



LAND USE APPLICATION SUMMARY

Property Location: 3000 Broadway Street NE
Project Name: Atsleford International Trucks
Prepared By: Kimberly Holien, Senior City Planner, (612) 673-2402
Applicant: Atsleford International Trucks
Project Contact: Jason Folger, RJ Ryan Construction, Inc
Request: To construct a new 12,048 square foot building and a 33,400 square foot building addition on the site of an existing truck sales, service and rental use.

Required Applications:

Conditional Use Permit	To allow additions to a truck, trailer, boat, recreational vehicle or mobile home sales, service or rental use in the I2, Medium Industrial District.
Site Plan Review	To construct a new 12,048 square foot building and a 33,400 square foot building addition.

SITE DATA

Existing Zoning	I2, Medium Industrial District
Lot Area	356,243 square feet / 8.18 acres
Ward(s)	I
Neighborhood(s)	Mid-City Industrial
Designated Future Land Use	Industrial
Land Use Features	N/A
Small Area Plan(s)	<u>Industrial Land Use and Employment Policy Plan (2006)</u>

Date Application Deemed Complete	October 7, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	December 6, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is over eight acres in size and has frontage on Broadway Street NE and Hoover Street NE. The existing use is Astleford Trucking, a truck sales, service and rental use. The site includes two existing buildings that house office space, a sales floor and showroom, parts storage, service bays and a body shop. The site has three outdoor truck display areas; one fronting along Broadway Street NE, one adjacent to the existing building in the center of the site and one in the southeast corner of the site, along Hoover Street NE. There are also large surface parking areas throughout the site for customer parking, employee parking and repair staging.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in the Mid-City Industrial area and surrounded by various industrial and office uses on all sides. The Mid-City Industrial Area is identified as an Industrial Employment District per *the Industrial Land Use and Employment Policy Plan* (2006). Industrial Employment Districts are protected areas intended for industrial growth and expansion.

PROJECT DESCRIPTION. The applicant is proposing to construct a new 12,048 square foot building in the far southeast corner of the site. Said building will have eight service bays for truck service and repair and an office space on the east side of the building. This portion of the project will be completed first. Once the building is complete, the applicant will demolish a portion of an existing service area and body shop in the center of the site and construct a new 33,400 square foot addition that serves the same purpose. This building addition will include 26 service bays, parts storage, tool storage, a wash bay and a breakroom. The tool storage area is located on the west side of the building and includes a mezzanine. The parts storage area is on the south side of the building and also includes a mezzanine. There is an existing paint booth immediately south of the addition that will remain on site. As part of the project, the applicant is also proposing to demolish an existing modular building near the southeast corner of the site and repair pavement in this location, as needed.

The existing building on the northern portion of the site will be modified as part of the project. New storefront windows will be installed on the north elevation, facing Broadway Street NE. An existing overhang on the front of the building will be removed and the roofline will be modified to a higher, flat roof from the existing pitched roof. An existing canopy over the public parking area adjacent to the building will also be demolished as part of the project.

The use is classified as a truck, trailer, boat, recreational vehicle or mobile home sales, service or rental use. Specifically, the use includes truck sales, service and rental. The display area for truck sales is on the north end of the site. The service activities occur in the center of the site and truck rental activities are in the southeast corner of the site. The subject use is a conditional use in the I2, Medium Industrial district. The applicant is proposing to modify this conditional use by adding building bulk, and a conditional use permit is required. The project also requires Site Plan Review.

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

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow additions to a truck, trailer, boat, recreational vehicle or mobile home sales, service or rental use in the I2, Medium Industrial 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 construction of a new 12,048 square foot building and a 33,400 square foot building addition on the site of an existing truck sales, service and rental use will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The use has been operating on the site for a number of years and the proposed construction will not have any detrimental impact on the way the site functions. The additions will provide updated facilities for the use and allow for additional activities to be conducted within enclosed building areas.

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 project will not be injurious to the use and enjoyment of other property in the vicinity, nor will it impede the normal and orderly development of the surrounding area. The surrounding area is fully developed with a variety of industrial and office uses. The large addition will essentially replace existing building area while allowing for updated service and repair facilities. The new building in the southeast corner will provide additional service bays and house office space, replacing a modular building that is located nearby. The addition and new building will improve the overall appearance of the site and improve the area.

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

Utilities, access roads and drainage facilities are existing and adequate to support the existing use and the additional square footage. Utilities and drainage will be further evaluated as part of the Preliminary Development Review Process.

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

Adequate measures have been taken to minimize traffic congestion in the adjacent public streets. The parking requirement for the use is 76 spaces and 99 spaces are provided on site. The site is large enough to accommodate turning movements for all trucks and passenger vehicles without conflicting with traffic in the adjacent public streets.

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

The site is identified as industrial on the future land use map in the comprehensive plan. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

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

- I.14.3 Restrict the development and expansion of nonindustrial uses within designated Industrial Employment Districts, limiting non-industrial uses to the types of uses and locations designated in the Industrial Land Use and Employment Plan.
- I.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.

