



LAND USE APPLICATION SUMMARY

Property Location: 2424 Nicollet Avenue
Project Name: Feral Beverage Company
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Lucian Webb
Project Contact: Lucian Webb
Request: To allow a kombucha brewing facility in an existing building.
Required Applications:

Conditional Use Permit	To allow a limited production and processing use in the CI District.
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SITE DATA

Existing Zoning	CI Neighborhood Commercial District PO Pedestrian Oriented Overlay District
Lot Area	8,720 square feet
Ward	10
Neighborhood	Whittier
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Nicollet Avenue); one block north of Activity Center
Small Area Plan	<u>Nicollet Avenue: The Revitalization of Minneapolis' Main Street (2000)</u>

Date Application Deemed Complete	September 3, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 2, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is an approximately 5,000 square foot one-story brick building on Nicollet Avenue that was built in 1962 and is currently utilized as a shopping center. A restaurant, florist, tailor, and other uses currently occupy the building. There is a surface parking lot to the rear of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Whittier neighborhood a few blocks west of Washburn Fair Oaks Park and the Minneapolis Institute of Art. Nicollet Avenue is lined with a variety of businesses in this area including restaurants, grocery stores, coffee shops, and other small-scale commercial uses. There are also schools and some multi-family residential uses along Nicollet in the immediate area. Residential uses are located to the west of the subject property across the alley.

PROJECT DESCRIPTION. The applicant is proposing to establish a limited production and processing use, kombucha brewing, within the existing building. Limited production and processing in commercial districts includes food and beverage products. Kombucha is a tea that is fermented with yeast and bacteria. The kombucha brewing facility would be located in an approximately 616 square foot portion of the existing shopping center. The applicant would utilize an approximately 100 square foot area of the space as an office component for the business. Limited interior alterations to the proposed tenant space are required to accommodate the proposed use. No exterior modifications are proposed.

RELATED APPROVALS. In 2002, the Planning Commission approved a Conditional Use Permit to allow a shopping center, a variance to reduce the requirement number of parking spaces from 11 spaces to 8 spaces for the subject property, and site plan review (BZZ-640). At that time, the applicant was granted alternative compliance from the landscaping and screening requirement along the public alley and the 20 percent landscaping requirement.

PUBLIC COMMENTS. No public comments had been received by the time this report was written. 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 a limited production and processing use in the CI District 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.*

All activities related to the use will be conducted indoors and no excessive noise or odors are expected to result from the use. The manufacturing process of kombucha consists of heating water to steep different flavors of teas, which are then transferred to a brew station where a culture metabolizes sugars in the tea to create the kombucha. The proposed use will not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the new use complies with all applicable building codes, life safety ordinances, and licensing requirements.

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.*

A range of uses exist within the existing building as well as in the surrounding area. All activities related to the use will be conducted within their 616 square foot tenant space within an existing shopping center. The proposed use will require minimal interior alterations to accommodate the kombucha brewing process and a small office area. No exterior modifications to the building are proposed. A previously approved site plan review for the property from 2002 granted alternative compliance for the required landscaping and screening along the alley, so staff does not recommend requiring modifications to the landscaping and screening of the parking area for this application. The proposed use will not be injurious to the use and enjoyment of adjacent properties.

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

Other uses are currently operating within the existing building with adequate existing utilities, access roads, drainage, and other necessary facilities. The proposed use is not expected to affect the adequacy of these services.

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

The proposed use is not expected to contribute to traffic congestion in the public streets. The applicant has indicated that they anticipate that a maximum of three employees would be coming and going from the facility at any point in the day. The applicant would be distributing the product themselves locally and the facility would not have a retail component for the public at this point. The subject property is also well served by transit.

Kombucha brewing is classified as a limited production and processing use. The parking requirement for limited production and processing is typically 1 space per 300 square feet of gross floor area up to 4,000 square feet but not more than four spaces. However, uses that are less than 1,000 square feet in size are exempt from the minimum off-street parking requirements. The proposed kombucha brewing facility would encompass only 616 square feet of the existing shopping center building and therefore would typically have no parking requirement. Additionally, because this property is located in the Nicollet Franklin area identified in the Pedestrian Oriented Overlay District, nonresidential uses are not required to provide accessory off-street parking facilities.

