

LAND USE APPLICATION SUMMARY

Property Location: 2927-2931 Central Avenue NE
Project Name: Twin Spirits Distillery
Prepared By: Mei-Ling Smith, City Planner, (612) 673-5342
Applicant: Michelle Winchester
Project Contact: Laura Boyd
Request: To allow a distillery in an existing building and an outdoor grilling area.
Required Applications:

Conditional Use Permit	To allow limited production and processing in the C2 Neighborhood Corridor Commercial District.
Variance	To vary the enclosed building requirement for an outdoor grill.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	9,483 square feet / 0.22 acres
Ward(s)	I
Neighborhood(s)	Audubon Neighborhood Association; adjacent to Columbia Park Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Central Ave NE)
Small Area Plan(s)	<u>Audubon Park Small Area Plan (2008)</u> , <u>Central Avenue Small Area Plan (2008)</u>

Date Application Deemed Complete	September 2, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 1, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing two-story building at 2931 Central Avenue NE was originally constructed in 1927 and is currently vacant. The most recent use within the building was a photography studio. The southern half of the site at 2927 Central Avenue NE contains a surface parking area and retaining wall. The site is served by one curb cut off of Central Avenue NE, a Commercial Corridor. There is a chain-link fence along the north, east, and west property lines.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area contains commercial, industrial, and residential uses, and parks. There are commercial buildings to the north and south of the property, and a gas station is located directly to the north. There are industrial uses to the west of the site, across Central Avenue NE, namely the Shoreham Yards Industrial Employment District. There is a residential alley adjacent to the east property line, and low-density residential uses are located to the east of the site.

PROJECT DESCRIPTION. The applicant, Michelle Winchester, is proposing to use the properties at 2927-2931 Central Ave NE for Twin Spirits Distillery, a small-scale microdistillery. The existing building would undergo extensive interior and exterior renovations to turn the building into a distillery and taproom. Exterior improvements would include replacing or adding doors and windows on the west and south elevations, painting and patching, and adding new metal and hardie board siding to the second floor exterior. The project would include site and landscaping improvements, including striping the parking lot for eight spaces, constructing trash enclosure area and screened chiller area, and installing a patio and garden area in front of the building.

Distilling is considered a limited production and processing use in the C2 district and requires a conditional use permit. As a principal use in a commercial district, limited production and processing may include wholesale and off-premise sales provided that the production area shall not exceed 1,200 square feet of gross floor area, and the main entrance shall open to a retail or office component equal to not less than 15 percent of the floor area of the use (Section 548.30). The applicant is proposing to use approximately 1,173 square feet for the production area and the rest of the building for the taproom and bathrooms.

The applicant is also proposing to offer food items for on-site consumption. The zoning code requires that all production, processing, storage, sales, and display or other business activity occur within a completely enclosed building. The applicant is requesting a variance of the enclosed building requirement to allow an outdoor gas grill on the patio between the front (west) elevation and public street (Central Avenue NE). The applicant has stated that the grill would be used throughout the year, approximately four days per week, on the days the tasting room is open. There would also be a food preparation area within the building.

PUBLIC COMMENTS. The Columbia Park Neighborhood Association has provided a letter of support. The Audubon Neighborhood Association has not provided comments on the project as of the printing of this report. Any additional 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 limited production and processing in the C2 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.*

The applicant is proposing to repair and renovate both the interior and exterior of the existing building to accommodate a microdistillery, which is considered a limited production and processing use in commercial zoning districts. The applicant has stated that all activities associated with production and sales would take place on the interior of the building. By-products from the distillery function would be disposed of in the enclosed refuse area. No excessive noise or odors are expected to result from the use. CPED finds that the limited production and processing use would not be detrimental to or endanger the public health, safety, comfort, or general welfare provided that the development complies with all applicable building codes and life safety ordinances.

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.*

The proposed development would activate a building that has been vacant for several years. The front portion of the building would contain the taproom, which would be accessible and visible through the new doors and windows on the front façade. The proposed use is consistent with character of the area, which has a mix of commercial, industrial, and residential uses. CPED staff does not anticipate that the distillery would produce significant odors or other exterior nuisances. As such, the use would 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.*

The site is adequately served by existing roads, utilities, and drainage. The applicant is proposing to add a six-inch main water pipe for the new sprinkler system to the building, and redirect drainage covering approximately 1,000 square feet of the site to accommodate the site improvements, subject to approval by Public Works. The applicant states that any other necessary improvements would be completed in compliance with the building code.

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

Staff does not expect that the development would contribute to congestion in the public streets. All vehicles would enter the site from Central Avenue NE. In this location, there is a median separating northbound and southbound traffic. Because the site is located to the east of the median, all entering and exiting traffic is northbound and vehicles that exit must turn right. A limited production and processing use with 2,257 square feet in gross floor area is subject to a minimum parking requirement of four spaces, and a maximum of 12. The applicant is proposing to provide seven standard parking spaces and one accessible space, for a total of eight spaces.

There is no loading requirement for a limited production and processing use of this size. The applicant has stated that delivery trucks will access the site from Central Avenue NE, and an overhead garage door will allow trucks to have direct access to the production area. While the zoning code does not require a minimum bicycle parking, the applicant is proposing to add four bike

racks along the south side of the building to minimize the number of vehicles traveling to and from the site.

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

The subject site is designated as Mixed Use on the future land use map in *The Minneapolis Plan for Sustainable Growth* and is located on a Commercial Corridor (Central Avenue NE). Commercial corridors have historically been prominent destinations and contain a mix of uses, with commercial uses dominating. 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.

- 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 1.4: 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.

- 1.4.2 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.
- 1.4.4 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.

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

Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.

4.9.1 Prioritize economic development efforts around designated neighborhood commercial nodes, commercial corridors, activity centers, and growth centers.

The limited production and production use would be established in an existing, vacant two-story building. The production use is small-scale with no ability to become a large-scale distillery at this location. The production and storage area would occupy the ground floor area near the rear of the building while the taproom and retail components would face Central Avenue NE. Establishing active uses at street level is consistent with the above policies in the comprehensive plan.

The *Audubon Park Small Area Plan (2008)* identifies the subject site as Mixed Use. In terms of economic development, the plan calls for encouraging retail/commercial development in the Central Avenue Commercial Corridor. The proposed commercial use would support both the future land use and economic development goals for this neighborhood and corridor. The following retail/commercial policies in the Audubon plan also apply to the proposal:

- All retail/commercial structures should be well designed and executed with high quality materials and finishes.
- Encourage renovation of existing commercial properties to their original appearance. Buildings should reflect the uses at ground level.
- Buildings should be punctuated with frequent windows and entrances that lend interest and activate sidewalk. Provide the opportunity for personalization (by shopkeeper).
- Building facades should contain signage that is appropriately scaled and designed. Encourage local retailers to follow the Minneapolis sign code standards.

The applicant is proposing to renovate the existing commercial property and enhance its ground level presence through the addition of windows and entrances. The proposed 40 square-foot attached sign would comply with maximum area allowed in Chapter 543 of the zoning code.

The site also falls within the north segment of the Central Avenue Small Area Plan (2008). The plan specifies that there should be a concentration of commercial uses at 29th Avenue NE and Central Avenue NE, and that this intersection should have relatively intense development as a gateway to Shoreham Yards and to the neighborhood. Mixed use, active ground floor uses are appropriate for this location. The proposal to have a distillery and taproom just north of the intersection of 29th Avenue NE and Central Avenue NE is consistent with the Central Avenue Small Area Plan.

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 C2 District.

Parking lots with four or more spaces are subject to the landscaping, screening, and curbing requirements in section 530.170 of the zoning code, which requires a minimum seven-foot landscaped yard and three-foot screen along the west parking lot frontage along Central Avenue NE. The subject site contains an existing parking area with an on-site landscaped yard of approximately six feet. There is an additional two feet of landscaped yard that is part of the public right-of-way, for a total of approximately 7.5 feet. The applicant is proposing to retain this landscaped area to comply with the intent of this zoning code provision. In addition, the applicant is proposing to add 15 Redleaf Japanese Barberry shrubs to the landscaped yard between the parking area and public way. This species can grow to up to seven feet at maturity, which exceeds the 3-to-4 foot maximum called for in the zoning code. Staff recommends a condition of approval that the applicant replace all existing and proposed shrubs in the landscape plan with a species that reaches a maximum of three feet at maturity.