Urban Design Policy 10.12: Design industrial uses with appropriate transitions and other design features which minimize negative impacts on surrounding residential uses.

- 10.12.1 Provide appropriate physical transition and separation using green space, fencing, setbacks or orientation between industrial uses and other surrounding uses.
- 10.12.2 Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.
- 10.12.5 Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods.

The applicant is proposing to invest in an existing industrial site by construction a new building and a large addition to an existing building. In the site plan review analysis below, staff is recommending conditions of approval related to building design and landscaping in order to make the project more consistent with the urban design policies outlined above.

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 applicable provisions of the I2, Medium Industrial District.

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 placement of the building addition is on the back side of an existing building that is set back significantly from Broadway Street NE. The proposed building in the southeast corner of the site is located approximately 20 feet from the property line along Hoover Street NE. This is an industrial area with no established street wall and no consistent pattern of development.
- Both the addition and the new building will be more than eight feet from the front property lines. The addition is located behind an existing building that is separated from the street with parking and a truck display area. The new building in the southeast corner will be approximately 20 feet from the property line along Hoover. Alternative compliance is requested.
- The area between the new building and the lot line along Hoover Street NE will contain grass. Staff will be recommending additional landscaping in this location.

- The principal entrance into the new building in the southeast corner of the site will face the parking lot, not Hoover Street NE. This entrance is emphasized with glass, a material change and a building projection. Alternative compliance is requested.
- On-site accessory parking is currently located between the existing building and Broadway Street NE. This is an existing condition that will not change as part of the project.
- The walls of the addition are lacking architectural detail and visual interest. The east and west elevations are dominated by overhead doors with very little glazing. A horizontal accent band is the only detail on the addition. Given the number of overhead doors, accommodating other design elements may be difficult. The new building in the southeast corner of the site is of a similar design. This building has windows and a prominent entry on the north elevation, and windows on the east elevation. The other sides of the building are very utilitarian. Alternative compliance will be addressed in conjunction with the blank wall requirement below.
- The buildings have several instances of blank wall in excess of 25 feet. The new building in the southeast corner will be blank for the entire west elevation, which is approximately 60 feet in length. The south elevation, facing the interior property line, will be blank for 152 feet. Alternative compliance is requested. The proposed addition in the center of the site has a blank wall approximately 76 feet in length in the center of the building, facing west, and a blank wall 44 feet in length on the south end of this same elevation.
- The primary exterior material of each building is durable. The proposed material is precast concrete with an exposed aggregate finish. Each building will have a horizontal band near the top that is smoothface concrete, painted dark gray.
- The rear and side walls of the addition and the new building are identical to the front in terms of appearance and materials.
- Plain face concrete block is not proposed.
- The proposed addition in the center of the site faces on-site parking on the east and west sides. Principal uses in the Industrial Districts may provide less than 30 percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway. Per Table 2, below, the applicant is proposing windows for 1.4 percent of the east elevation and 11.6 percent of the the west elevation. The calculation for the west elevation includes existing windows in the retail and office portion of the building. Alternative compliance is not required due to the exception for industrial uses.
- The new building proposed in the southeast corner of the site has a window requirement of 30 percent on the east elevation, facing Hoover Street NE. The applicant is four square feet short of the 30 percent required on the east elevation. Alternative compliance is requested. The north elevation faces an on-site parking lot. Again, flexibility to the window requirements is allowed for industrial uses where windows face an on-site parking lot. The applicant is proposing windows for 6.5 percent of the north elevation.
- The plans indicate that the glass in the windows is tinted gray. As a condition of approval, all windows shall maintain a visible light transmittance ratio of 0.6 or higher.
- Windows are vertical in proportion and more or less evenly distributed given the nature of the use and location of overhead doors.
- Industrial uses are not subject to the requirements for ground floor active functions.
- The proposed roofline is flat, similar to other buildings in the area.

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

	Code Requirement		Proposed	
New building (southeast corner)				
1 st Floor (east)	30% minimum	144 sq. ft.	29.2%	140 sq. ft.

I st Floor (north)	30% minimum	480 sq. ft.	6.5%	104 sq. ft.
Building addition (center)				
I st Floor (east)	30% minimum	802 sq. ft.	1.4%	40 sq. ft.
I st Floor (west)	30% minimum	1,039 sq. ft.	11.6%	404 sq. ft.