In the staff report for the previous approval in 2002, it was recommended that the three parallel parking spaces along the southern edge of the parking area be removed. At that time, the approved parking variance reduced the required number of parking spaces to eight. Currently, the parking area has six 45 degree parking spaces and three parallel parking spaces, which appears to have been the condition of the parking lot since the previous land use applications were approved and zoning inspections were completed and the site was determined to be in compliance with those approvals. The proposed limited production and processing use does not increase the parking requirement for the existing building. Considering that there is now no parking requirement for the building, staff would recommend that upon restriping the lot in the future, the parallel spaces should be eliminated to allow for more maneuvering room and the angled parking spaces should be oriented at 90 degrees to allow for a two-way drive aisle.

Limited production and processing has a low loading requirement. For uses located in buildings that have less than 20,000 square feet of floor area, adequate shipping and receiving facilities are required which are accessible by motor vehicle either from an adjacent alley or open space on the same zoning lot. The applicant has indicated that the existing parking area at the back of the building would provide adequate shipping and receiving facilities for their proposed use.

Limited production and processing has a bicycle parking requirement of 2 spaces or 1 space per 20,000 square feet of gross floor area. Therefore, the proposed use would require 2 bicycle parking spaces. A condition of approval for the parking variance approved in 2002 was that at least 4 bicycle parking spaces be incorporated either on-site or in the public right-of-way with an approved encroachment permit. There are no bicycle parking spaces existing on site presently. Staff recommends a condition of approval that these 4 bicycle parking spaces be installed on site or in the public right of way (with the appropriate permits) in compliance with that previous condition of approval.

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

The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this site as Mixed Use. Nicollet Avenue is a Commercial Corridor, and the site is also only one block north of the Eat Street Activity Center. The proposed use is compatible with the guidance provided for these land use features. Additionally, 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 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- I.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- I.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

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.

- I.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.

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

10.10.7 Encourage the renovation of existing commercial buildings.

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

If the conditional use permit is approved, the proposal will comply with all provisions of the CI Neighborhood Commercial District and the PO Pedestrian Oriented Overlay District.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Lucian Webb for the property located at 2424 Nicollet Avenue:

A. Conditional Use Permit to allow a limited production and processing use in the CI District.

Recommended motion: **Approve** the application for a limited production and processing use, 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. At least 4 bicycle parking spaces shall be incorporated on site. This bicycle parking may be located in the public right-of-way with an encroachment permit.