The applicant is proposing to keep the existing six-foot chain link fence that is located along the north property line, between the subject site and the commercial property to the north. The applicant is also remove the existing chain link fence and gate along Central Avenue NE and replacing it with a new, three-foot wood fence. To both meet the screening requirements and make all fence materials consistent on the street side of the building, staff is recommending a condition of approval that the applicant shall install a three-to-four foot tall decorative metal fence in lieu of the proposed wood fence along Central Avenue NE.

The applicant's proposal to install a six-foot tall wood fence between the parking area and adjacent residential alley complies with the residential screening requirements in section 530.170.

The parking lot frontage along Central Avenue is approximately 37 feet. The zoning code requires that not less than one tree shall be provided for each 25 linear feet of parking area frontage. Therefore, 2 on-site trees are required and one is provided in this location. However, there is an existing red maple tree in the public right-of-way to the north of the curb cut, and three additional canopy trees are proposed throughout the site. Strict compliance with the applicable standards for the linear tree requirement would be practically or economically infeasible given the shape of the existing parking area and existing site conditions.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the enclosed building requirement for an outdoor grill 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.*

The zoning code requires that all production, processing, storage, sales, display or other business activity occur within a completely enclosed building. The applicant is proposing to grill food outdoors for customers, and the gas grill that cannot be utilized indoors. The useable first floor gross floor area of the existing building is 1,773 square feet, of which approximately 1,173 square feet would be used for the distilling area. The rest would be used for four tables in the tasting room, mechanical rooms, and bathrooms. At the same time, the adopted policies in the comprehensive plan and applicable small area plans encourage retail and commercial uses that draw customers to the Central Avenue Commercial Corridor. Practical difficulties exist in complying with the enclosed building requirement and re-using the existing commercial building on this property.

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 variance request is reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan. Enclosed building regulations are established in order to promote the orderly development and use of land, to protect and conserve the natural environment, to minimize conflicts among land uses, and to protect the public health, safety and welfare. The intent of prohibiting outdoor grilling is to prevent obnoxious grilling odors and smoke from dissipating into public areas and residential properties. Given the configuration of the building, the outdoor grill would be screened from the adjacent residential properties by the building itself. The proposed location of the outdoor grill, which would be more than 50 feet from both the residential alley and the public street, would reduce the potential off-site nuisances of odor and smoke.

The applicant is proposing to locate the grill on the west side of the building, where it would not be visible from the residential uses to the east. The grill would be used approximately four days per

week, throughout the year, on the days the tasting room is open. There would also be a food preparation area within the building.

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.*

Granting the variance would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The site is surrounded by commercial, industrial, and low-density residential uses. Residential uses are permitted to grill food outdoors without obtaining a variance of the enclosed building regulations. Given where the grill is proposed to be located on the site, between the existing building and the public street, no detrimental impacts to the surrounding area are anticipated.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Michelle Winchester for the properties located at 2927-2931 Central Avenue NE:

A. Conditional Use Permit to allow limited production and processing in the C2 District.

Recommended motion: **Approve** the application for a distillery, which is a limited production and processing use in the C2 District, subject to the following conditions:

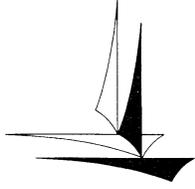
1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The applicant shall meet the parking lot screening requirements in section 530.170 of the zoning code by replacing all existing and proposed shrubs along Central Avenue NE with a landscape material that is no taller than three feet at maturity and approximately 60 percent opaque.
3. The applicant shall install a decorative metal fence in the required landscaped yard along Central Avenue NE in lieu of the proposed wood fence.

B. Variance of the enclosed building requirement.

Recommended motion: **Approve** the application to vary the enclosed building requirement for an outdoor grill.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Survey
5. Plans and elevations
6. Photos
7. Correspondence



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
(612) 673-2547
matthew.james@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001349
Applicant:	TWIN SPIRITS DISTILLERY 2208 BLAISDELL AVE S MINNEAPOLIS, MN 55404
Site Address:	2931 CENTRAL AVE NE 2927 CENTRAL AVE NE
Date Submitted:	06-AUG-2015
Date Reviewed:	14-AUG-2015

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Site improvements for a new distillery (parking lot expansion)

Review Findings (by Discipline)

Zoning - Planning

- Staff has identified the following applications based on the preliminary plans:
 - Conditional use permit for limited production and processing in the C2 district.
 - Variance of the enclosed building requirement.
- In addition, please address the following:

***Approved:** You may continue to the next phase of developing your project.

***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

- Prior to submitting land use applications, please double-check that the distillery would be able to be located this close to a residential use based on the Alcohol and Tobacco Tax and Trade Bureau requirements. This has been a barrier for previous prospective applicants seeking a distillery in close proximity to residential uses.
- Please provide a planting schedule to demonstrate compliance with section 530.170 of the zoning code. A 3' screen in the landscaped yard is required along Central Ave NE.
- A 6' screen with 95% opacity is required along the residential uses.
- All canopy trees that count toward the landscaping requirements shall be deciduous and at least 35' or taller at maturity.
- LP Smart Siding is not typically allowed on commercial buildings. Staff encourages the applicant to propose a more durable materials, and possibly fewer exterior materials overall on the building: <http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-141337.pdf>
- Include the 2nd floor gross floor area in the total calculation for the building.
- Site plan should occupy entire page for visibility purposes when we print on 8.5x11 for the Planning Commission.
- Add dimensions to the elevations, including the sign.
- Add north arrow to demo and floor plans.
- A land use application requiring the CPC hearing has not yet been submitted.

❑ Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

❑ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

❑ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

❑ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

❑ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

❑ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.
- Not to the Applicant: Metropolitan Council may require an industrial waste discharge permit for the proposed distillery. Please determine if a Met Council permit is required for the proposed use and obtain any necessary permits. For information on Met Council's industrial waste discharge permits, please see: <http://www.metrocouncil.org/Wastewater-Water/Services/Industrial-Waste.aspx?source=child>
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Construction Code Services

- Handicap parking access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2009
- Maximum slope 1:48 for access aisle and parking space per 502.5
- Accessible parking spaces to be 96" width 502.2
- Aisles to be 96" (8') width 502.4.2.
- Maximum slope of exterior accessible routes is 1:20

TWIN SPIRITS
DISTILLERY
MINNEAPOLIS, MN

August 21, 2015

To: The Minneapolis Planning Commission; Minneapolis CPED Office,

This letter serves to provide information on the proposed use of the subject parcels at 2927-2931 Central Avenue NE Minneapolis MN 55418, in support of our concurrent land use application submittal.

The use will be named Twin Spirits Distillery, and will function as a small-scale microdistillery offering product samplings, a cocktail room, off-sale of distilled products, and will offer limited food items for on-site consumption. The gross floor area of the main level of the building interior consists of approximately 1639 s.f., with approximately 924 s.f. of this space devoted exclusively to the distilling function.

Twin Spirits will offer an outdoor patio area consisting of a paved area for an outdoor grilling area with tables and chairs for guests as well as an adjacent licensed outdoor green space area which will allow our guests to peruse our garden of homegrown ingredients and general beautification planted on the parcels.

We are excited to join the growing, local craft beverage movement in the City and bring our unique and locally-owned distillery to Minneapolis.

Respectfully Submitted,
Michelle Winchester, President
Twin Spirits Distillery, LLC
(847) 668-2013



Findings as required by the Minneapolis Zoning Code for the conditional use permit:

(1). The establishment, maintenance, or operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

We are proposing to convert an existing commercial building to a microdistillery with a cocktail and sampling room along with an outdoor patio and green space area. A microdistillery is classified as a limited production and processing use in the commercial zoning districts. Our proposal involves remodeling the building to create a cocktail and sampling room and retail space fronting on Central Avenue and a separate space at the rear of the building for distilling activities. We are purchasing the parcel along with the adjacent parcel which supplies parking for the use; we intend to make façade improvements to the building and to the outdoor area. All distilling activities related to the use will occur indoors, and we do not anticipate excessive noise or odors as a result of the distillery process/use. By-products from the distillery function will be disposed in the designated, enclosed trash area. Our proposed use will not be detrimental to public health, safety, comfort or general welfare as we intend to comply with all applicable building codes, licensing requirements and life/safety ordinances.

(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 or orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area on Central Avenue is fully developed with a mix of commercial, light industrial and residential uses. The building fronts on Central Avenue and abuts commercial uses to the north and south. The properties to the east across the alley are low-density residential uses. The conversion of an existing commercial building to accommodate a limited production and processing use within the building will not impede on the normal or orderly development of surrounding property in the area, and in fact should promote the development and improvement of surrounding commercial and industrial parcels. The subject building most recently housed a commercial photography studio use. Twin Spirits will offer a large retail area and cocktail room component at Central Avenue to activate activity at the street. The public use of the microdistillery is concentrated at the street portion of the building; the use itself is also positioned/facing at the street. The use is not expected to produce any significant odors, noise or dust. No other nuisances are expected. The 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.