Access and Circulation – Meets requirements

- The primary entrance for the new building in the southeast corner of the site is connected to the parking lot with a walkway that is a minimum of four feet in width. This walkway will be lit with downcast, building-mounted lighting. The surrounding area is a large industrial park with no public sidewalks.
- No transit shelters are located adjacent to the site and none are proposed.
- Vehicle access and circulation is designed to minimize conflicts with pedestrians. As noted above, the site is in the Mid-City Industrial Area. The adjacent streets do not have sidewalks and pedestrian traffic is minimal. The site has two curb cuts onto Broadway Street NE and two onto Hoover Street NE. The number of curb cuts is necessary to allow for truck circulation to occur on site and not in the public street. Parking areas located adjacent to buildings are connected with sidewalks to safely accommodate pedestrians.
- The asphalt in several areas of the site is damaged and in need of repair in order to maintain property surfacing. Repair of all said areas will be recommended as a condition of approval.
- There are no adjacent residential uses and the site does not have alley access.
- The site has been designed to minimize use of impervious surfaces to the extent possible for a large transportation use. The perimeter of the site is densely landscaped along the south and west property lines and landscaped yards are provided along the north property line and a small portion of the east property line. Additional landscaping will be recommended as a condition of approval.

Landscaping and Screening – Requires alternative compliance

- The subject site is a large industrial user in an industrial park. Per Table 3 below, the applicant is slightly deficient in the overall amount of required landscaping, and well under the minimum tree and shrub requirements. The entire site perimeter is bordered by dense landscaping that is mostly volunteer and therefore not shown in the planting calculations below. However, this landscaping provides a dense buffer along the south and west property lines. Alternative compliance is requested.
- All areas where vehicles park are required to have a 7-foot landscaped yard between the parking area and the street with screening a minimum of three feet in height and 60 percent opaque. For this site, landscaped yards are required along the north property line, adjacent to Broadway Street NE, and along the west property line, adjacent to Hoover Street NE.
- Along the north property line, a landscaped yard of approximately 20 feet in width is provided between the truck display area and the property line adjacent to Broadway Street NE. This landscaped area does not contain the required screening. Six trees and two shrubs exist in this location. A perennial garden is proposed between the new building in the southeast corner of the site and the accessory parking. The details of this landscaped bed were not provided. Alternative compliance is requested.
- Along Hoover Street NE, a landscaped yard of approximately 17 feet in width is proposed between the parking area and the property line. No plantings are shown in this location. No landscaping is proposed between the truck display area and the property line. Alternative compliance is requested.

- The site contains several parking areas, three of which have more than 10 parking stalls. The zoning code requires parking stalls in these areas to be no more than 50 feet from the center of an on-site deciduous tree. The largest parking area contains 44 spaces and is located along the west side of the site. This area also functions as a staging area. No tree islands are proposed. The parking area around the existing building on the north side of the site contains 30 parking stalls. One tree is provided in this location, leaving the majority of the parking stalls more than 50 feet from the center of a tree. The employee parking area along the northeast property line contains 20 parking stalls, all of which are further than 50 feet from a tree. Alternative compliance is requested.
- Areas not occupied by buildings, parking area and truck display areas are landscaped.
- Installation and maintenance of all landscape materials shall comply with 530.210 of the zoning code.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	356,243 sq. ft.
Building footprint	--	63,200 sq. ft.
Remaining Lot Area	--	293,043 sq. ft.
Landscaping Required	58,608 sq. ft.	51,151 sq. ft.
Canopy Trees (1: 500 sq. ft.)	117 trees	17 trees
Shrubs (1: 100 sq. ft.)	586 shrubs	2 shrubs

Additional Standards – Meets requirements

- The applicant will be working with the Surface Waters and Sewers Division of Public Works as part of the PDR process. At this time, the small parking area in the southeast corner of the site is proposed to have a continuous curb, directing water to the City’s facilities in Hoover Street NE. Staff recommends that the applicant consider a break in the curb in this location to accommodate some stormwater in the green space adjacent to the building.
- The proposed building and building addition will not block any important city views.
- The proposed building and building addition will not shadow any adjacent public spaces and should have minimal impact on adjacent properties.
- The proposed building and building addition will not generate wind currents at ground level.
- The site generally includes crime prevention through environmental design. Lighting is proposed on the new building in the southeast corner and the entrance is connected to the parking area with a sidewalk. The perimeter of the site is fenced to distinguish between public and private space. The existing building on the northern portion of the site contains a fair amount of glazing facing the public parking areas to allow for natural surveillance and visibility. The office portion of the new building in the southeast corner of the site contains glazing facing the parking lot and Hoover Street NE to achieve the same purpose. Additional glazing facing Hoover Street NE will be recommended as a condition of approval.
- The site is not designated nor is it located in an historic district. The applicant is proposing to demolish a portion of the existing service building. This building is not likely to bear any historical significance.

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

The proposed use is a *conditional use* in the I2, Medium Industrial District. A conditional use permit has been applied for accordingly and staff is recommending approval, as analyzed above.

Off-street Parking and Loading – Meets requirements

- The parking requirement for truck, trailer, boat, recreational vehicle or mobile home sales, service or rental is one space per 500 square feet of gross floor area in excess of 4,000 square feet, plus one space per 2,000 square feet of outdoor sales, display or storage area. The requirement for the use is shown below.
- There is no bicycle parking requirement for the use. However, two spaces are proposed in front of the new building in the southeast corner of the site.
- The use had a medium loading requirement. Each building has several loading spaces that meet the minimum dimensions for large loading spaces.