ATTACHMENTS

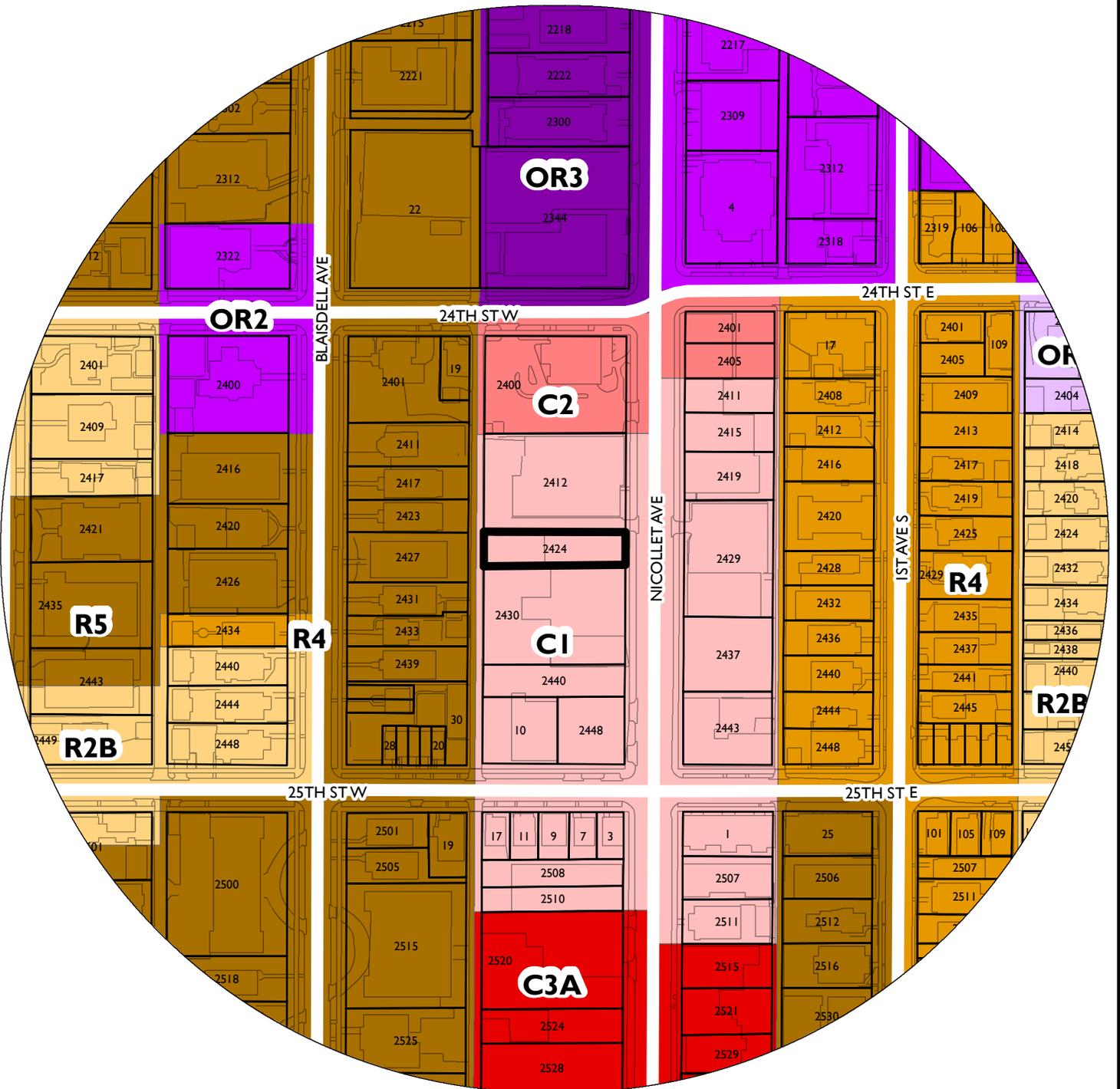
1. Zoning map
2. Oblique aerial
3. Written description and findings submitted by applicant
4. Site plan
5. Floor plans
6. Photos
7. Correspondence