With the addition of 6" main water pipe to allow for a new sprinkler system and adequate domestic supply, the use is otherwise served by the existing infrastructure. As approved by public works, we are redirecting drainage of approximately 1000 square feet due to the addition of new driveway and sodded areas. We are not proposing any other changes that will affect drainage, and will make changes as required by the building code if needed to address waste water or other utility usage.

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

The project is not expected to contribute to congestion in the public streets. The parking requirement for the use is one space for each 300 square feet of gross floor area up to 4,000 square feet, but not more than 4 spaces. For our use, the base parking requirement is four spaces, and we have provided eight spaces on site. Although not necessary to comply with off-street parking requirements, we intend to add approximately four bike racks near the southerly side of the building to welcome and encourage alternative transportation modes.

Delivery trucks will access the rear of the building via the main entrance on Central Avenue. An overhead garage door near the rear of the building will allow for all unloading/loading and deliveries from the distillery. The on-site loading significantly minimizes any unwanted noise, traffic, and traffic congestion in the alley area and near residential uses.

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

The site is designated as Mixed Use on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The site is also within the boundaries of the Neighborhood Corridor Commercial District and Central Avenue is a commercial corridor in this location. Policies of the Comprehensive Plan that apply to our proposal are:

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

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

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

Land Use Policy 1.11.2 Support the continued presence of small-scale, neighborhood serving retail and commercial services in Neighborhood Commercial Nodes

The proposed use will be established in an existing commercially building currently occupied photography studio. The layout of the limited production and processing use includes an indoor retail and cocktail room component as well as paved and green patio areas, activating the front of the building along Central Avenue NE. The conversion of this existing building to a production

and processing use with active functions at the street is consistent with the above policies of the Comprehensive Plan.

(6). The conditional use does in all other respects conform to the applicable regulations of the C2 zoning district in which it is located.

Upon the approval of the conditional use permit, Twin Spirits Distillery will comply with all applicable regulations of the C2, Neighborhood Corridor Commercial District.

The on-site parking area will be improved to comply with parking and loading landscaping and screening requirements in Section 530.170 of the zoning code. Parking and loading facilities that abut or are across an alley from a residence or office residence district require a screening that is 95 percent opaque. We will replace the existing chain link fence with a minimum 95% opaque 6' high solid wood fence extending the length of the parcels. Other plantings and landscaping will be added to beautify the site per the landscape plan submitted with this application; landscaping will conform to the Minneapolis Zoning Code requirements.

Findings as required by the Minneapolis Zoning Code for a variance:

(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.

We are seeking a variance to allow for outdoor grilling accessory to a microdistillery and cocktail room operating as Twin Spirits Distillery in the C2 District. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The subject property and the adjacent properties to the north and south are commercial uses, with industrial to the west. The proposed outdoor grill is situated to the west of and near the northerly boundary of the building and near Central Avenue; to the north exists a solid block building operating as Now & Later Food & Fuel. The intent of prohibiting outdoor grilling is to prevent obnoxious grilling odors and smoke from dissipating into the public areas and residential properties. We believe that supplying food with our distilled spirits cocktail room and sampling is in the public interest; yet the size of the existing building doesn't allow sufficient space for an interior cooking facility; hence, the circumstances upon which the variance is requested are unique to the property. The proposed location of the outdoor grill reduces the potential off-site nuisances of odor and smoke due to the proximity to the building wall and the adjacency of other commercial structures and will be located more than 50' feet from the public sidewalk along Central Avenue. The microdistillery will block much of the odor/fumes from the residential area located off the alley to the east.

(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.

We propose to use the property in a reasonable and lawful manner, consistent with the zoning code and comprehensive plan. The grilling function is small in scale, is incidental and accessory to the primary/principal use and strongly correlates to the principal use and to responsible alcohol consumption. The area will be kept clean and will utilize a NSF approved grill meeting all health code requirements. The intent of prohibiting outdoor grilling is to prevent obnoxious grilling odors and smoke from dissipating into the public areas and residential properties. The subject property and the adjacent properties to the south, north and west are commercial uses. The proposed location of the outdoor grill reduces the potential off-site nuisances of odor and smoke. It is also the case that the residential uses may lawfully partake in a grilling function in their private yards immediately across the alley without obtaining a variance to the enclosed building requirement.

(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.

The proposed variance to allow for outdoor grilling will not alter the essential character of the surrounding area or be injurious to the use of other property in the vicinity. The subject property and the adjacent properties to the north, south and west are commercial and industrial zoning/uses. The proposed location of the outdoor grill on the site minimizes the

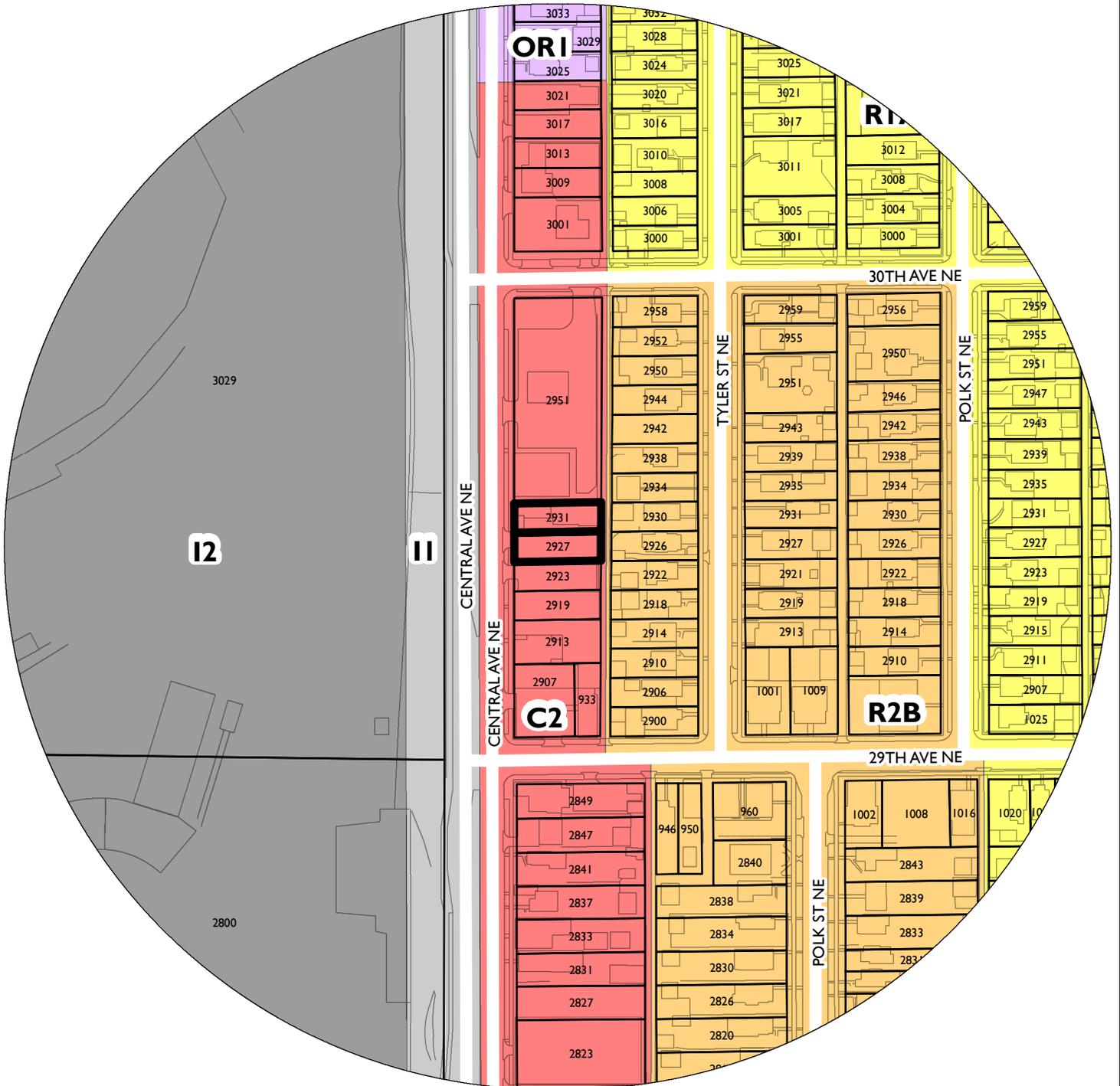
potential off-site nuisances of odor and smoke, due to the adjacency of other commercial structures and will be located at least 50 feet from the public sidewalk along Central Avenue West and at least 50 feet from the alley bordering residential properties to the east. Further, the proposed variance should not increase the danger of fire safety, or be detrimental to the public welfare or endanger the public safety.