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

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Truck Sales, Service or Rental	76	--	76	205	99
Total	--	--	76	205	99

Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Truck Sales, Service or Rental	--	--	--	2	Medium (2 large)	2 large
Total	--	--	--	2	2 large spaces	2 large

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	12,000 sq. ft.	356,243 sq. ft. / 8.18 acres
Gross Floor Area (GFA)	--	63,200 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	--	0.17
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	0.17
Maximum Building Height	5 stories or 56 feet, whichever is less	25 ft.

Lot Requirements – Meets requirements

- Transportation uses are subject to minimum lot width and lot area requirements, as outlined below.

Table 5. Lot Requirements Summary

	Code Requirement	Proposed
Minimum Lot Area	12,000 sq. ft.	356,243 sq. ft.
Minimum Lot Width	100 ft.	315 ft.

Yard Requirements – Not applicable

- There are no minimum yard requirements in the I2 district.

Signs – Meets requirements with Conditions of Approval

- Signs are subject to Chapter 543 of the Zoning Code. All new signs are required to meet the requirements in Chapter 543. The site has an existing freestanding sign, so wall signs are limited to one square foot per linear foot of primary building wall.
- The applicant proposes a new wall sign on the north side of the existing building, facing Broadway Street NE. The north elevation of this building is currently cluttered with six back-lit, product identification signs of various sizes. The applicant is proposing to remove the existing signs and install five new signs on this elevation that are indicated as being back-lit. Back-lit signs are not allowed and they will not be permitted as part of this application. Further, product identification signs are limited to two per primary building wall and cannot exceed 16 square feet in area.
- The applicant has indicated that all signage will be finalized under a separate permit.

Table 6. Signage Summary

	Number Allowed	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Attached (north elevation of existing)	--	1	180 sq. ft.	180 sq. ft.	45 sq. ft.	28 ft.	18 ft.
Attached (east elevation of new building, SE corner)	--	1	60 sq. ft.	60 sq. ft.	51 sq. ft.	28 ft.	24 ft.
Product identification (north elevation)	2	5	180 sq. ft.	16 sq. ft.	16 sq. ft. each	28 ft.	17 ft.
Total		7	240 sq. ft.		176 sq. ft.	28 ft.	24 ft.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements:

535.70. Screening of mechanical equipment.

- (a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so

as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- (1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
- (2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
- (3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
- (4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

(b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:

- (1) Minor equipment not exceeding one (1) foot in height.
- (2) Mechanical equipment accessory to a single or two-family dwelling.
- (3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.

- A transformer is shown on the west side of the new building, interior to the site. Said transformer will not be visible from adjacent properties or public streets. No new mechanical equipment has been identified on the plans. However, it is assumed that rooftop equipment will be required given the nature of the use. As a condition of approval, all rooftop mechanical equipment shall be required to comply with the requirements above.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in [Chapter 535](#):

535.80. Screening of refuse and recycling storage containers.

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- The applicant is proposing to house the refuse containers within the building addition in the center of the site.

Lighting – Meets requirements

- Existing and proposed lighting must comply with [Chapter 535](#) and Chapter 541 of the zoning code, including:

535.590. Lighting.

- (a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
- (b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The plans show wall-mounted lights on the north side of the proposed building in the southeast corner of the site. Said lights will be 250 watt fixtures with downcast shields. A photometric plan was not submitted as part of the project. All lighting shall be required to comply with the requirements outlined above.

Fences – Meets requirements with Conditions of Approval

- Fences must comply with the requirements in Chapter 535. This section of the code states the following about hazardous and prohibited materials:

Fences shall not be constructed of electrically charged wire, razor wire, chain link with slats, chicken wire, rope, cable, railroad ties, landscape timbers, utility poles or any other similar materials or materials not specifically manufactured for permanent fencing. The cut or selvage end of wire or metal fencing materials may not be exposed at the top of a fence if the height of the fence is less than six and one-half (6½) feet. Barbed wire may be permitted at the top of a fence if the height of the barbed wire is not less than six and one-half (6½) feet and the fence is located in an industrial district not less than one hundred (100) feet from a residence or office residence district.

- The site has an existing chainlink fence with barbed wire along the interior side property lines and interior to the site. The fence also extends along Hoover Street NE. The portion of the fence along Hoover Street NE is chainlink with slats and barbed wire on top. This section of fence is not shorter than 6.5 feet in height. As a condition of approval, staff is recommending that the applicant replace the portion of the fence along Hoover Street NE with a standard chainlink fence (no slats or barbed wire). Additional landscaping is recommended for this area that will provide screening in place of the slats. The remainder of the fence can stay as-is due to the lack of visibility from the public street.

Specific Development Standards – Not applicable

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

The site is identified as industrial on the future land use map in the comprehensive plan. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

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

- 1.14.3 Restrict the development and expansion of nonindustrial uses within designated Industrial Employment Districts, limiting non-industrial uses to the types of uses and locations designated in the Industrial Land Use and Employment Plan.
- 1.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.