Lucian Webb

10th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2424 Nicollet Avenue

FILE NUMBER
BZZ-7388

2424 NICOLLET AVENUE S



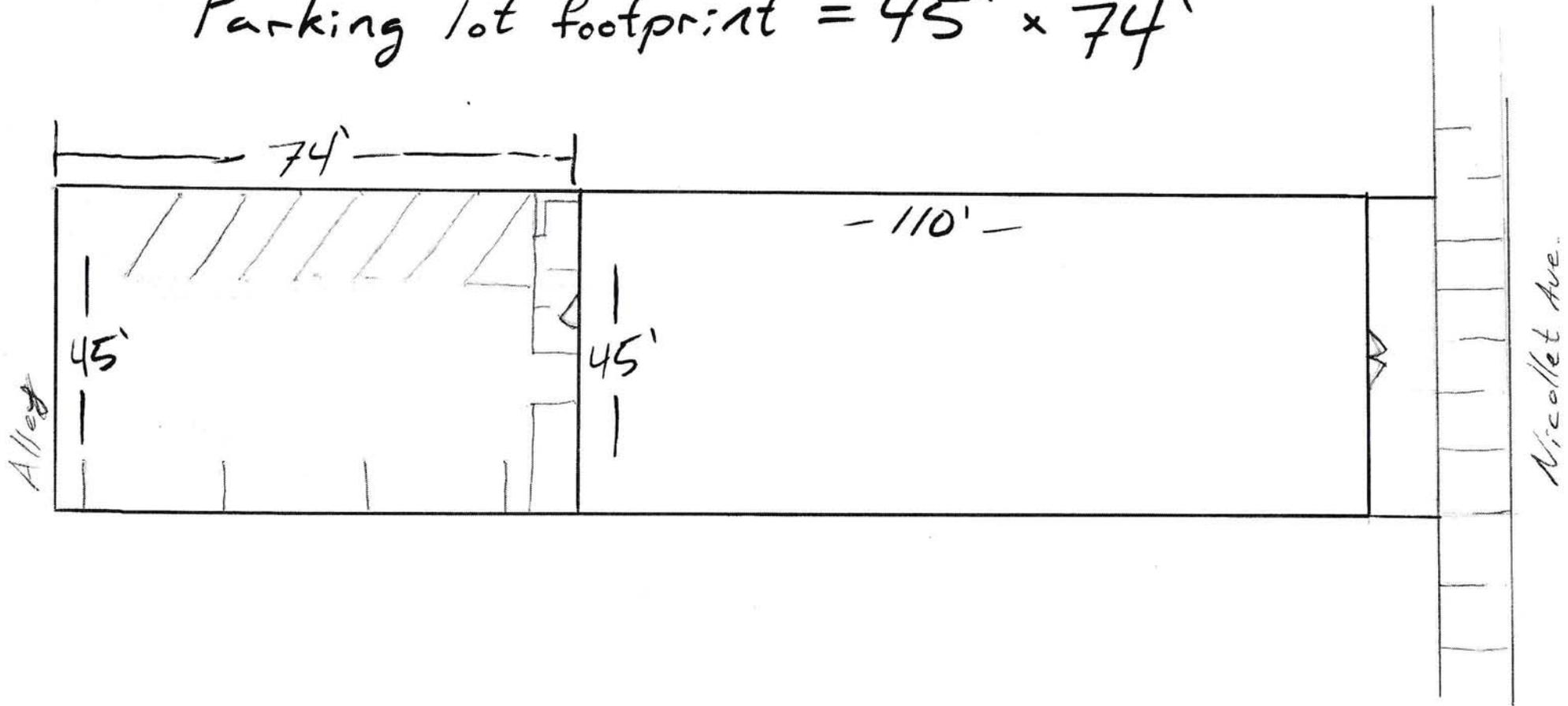
BZZ-7388



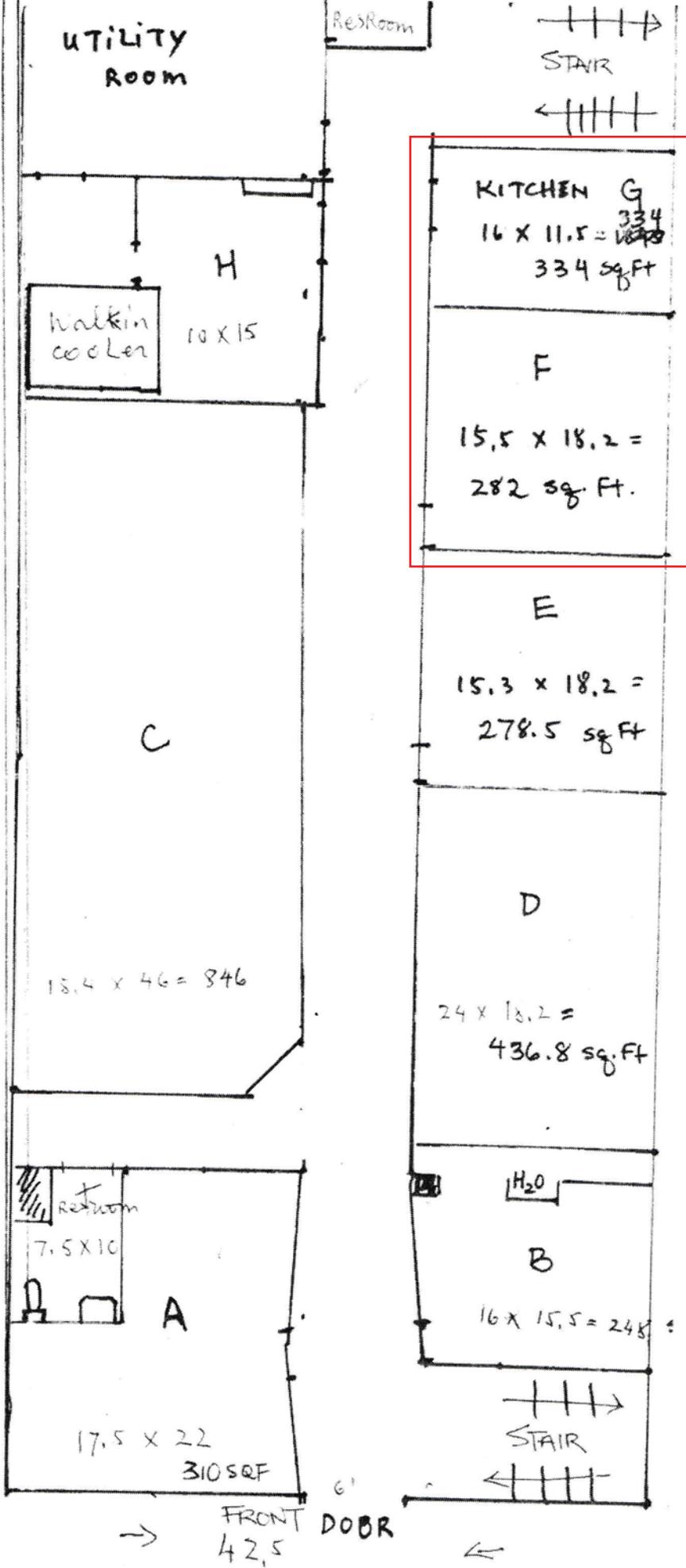
1 inch = 20 feet



Property size = 45' x 193'
Building footprint = 45' x 110'
Parking lot footprint = 45' x 74'