Michelle Winchester, Twin Spirits Distillery

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2927-2931 Central Avenue NE

FILE NUMBER

BZZ-7385

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKKEY
DATE: _____ LIC. NO. 23018

JIM
MACKKEY
ARCHITECT

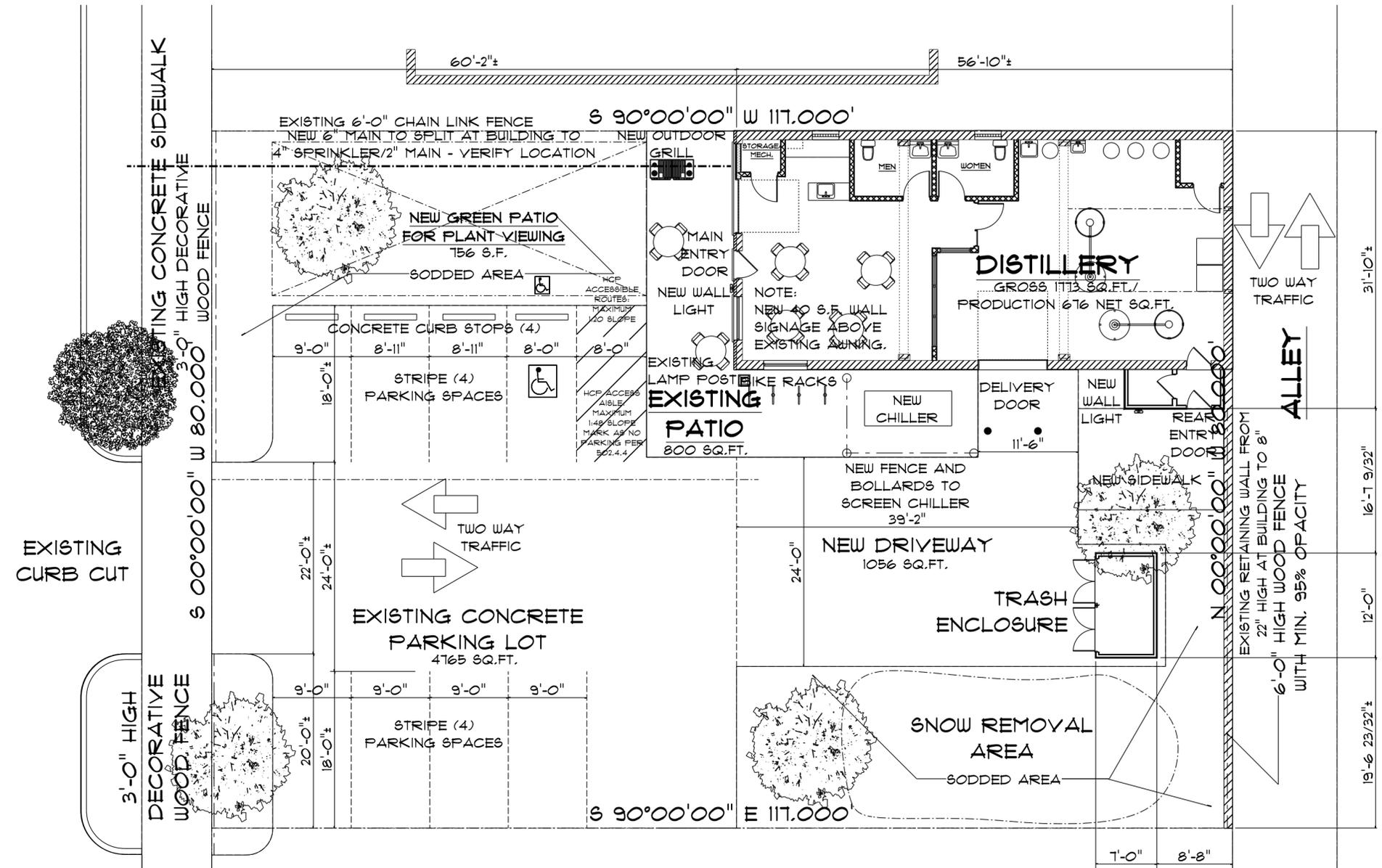
JIM MACKKEY
ARCHITECT
1723 LaFond Avenue
St. Paul, MN 55444
Jim Mackey
Office 651-644-0869
Registration #23018
Drafting by:
Todd Ofsthun
Office 763-424-3676
Cell 952-994-8276
todd@codesign.net

Plan Date
9-1-15

TWIN SPIRITS DISTILLERY
2931-2927 Central Ave. N.E. MINNEAPOLIS

TCO DESIGN
drafting and home design

Design #
tco201550
C1
C1 OF 2
PLAN
ONLY



SITE PLAN

SCALE 1" = 10.0'

NOTE:
SPOT ELEVATIONS TO
BE PROVIDED AT A
LATER DATE.

SITE ADDRESS:
2931 Central Avenue N.E. and
2927 Central Avenue N.E.
Minneapolis, MN 55418
(PID #01-029-24-33-0121 and
#01-029-24-33-0120)

EXISTING IMPERVIOUS SURFACE:
5712 S.F. (Hard Surface) /
9483 S.F. (Lot Area) = 60.2%
Pervious-Imperv. Ratio 1:1.7

PROPOSED IMPERVIOUS SURFACE:
6768 S.F. (Hard Surface) /
9483 S.F. (Lot Area) = 71.4%
Pervious-Imperv. Ratio 1:2.2



NOTE:
 BARBERRY SHRUBS TO BE
 ARRANGED IN ORDER TO
 MAINTAIN 60% OPACITY WHEN
 FULLY LEAFED IN COMPLIANCE
 WITH SECTION 530.110 OF THE
 CITY CODE. VERIFY IN FIELD.

I HEREBY CERTIFY THAT THIS PLAN,
 SPECIFICATION OR REPORT WAS
 PREPARED BY ME OR UNDER MY
 DIRECT SUPERVISION AND THAT I
 AM A DULY LICENSED ARCHITECT
 UNDER THE LAWS OF THE STATE
 OF MINNESOTA.