Urban Design Policy 10.12: Design industrial uses with appropriate transitions and other design features which minimize negative impacts on surrounding residential uses.

- 10.12.1 Provide appropriate physical transition and separation using green space, fencing, setbacks or orientation between industrial uses and other surrounding uses.
- 10.12.2 Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.
- 10.12.5 Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods.

The applicant is proposing to invest in an existing industrial site by constructing a new building and a large addition to an existing building. In the site plan review analysis below, staff is recommending conditions of approval related to building design and landscaping in order to make the project more consistent with the urban design policies outlined above.

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

The mid-City Industrial Area is identified as an Industrial Employment District per *the Industrial Land Use and Employment Policy Plan (2006)*. Industrial Employment Districts are protected areas intended for industrial growth and expansion. The policies of the plan primarily relate to preserving industrial land for industrial uses and limiting the use of the Industrial Living Overlay District in employment districts. The subject use is an existing industrial use that will be expanding with the addition of a new building and replacing a large portion of an existing building. The proposed project is consistent with the plan.

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:

- **Building Placement.** Both the addition and the new building will be more than eight feet from the front property lines. The addition is located behind an existing building that is separated from Broadway Street NE with parking and a truck display area. The new building in the southeast corner will be approximately 20 feet from the property line along Hoover. Staff recommends

granting alternative compliance for the building placement. This is an industrial area with no established street wall and no consistent pattern of development. There is no public sidewalk along Hoover Street NE or Broadway Street NE and there is very little pedestrian traffic in the area. The placement of the addition works with existing site conditions, as the addition is merely replacing an existing building in roughly the same footprint.

- **Principal Entrance.** Buildings are required to have at least one principal entrance facing the street. The new building in the southeast corner of the site will have its principal entrance facing the parking area on the north side of the building. Staff recommends granting alternative compliance. As previously stated, the site is in a large industrial park. The area is not walkable and the public streets do not contain sidewalks. As such, it is unlikely that pedestrian traffic will be prevalent around the site and a street-facing entrance may not add any benefit.
- **Windows.** Alternative compliance is requested for the minimum window requirement on the east elevation of the new building in the southeast corner of the site. The minimum window requirement of 30 percent, or 144 square feet, facing Hoover Street NE. The applicant is four square feet short of the 30 percent required on the east elevation. Staff does not recommend granting alternative compliance for the windows. The other sides of the building are lacking in windows, though a reduction is allowed due to the industrial nature of the use. Increasing the amount of glazing on the east elevation by four square feet would be a minor adjustment to the plans.
- **Blank Walls.** The buildings have several instances of blank wall in excess of 25 feet. The new building in the southeast corner will be blank for the entire west elevation, which is approximately 60 feet in length. The south elevation, facing the interior property line, will be blank for 152 feet. Alternative compliance is requested. The proposed addition in the center of the site has a blank wall approximately 76 feet in length in the center of the building, facing west, and a blank wall 44 feet in length on the south end of this same elevation. Due to the nature of the use, staff recommends granting alternative compliance in all locations except for the center of the west elevation on the building addition. This area provides an opportunity for plantings to be used in lieu of a material change to address the blank wall. Planting arborvitae or other tall shrubs in this location will also bring the site closer into compliance with the minimum landscaping requirements. The plantings will be recommended as a condition of approval.
- **Twenty-Percent Landscaping Requirement.** The applicant is providing landscaping for 17.4 percent of the site not occupied by buildings, in lieu of the 20 percent required. Staff recommends granting alternative compliance. The site contains a large industrial use within an industrial park. Additional landscaping will be required along Hoover Street NE that will bring the site closer into compliance, but requiring the 7,457 additional square feet of landscaping would not be practical given the nature of the use and the setting.
- **Tree and Shrub Requirements.** The site requires 117 canopy trees and 586 shrubs. The plans show 17 canopy trees and two shrubs. However, the entire site perimeter is bordered by dense landscaping that is mostly volunteer and therefore not shown in the planting calculations. However, this landscaping provides a dense buffer along the south and west property lines. The volunteer plantings include several large trees and countless other plantings. As such, staff recommends granting alternative compliance. However, a minimum of 40 additional shrubs will be required along the public streets, per the parking screening requirements below. Staff also recommends a minimum of ten shrubs be planted along the east side of the proposed building in the southeast corner of the site.
- **Parking lot screening.** All areas where vehicles park are required to have a 7-foot landscaped yard between the parking area and the street with screening a minimum of three feet in height and 60 percent opaque. For this site, landscaped yards are required along the north property line, adjacent to Broadway Street NE, and along the west property line, adjacent to Hoover Street NE.