Floor plan of building

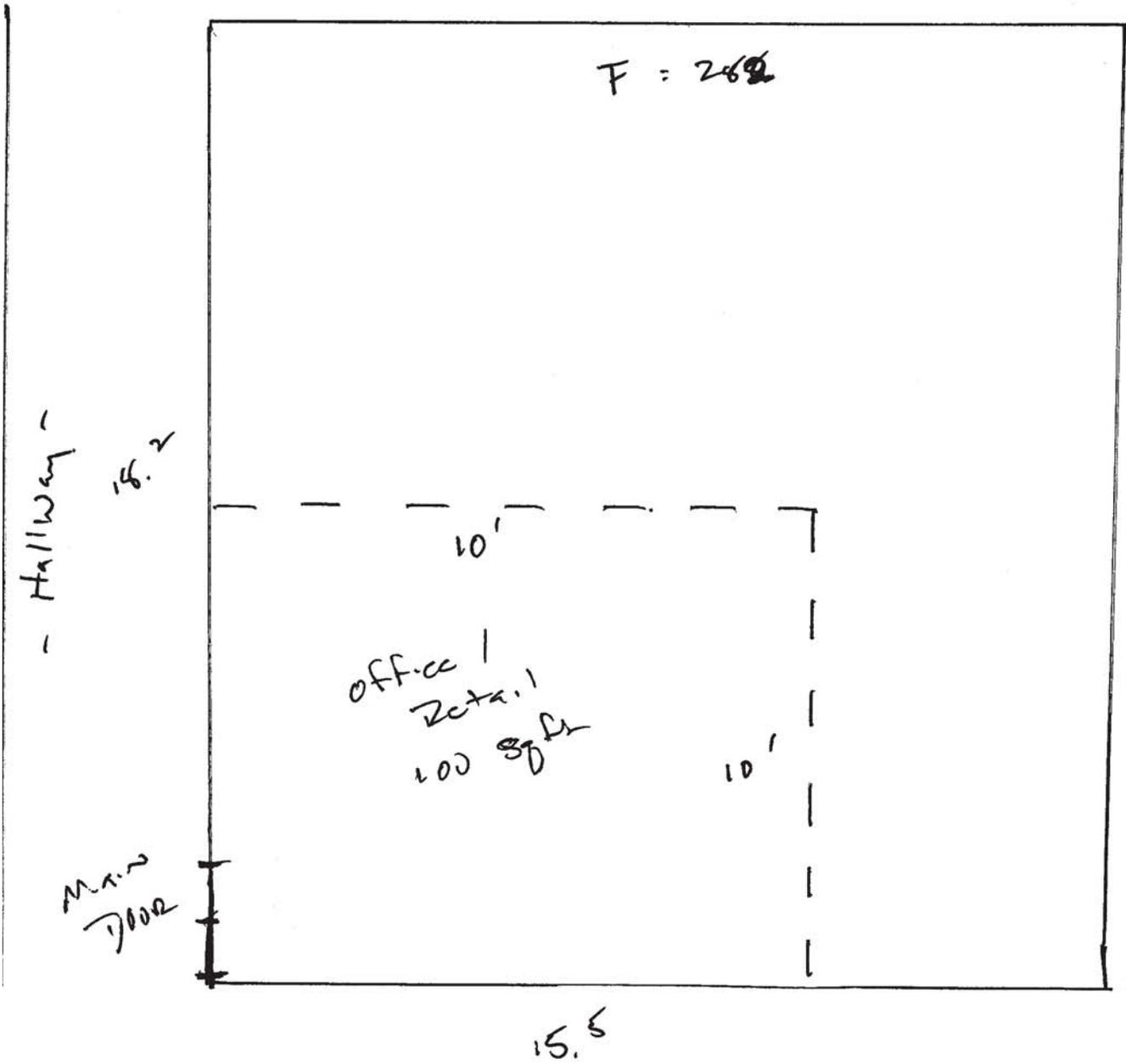


Proposed tenant space for kombucha brewing facility

Floor plan of proposed tenant space

$$G = 334 \text{ sq ft}$$

$$\begin{aligned} \text{Total} &= 626 \\ \times 15' &= 94 \end{aligned}$$



9/01/2015

2424 Nicollet Ave S, Minneapolis, MN,

Feral Beverage Co

Written Statement

To whom it may Concern,

Please find my written statement below regarding the impact on the community of our conditional use permit.

The approval of the conditional use permit will not be a detriment or endanger the public health, safety, comfort or general welfare of the community. The manufacturing process of our product (Kombucha) consists of heating water to steep different flavors of teas, which we then transfer to a brew station where a culture will metabolize sugars for our finished product. Our environmental footprint is extremely low as we are recycling bottles and using all organic materials for our product.

It will not be injurious to the use and enjoyment of other properties in the vicinity and will not impede the normal and orderly development and improvements of surrounding properties.

Adequate utilities, access roads, drain and facilities are in place and have been provided.

There will be very limited if any additional traffic congestion on street for our proposed use. We are small business owned and operated by two partners who will be handling the majority of operation, with the possibility of an additional part time employee. We will be distributing our product locally to select restaurants and drop sites around the city without a retail component to our business model, so foot traffic to our site will be very minimal.

Our conditional use permit is consistent with all applicable policies and conform with all regulations of the district.

Thank you for your consideration.

Best Regards,



Lucian Webb / Feral Beverage Co.

Proposed Parking Exception

2424 Nicollet Ave S, Minneapolis, MN, 55404

General land use application.

Feral Beverage Co

To whom it may concern,

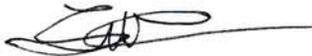