JIM
 MACKEY
 ARCHITECT

JAMES A. MACKEY
 DATE: LIC. NO. 23018

JIM MACKEY
 ARCHITECT

1723 LaFond Avenue
 St. Paul, MN 55444

Jim Mackey
 Office 651-644-0869

Registration #23018

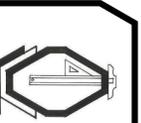
Drafting by:
 Todd Ofsthun

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 Cell 952-994-8276

todd@tcoesign.net

Plan Date

TWIN SPIRITS DISTILLERY
 2931-2927 Central Ave. N.E. MINNEAPOLIS

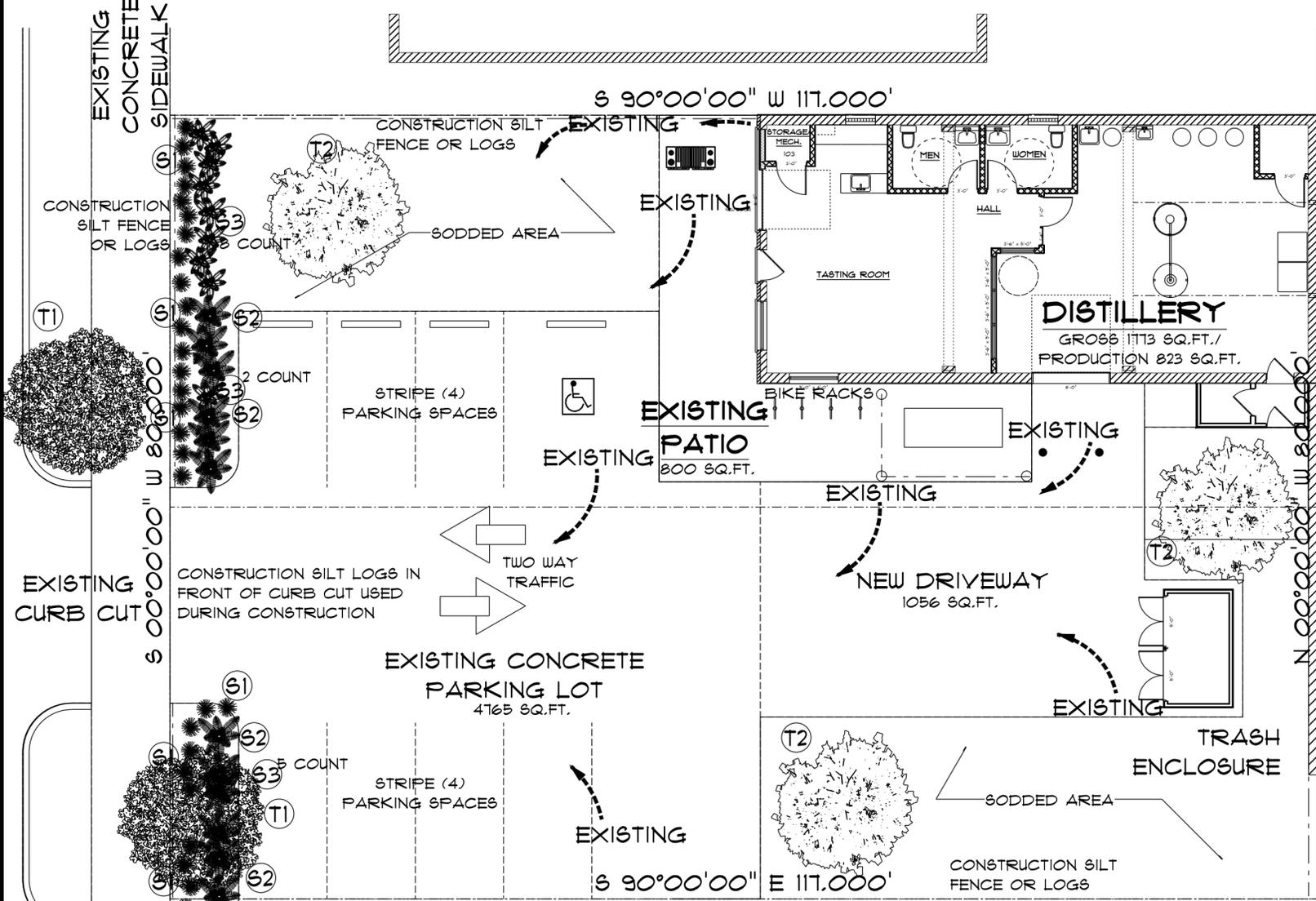


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Design #

tco201550

C2
 C2 OF 2
 PLAN
 ONLY



SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.
T1	EXISTING RED MAPLE (40'-60' MATURE)	EXISTING 3.5"-6" DIA.	2
T2	SWAMP WHITE OAK (60'-80' MATURE) (Quercus Bicolor)	2.5" DIA. B/B	3
S1	EXISTING YELLOW LILLIES	EXISTING 12" HIGH	29
S2	EXISTING REDLEAF JAPANESE BARBERRY	EXISTING 24" HIGH	12
S3	NEW REDLEAF JAPANESE BARBERRY (Barberis thunbergii var. atropurpurea)	12" POT	15

LANDSCAPE, DRAINAGE and EROSION CONTROL PLAN

SCALE 1" = 10.0'

SITE ADDRESS:
 2931 Central Avenue N.E. and
 2927 Central Avenue N.E.
 Minneapolis, MN 55418
 (PID #01-029-24-33-0121 and
 #01-029-24-33-0120)



NOTE:
 MAINTAIN CITY STREET AND ALLEY
 STORM WATER DRAINS NEAR
 CONSTRUCTION SITE ACCESS
 THROUGHOUT CONSTRUCTION.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MACKEY
DATE: _____ LIC. NO. 23018

JIM MACKEY ARCHITECT

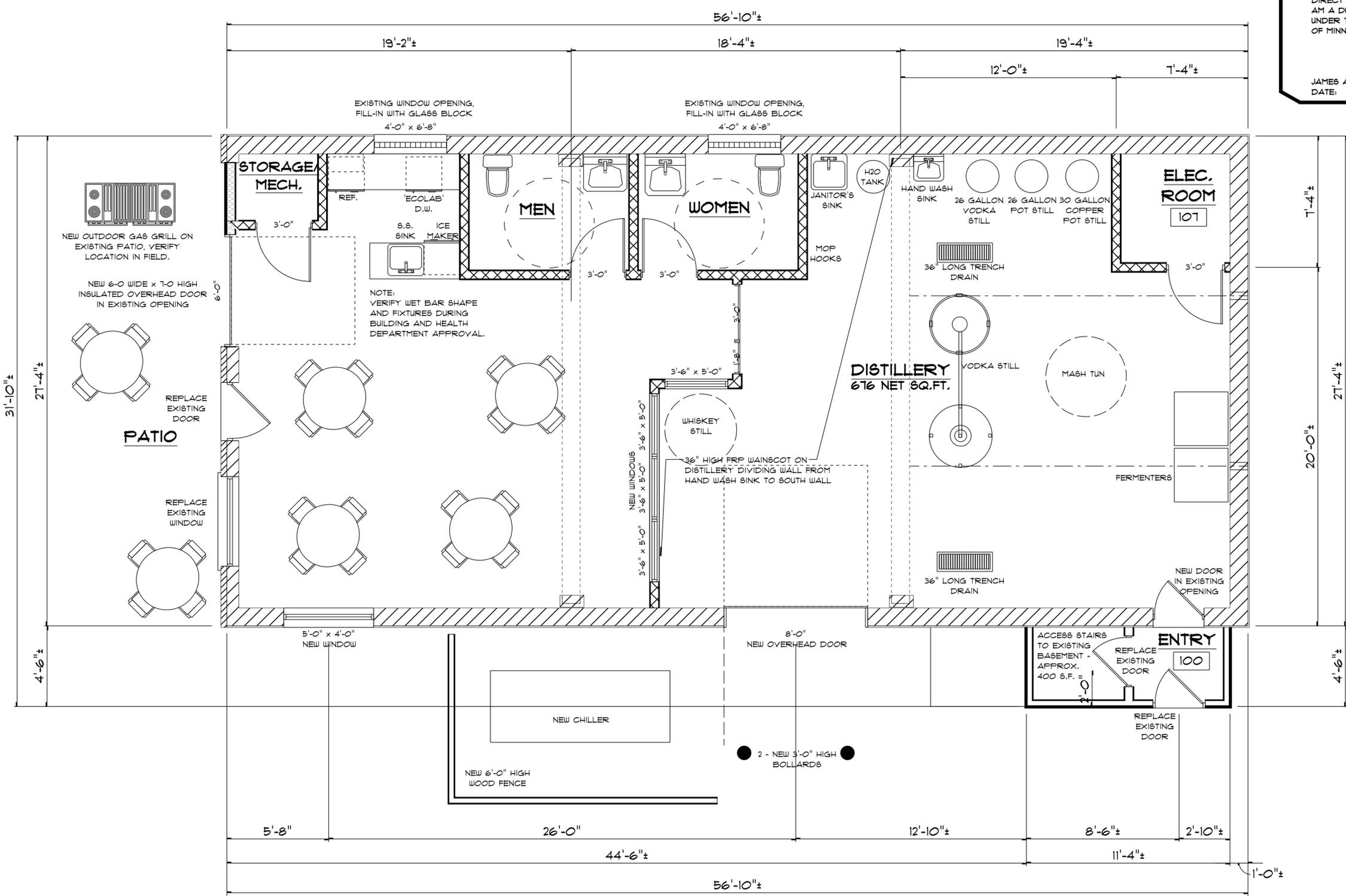
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Cell 952-934-8276
todd@codesign.net

Plan Date
8-5-15 _____
8-20-15 _____
9-1-15 _____

TWIN SPIRITS DISTILLERY
2931-2927 Central Ave. N.E. MINNEAPOLIS

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A1
A1 OF 6



PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"



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JAMES A. MACKEY
DATE: LIC. NO. 23018