Along the north property line, a landscaped yard of approximately 20 feet in width is provided between the truck display area and the property line adjacent to Broadway Street NE. This landscaped area does not contain the required screening. Six trees and two shrubs exist in this location. As a condition of approval, staff recommends that shrubs be provided for the length of the property along Broadway Street NE, with no fewer than 40 shrubs planted in this location. Along Hoover Street NE, a landscaped yard of approximately 17 feet in width is proposed between the parking area and the property line. No plantings are shown in this location. As a condition of approval, plantings a minimum of three feet in height and 60 percent opaque will be required in this location. Further, the landscaped yard shall be extended to the area between the rental truck display and the property line.

- **Parking stalls with 50 feet of a tree.** The site contains several parking areas, three of which have more than 10 parking stalls. The zoning code requires parking stalls in these areas to be no more than 50 feet from the center of an on-site deciduous tree. The largest parking area contains 44 spaces and is located along the west side of the site. This area also functions as a staging area. No tree islands are proposed. The parking area around the existing building on the north side of the site contains 30 parking stalls. One tree is provided in this location, leaving the majority of the parking stalls more than 50 feet from the center of a tree. The employee parking area along the northeast property line contains 20 parking stalls, all of which are further than 50 feet from a tree. Staff recommends granting alternative compliance. The nature of the use is truck sales, rental and repair. As such, wide spaces are needed to accommodate turning movements for trucks and tree islands would likely get damaged and may not be practical.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by RJ Ryan Companies, Inc. for the property located at 3000 Broadway Street NE:

A. Conditional Use Permit to allow additions to a truck, trailer, boat, recreational vehicle or mobile home sales, service or rental use in the I2, Medium Industrial District.

Recommended motion: **Approve** the application for a conditional use permit, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review to construct a new 12,048 square foot building and a 33,400 square foot building addition.

Recommended motion: **Approve** the application for site plan review, subject to the following conditions:

1. All site improvements shall be completed by November 2, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED Staff shall review and approve the final site, elevation, landscaping and lighting plans before building permits may be issued.

3. The new building in the southeast corner of the site shall include windows for 30 percent of the east elevation, in compliance with Section 530.120 of the zoning code.
4. All ground floor windows shall maintain a visible light transmittance ratio of 0.6 or higher, in compliance with Section 530.120 of the zoning code.
5. Arborvitae or other tall plantings shall be provided on the west side of the tool storage area in the building addition to break up the blank wall, in compliance with Section 530.120 of the zoning code.
6. A minimum of ten shrubs shall be planted along the east side of the new building in the southeast corner of the site, in compliance with Section 530.160 of the zoning code.
7. A landscaped yard a minimum of seven feet in width shall be provided along the east property line, adjacent to Hoover Street NE, and said landscaped yard shall include plantings that are a minimum of three feet in height and 60 percent opaque, in compliance with Section 530.170 of the zoning code.
8. The landscaped yard along the north property line shall be revised to include a minimum of 40 shrubs that are at least three feet in height and evenly distributed along the property line, in compliance with Section 530.170 of the zoning code.
9. Parking lot surfacing shall be repaired as needed throughout the site, in compliance with Section 541.300 of the zoning code.
10. The fence along the east property line, adjacent to Hoover Street NE shall be replaced or modified to remove the slats and barbed wire, in compliance with Section 535.430 of the zoning code.
11. All signage shall comply with Chapter 543 of the zoning code relating to On-Premise Signage.
12. All rooftop mechanical equipment shall be screened in compliance with Section 535.270 of the zoning code.

ATTACHMENTS

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



1100 Mendota Heights Road • Mendota Heights, MN 55120 • (651) 681-0200 • Fax (651) 681-0235

October 6, 2015

City of Minneapolis
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Attn: Ms. Kimberly Holien

Re: **Statement of Proposed Use**
Astleford International Trucks / Idealease
Minneapolis, MN

Dear Ms. Holien:

The proposed project will be two phases of construction on Astleford's existing property. The first phase will be a new 12,000 sf (23' in height) exposed aggregate precast service shop with composite metal panel entry accent materials. This new building will be located on the southeast corner of the property. The second phase will include a partial demolition of the existing structure, and construction of a new 33,400 sf (31 in height) precast addition to function as a service area and body shop.

Sincerely,

R.J. RYAN CONSTRUCTION, INC.

A handwritten signature in black ink, appearing to read 'Jason Folger', is written over a white background.

Jason Folger
Project Manager



1100 Mendota Heights Road • Mendota Heights, MN 55120 • (651) 681-0200 • Fax (651) 681-0235

October 6, 2015

City of Minneapolis
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Attn: Ms. Kimberly Holien

Re: Conditional Use Permit Findings
Astleford International Trucks / Idealease
Minneapolis, MN

Dear Ms. Holien:

In accordance with the general conditional use permit application, the following findings conclude that the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed development complements other uses in the area and the additional structure will not change the existing function of this site or its impact on the public health, safety, comfort or general welfare.

- 2. 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 intended use for this development will not change from its current use. We do not anticipate that the surrounding properties in the vicinity will experience negative impact from this development.

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

Access to the site will not change from what is existing. There are two curb cuts on the east side of the property and two curb cuts on the north side of the property. All existing access points will remain. Utilities will tie into existing mains beneath Hoover Street.