In reviewing the existing set back regulations of the parking code requiring a minimum of two seven / seven green space's or screening from the back alley, we are requesting an exemption to this requirement.

Our thought process is as follows.

1. There are a limited number spaces in the lot and removing a minimum of two of these spaces will cause a significant disruption to the use and function of parking lot.
2. From where the lot is located adjacent to alley and in relation to our neighbors it won't have any discernable value as a setback.

We greatly appreciate your consideration and hope add our names to this vibrant and growing community.

Best Regards,



Lucian Webb / Feral Beverage Co.









GRAND
RESTAURANT

INDIAN COLLEGE
PARKING ON REAR
→





Whittier Alliance

Lisa Bender - Council Woman (Ward 10)

Re: Proposed Project Notification.

Location - 2424 Nicollet Ave S, Minneapolis, MN 55404

Feral Beverage Co

c/o Lucian Webb

1675 Evergreen Lane N, Plymouth, MN, 55441

webblucian@gmail.com

610 -203- 2990

Hello,

I am writing to you today in regards to our General Land Use Application. We are a local company that will be brewing and selling Kombucha tea primarily here in our local Minneapolis market.

Our principal use 548.30 – Limited production and processing

Project Proposal –

Our project consists of very limited cosmetic changes to existing space as it was a retail food establishment prior. These changes include, but are not limited to:

- Potential upgrade of existing tile and wall covering.
- Installing necessary equipment - Walk-in cooler, dishwasher, hand sinks and other equipment to ensure we are in compliance with the MN Dept. of Agriculture's food code requirements.
- Electrical service upgrades in unit. If needed
All permits and changes will be completed in accordance with City of Minneapolis code requirements as needed

1. Feral Beverage is aware of and acknowledges a Land Use Applications is needed for project.

Thank you for your consideration and we are excited to join and contribute to this vibrant neighborhood!



Sincerely,

Lucian Webb / Feral Beverage Co