**JIM
MACKEY
ARCHITECT**

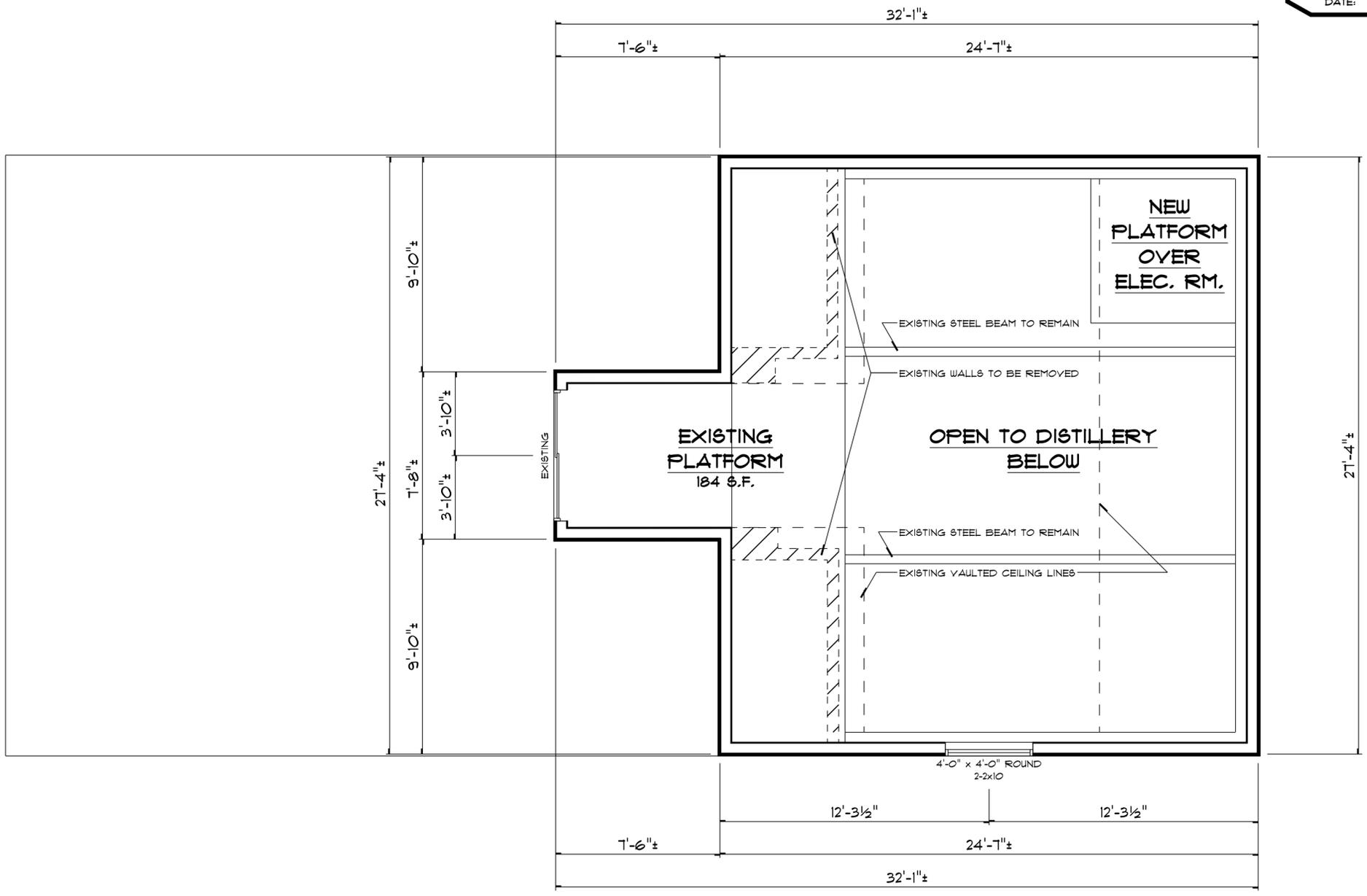
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Plan Date
8-5-15 _____
8-20-15 _____
9-1-15 _____

TWIN SPIRITS DISTILLERY
2931-2927 Central Ave. N.E. MINNEAPOLIS

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A2
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PROPOSED UPPER AREA
SCALE 1/4" = 1'-0"



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JAMES A. MACKEY
DATE: _____ LIC. NO. 23018

JIM
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ARCHITECT

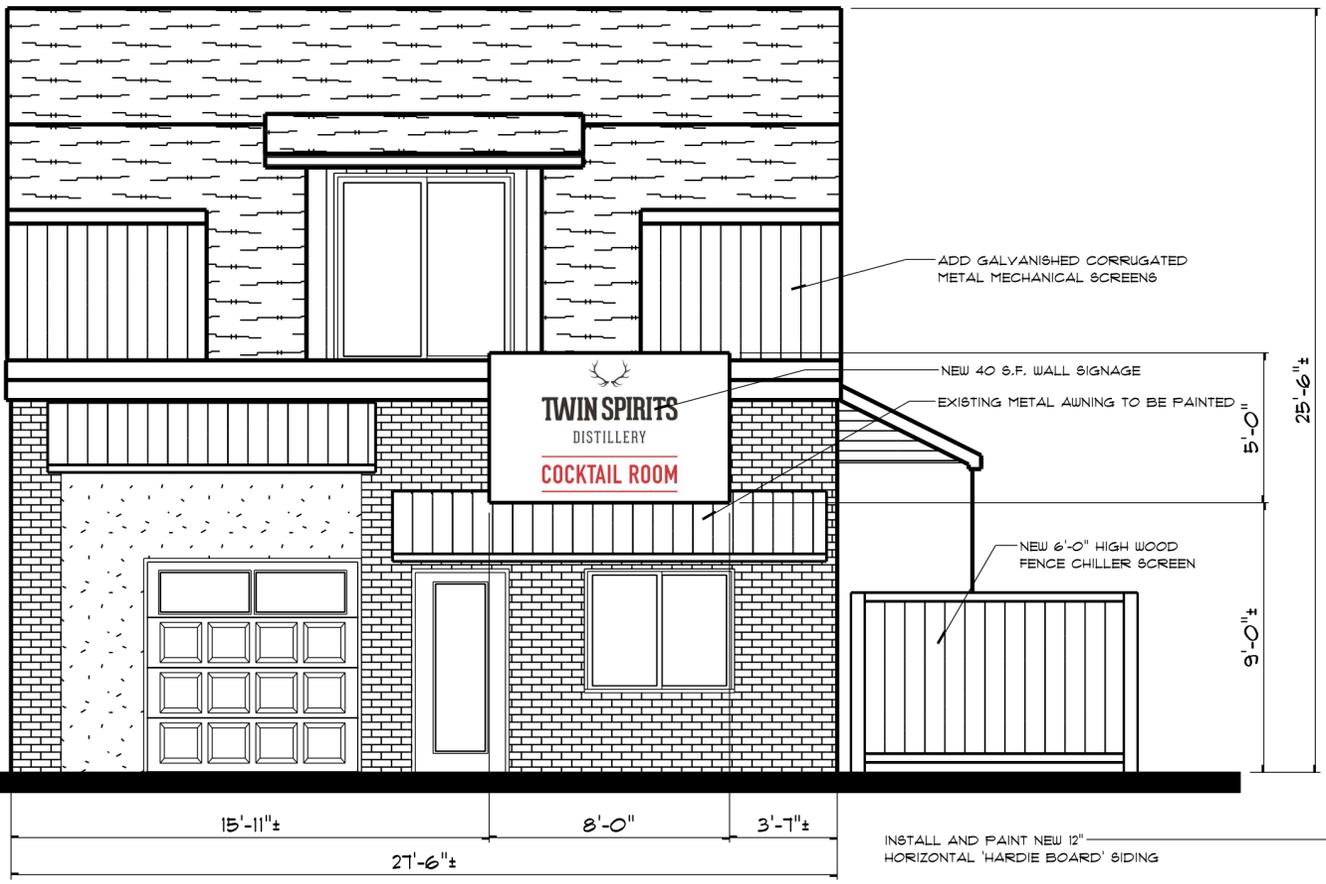
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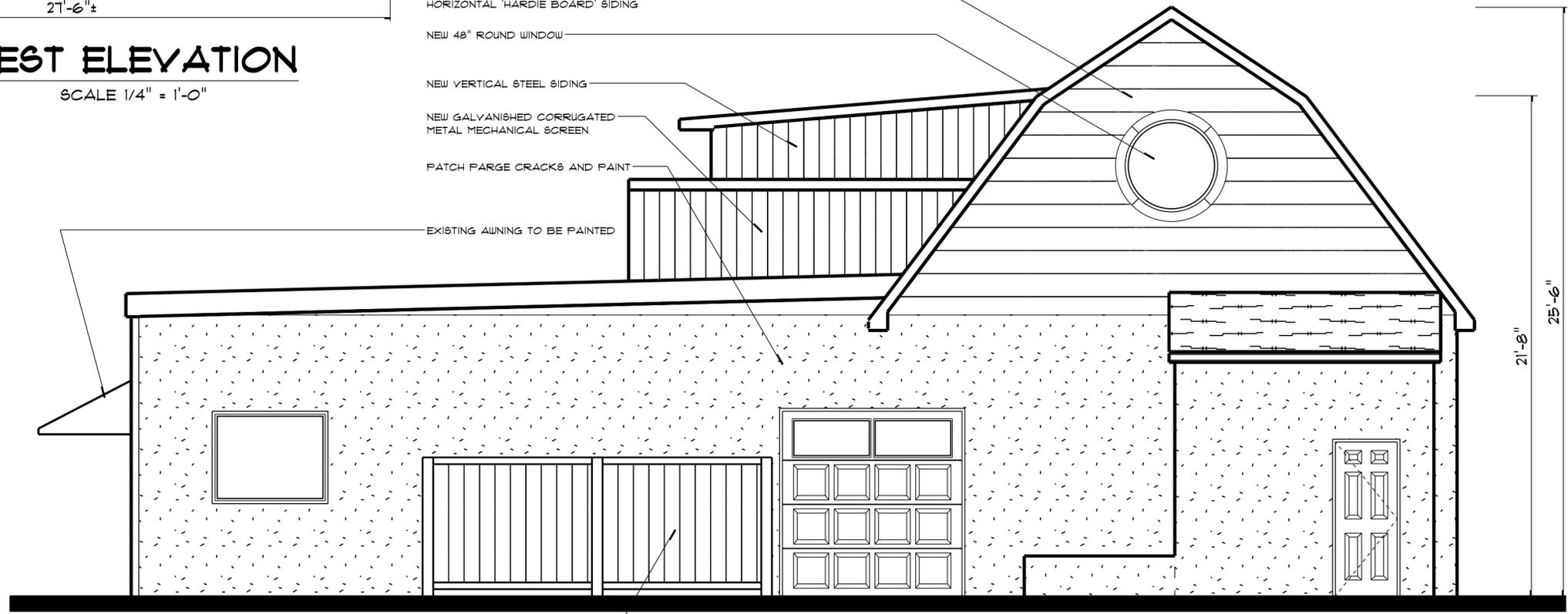
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2931-2927 Central Ave. N.E. MINNEAPOLIS

