OCCIDENTALIS 'WOODWARDI'	36"	24" - POT
AC	32	CURRENT, ALPINE	RIBES ALPINUM	12" TO 36"	24" - POT
MEQ	2	MAPLE EMERALD QUEEN	ACER PLANANOIDES	50-0 TO 60-0	B & B 3" φ
SSC	2	FLOWERING CRAB, SPRING SNOW	MALUS 'SPRING SNOW'	15-0 TO 18-0	B & B 2 1/2" φ

ONE WAY BLAISDELL AVENUE



CITY OF MINNEAPOLIS
CPED-PLANNING
210 CITY HALL
APPROVED

to requirement of final
landscape plan B22-1395

7/8/04
DATE

Jan Wilkenberg
DIRECTOR OF PLANNING OR
AUTHORIZED AGENT

CONTACT PRIOR TO CONSTRUCTION:
TRANSPORTATION DIVISION
300 BORDER AVE N (612) 673-5750

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