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

The intended use for this development will not change from its current use. Traffic activity should remain similar to its current levels.

5. Is consistent with the applicable policies of the comprehensive plan.

This development supports the ongoing industrial activity in this area.

6. Does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit, the rezoning request, relevant variances, and site plan review.

If all land use/zoning applications are approved, including conditional use permits, the proposal would comply with all provisions of the I2 district.

Sincerely,

R.J. RYAN CONSTRUCTION, INC.

Jason Folger
Project Manager

RJ Ryan Construction, Inc

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3000 Broadway Street NE

FILE NUMBER

BZZ-7459

CERTIFICATE OF SURVEY

~for~ RJ RYAN CONSTRUCTION

~for~ ASTLEFORD INTERNATIONAL TRUCKS
3000 BROADWAY STREET NE
MINNEAPOLIS, MN 55413

PROPERTY DESCRIPTION:

(PER CERTIFICATE OF TITLE NO. 1218123)

Parcel 1:
The East 730 feet, measured at right angles, of the North Half of the Northeast Quarter of the Southwest Quarter of Section 18, Township 29, Range 23, except the North 350 feet thereof, measured at right angles, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

Parcel 2:
The West 460 feet, measured at right angles, of the East 730 feet, measured at right angles, of the North 350 feet, measured at right angles, of the North Half of the Northeast Quarter of the Southwest Quarter of Section 18, Township 29, Range 23, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 2/16/2015.
- Bearings shown are on Hennepin County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Torrens Property. Certificate of Title No. 1218123
- Parcel ID No: 18-029-23-31-0002. Parcel area = 8.92 acres including right-of-way.
- Benchmark: MNDOT Geodetic Control Station GORG MNDT AZ MK. Elevation = 965.25 feet (NAVD 88 Datum).

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ★ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊕ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES WATER MANHOLE
- ⊠ DENOTES GATE VALVE
- ⊞ DENOTES GAS METER
- ✕ 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES LIGHT POLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES CHAINLINK FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE



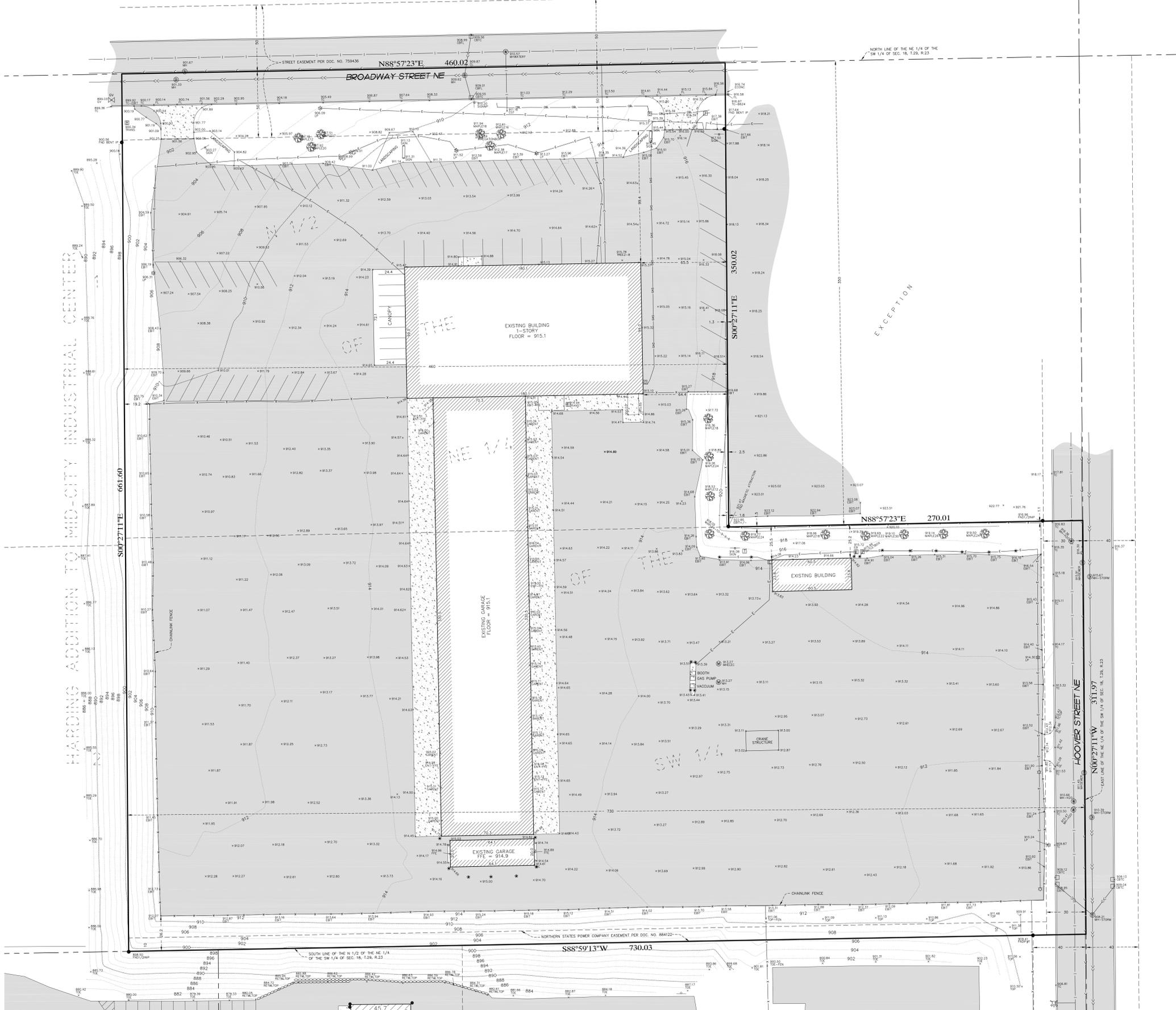
(IN FEET)
1 inch = 30 ft.