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A4
A4 OF 6



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EST. 2015
TWIN SPIRITS
DISTILLERY
MINNEAPOLIS, MN

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JAMES A. MACKEY
DATE: LIC. NO. 23018

**JIM
MACKEY
ARCHITECT**

**JIM MACKEY
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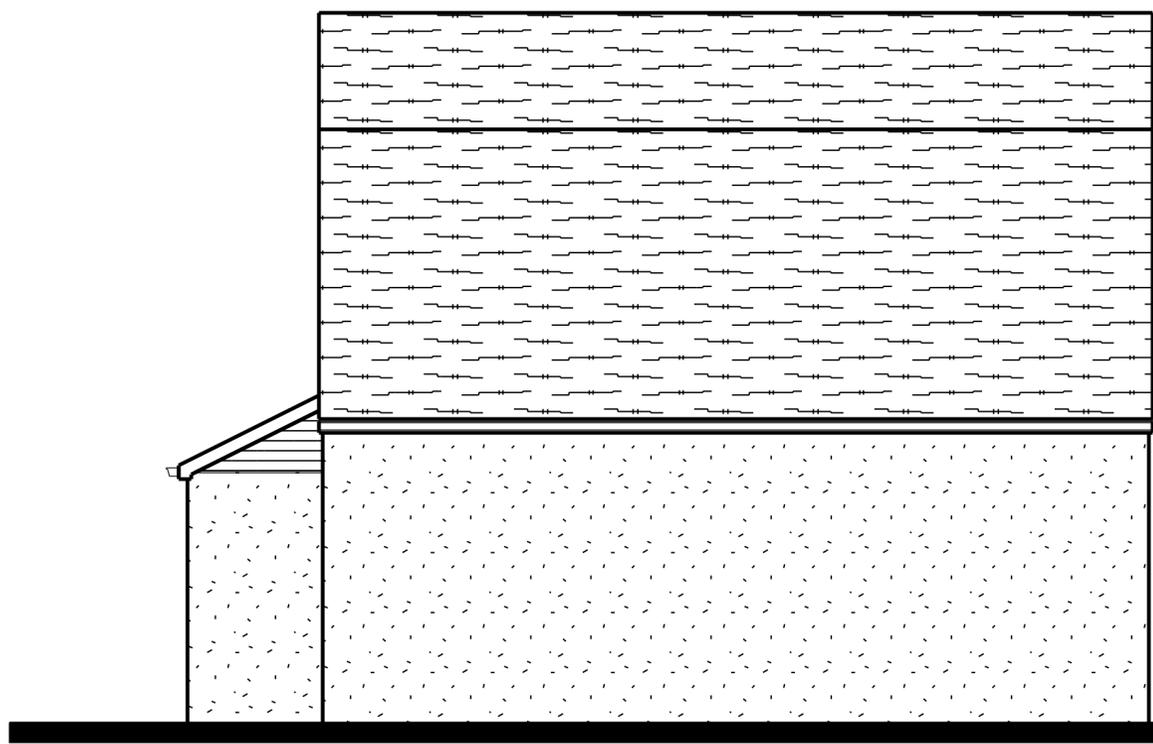
Plan Date
8-5-15 _____
8-20-15 _____
9-1-15 _____

TWIN SPIRITS DISTILLERY
2931-2927 Central Ave. N.E. MINNEAPOLIS

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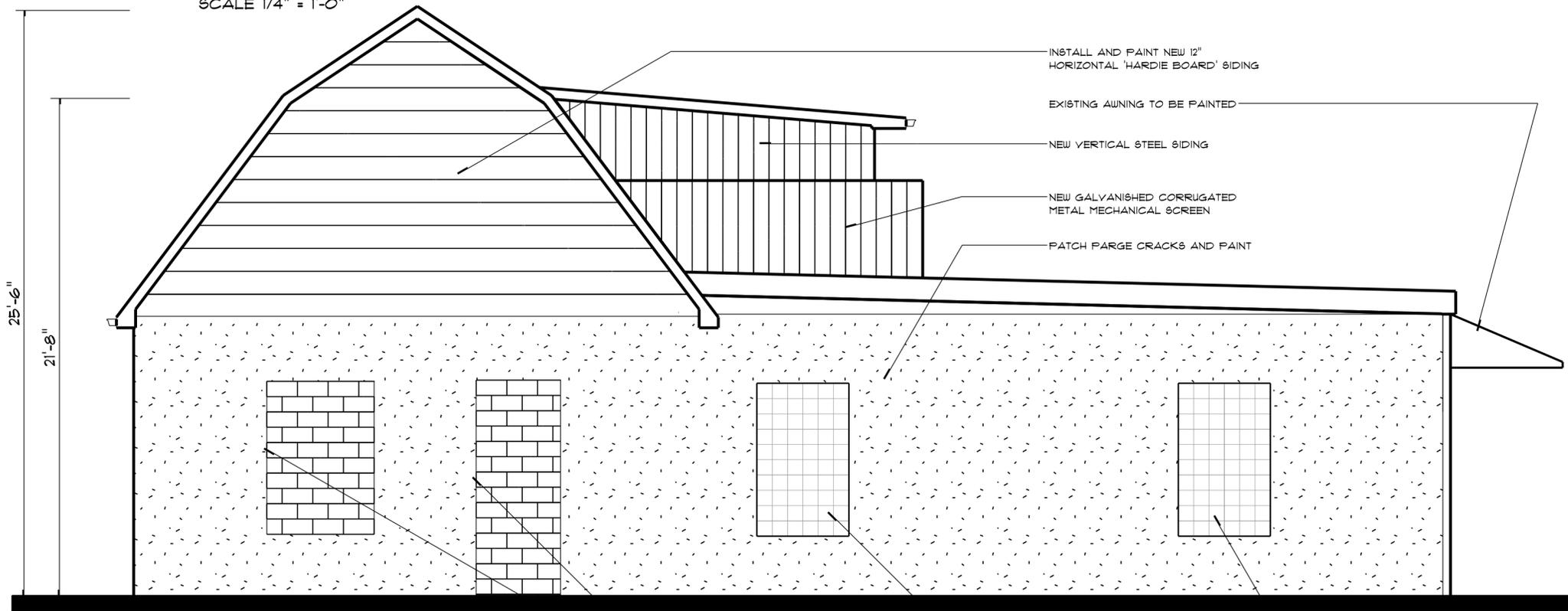
Design #
tco201550
A5
A5 OF 6

EST. 2015
**TWIN
SPIRITS**
DISTILLERY
MINNEAPOLIS, MN



EAST ELEVATION

SCALE 1/4" = 1'-0"



- INSTALL AND PAINT NEW 12" HORIZONTAL 'HARDIE BOARD' SIDING
- EXISTING AWNING TO BE PAINTED
- NEW VERTICAL STEEL SIDING
- NEW GALVANIZED CORRUGATED METAL MECHANICAL SCREEN
- PATCH LARGE CRACKS AND PAINT

25'-6"
21'-8"

NORTH ELEVATION

SCALE 1/4" = 1'-0"

- INSTALL GLASS BLOCK IN EXISTING WINDOW OPENINGS
- PATCH EDGES OF PARGE AT EXPOSED BLOCK AND PAINT

ROOM		FINISH		SCHEDULE		
RM.#	ROOM	FLOORING	BASE	WALLS	CEILING	CLG. HGT.
100	ENTRY	EXISTING CONCRETE WITH PAINTED EPOXY	6" VINYL	PAINTED CONCRETE BLOCK 1 WALL, PAINTED GUB 3 WALLS	EXPOSED AND PAINTED	10'-0"
101	DISTILLERY	EXISTING CONCRETE WITH BUILD UP EPOXY	6" VINYL	PAINTED CONCRETE BLOCK 3 WALLS, DEMISING WALL, 46" HIGH WASHABLE VINYL WAINSCOT, PAINTED GUB ABOVE	EXPOSED AND PAINTED, AND GUB PAINTED	12'-4" AND 22'-8"
102	TASTING ROOM	EXISTING CONCRETE WITH BUILD UP EPOXY	6" VINYL	PAINTED CONCRETE BLOCK 2 WALLS, PAINTED GUB 2 WALLS	EXPOSED AND PAINTED	12'-4"
103	STORAGE/ MECH.	EXISTING CONCRETE WITH PAINTED EPOXY	6" VINYL	PAINTED CONCRETE BLOCK 2 WALLS, PAINTED GUB 2 WALLS	EXPOSED AND PAINTED	12'-4"
104	MEN	CERAMIC TILE	48" CERAMIC TILE WAINSCOT	48" HIGH CERAMIC TILE WAINSCOT WITH PAINTED GUB ABOVE	EXPOSED AND PAINTED	12'-4"
105	HALL	EXISTING CONCRETE WITH PAINTED EPOXY	6" VINYL	PAINTED GUB	EXPOSED AND PAINTED	12'-4"
106	WOMEN	CERAMIC TILE	48" CERAMIC TILE WAINSCOT	48" HIGH CERAMIC TILE WAINSCOT WITH PAINTED GUB ABOVE	EXPOSED AND PAINTED	12'-4"
107	ELEC. ROOM	EXISTING CONCRETE WITH PAINTED EPOXY	6" VINYL	PAINTED CONCRETE BLOCK 2 WALLS, PAINTED GUB 2 WALLS	GUB PAINTED	9'-0"

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JAMES A. MACKEY
DATE: _____ LIC.NO. 23018

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ARCHITECT

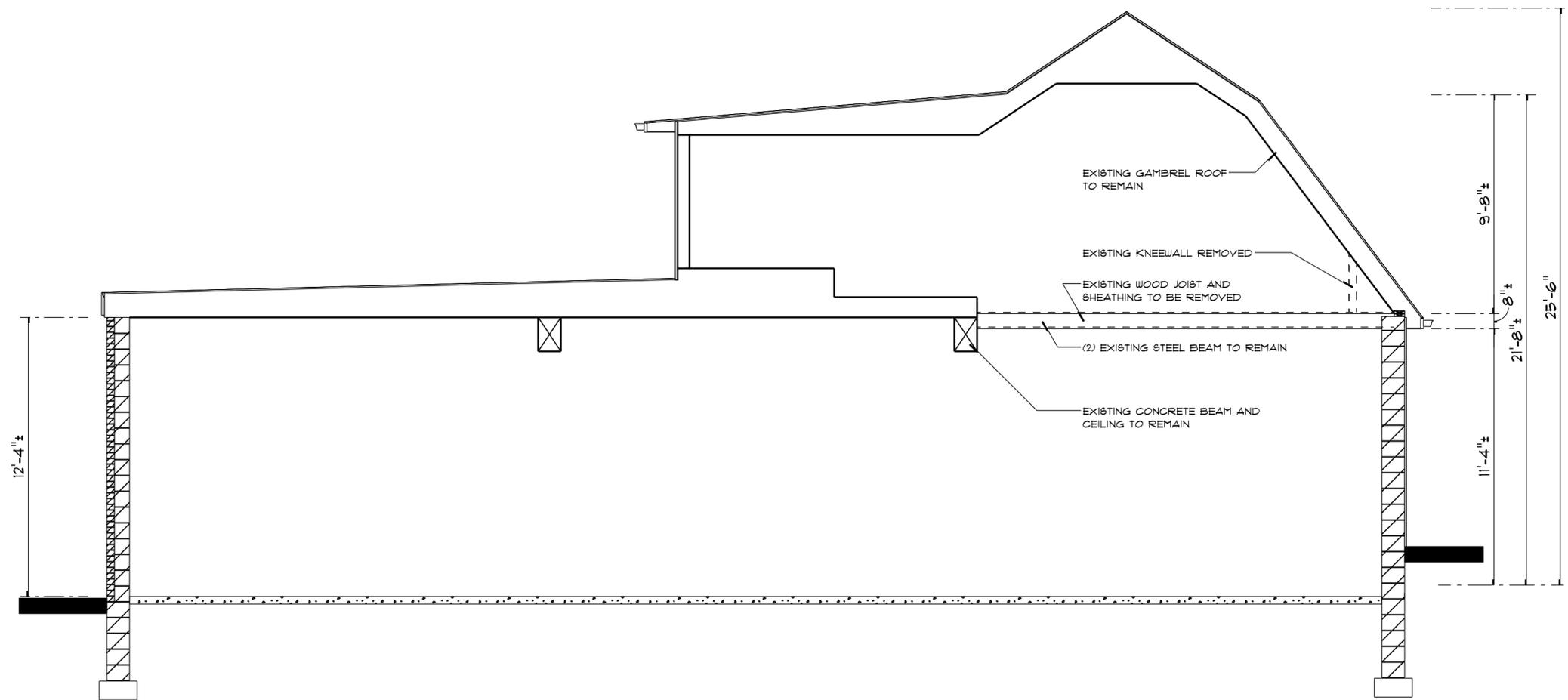
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TWIN SPIRITS DISTILLERY
2931-2927 Central Ave. N.E. MINNEAPOLIS

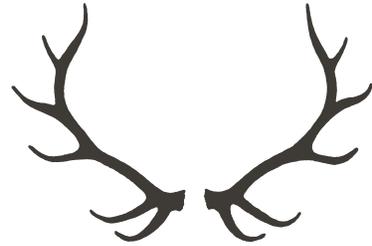
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A6
A6 OF 6



CROSS SECTION
SCALE 1/4" = 1'-0"

EST. 2015
TWIN SPIRITS
DISTILLERY
MINNEAPOLIS, MN



TWIN SPIRITS

DISTILLERY

COCKTAIL ROOM













CPNA

**Columbia
Park
Neighborhood
Association**

P.O. Box 21593

Minneapolis, MN 55421

Telephone: 612-390-3735
Email: contact@columbiapark.org

Board of Directors

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Co-Chair

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Board Member

Jeff Schalles
Board Member

Staff

Liz Wielinski

September 23, 2015

Mei-Ling Smith
City Planner
250 S 4th Street Room 300
Minneapolis, MN 55415

Ms. Smith,

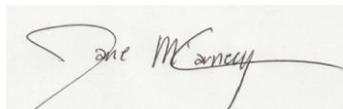
Thank you for this opportunity to comment on BZZ-7385, the Conditional Use Permit (CUP) and variance requested of the City of Minneapolis by Twin Spirits Distillery, located at 2927-2931 Central Ave NE, across the street from the Columbia Park Neighborhood.

We had the pleasure of meeting Michelle Winchester and Todd from TCO Design when they presented to the board on May 18, 2015. At that time the board voted to support the project and would provide a letter when the details were provided regarding the needs for any variances and/or conditional use permits.

We have received the letter from the city dated September 14, 2015 clarifying the need for a conditional use permit for limited production and processing in an existing building in the C2 district and a variance of the enclosed building requirement for an outdoor grill. Finding no conflict with the proposed plan and the City of Minneapolis Plan for Sustainable Growth and a desire for more viable commercial endeavors along Central Ave NE, we would offer this letter of support, which was reaffirmed at our September 21, 2015 board meeting.

We ask that the City Planning Commission and the City Council grant the CUP and the variance to allow this unique project to commence.

Sincerely,



Jane McCarney, Co-Chair,



Darielle Dannon, Co-Chair
Columbia Park Neighborhood Association

CC: CM Kevin Reich
Michelle Winchester