VICINITY MAP



HENNEPIN COUNTY, MINNESOTA
(NO SCALE)

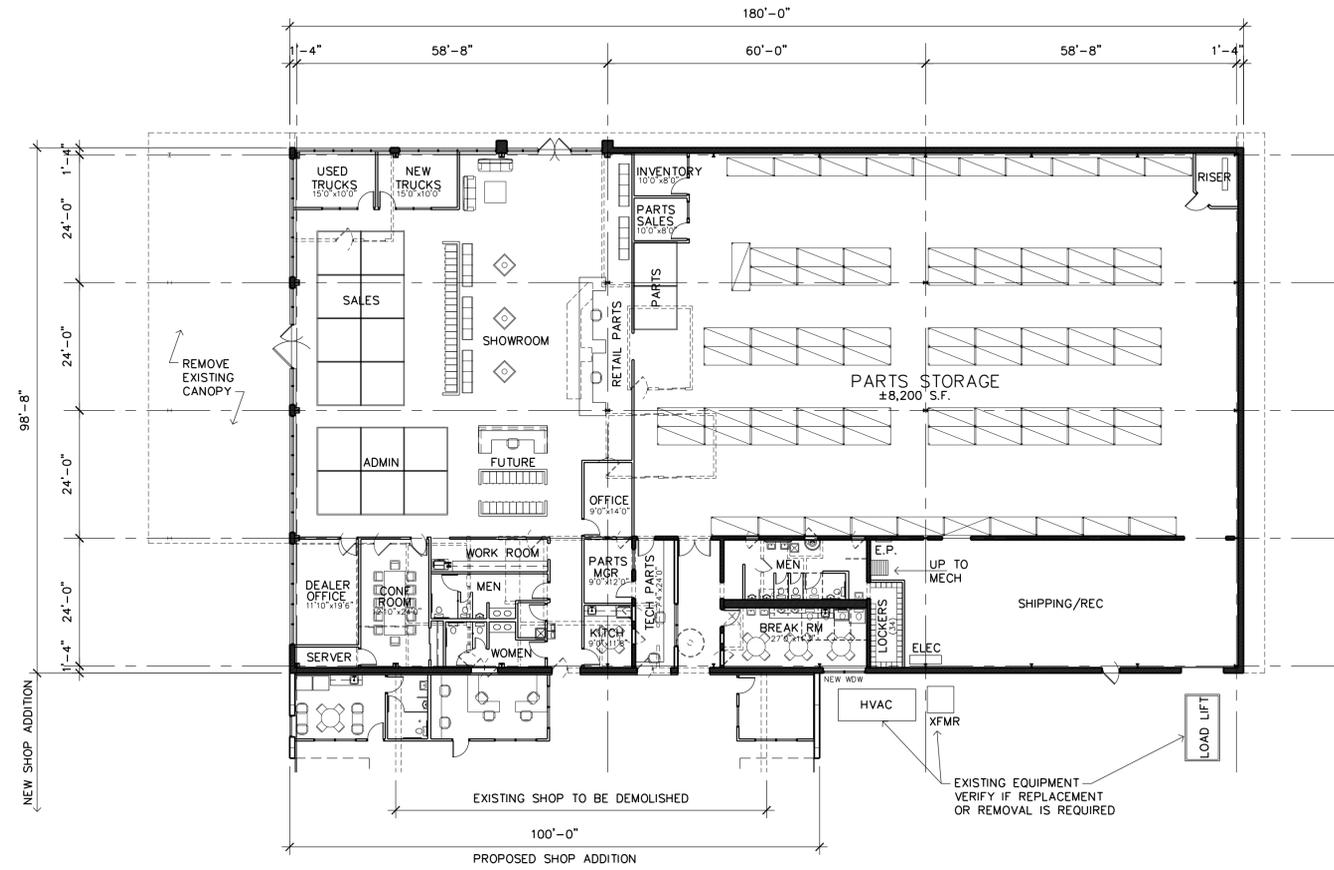
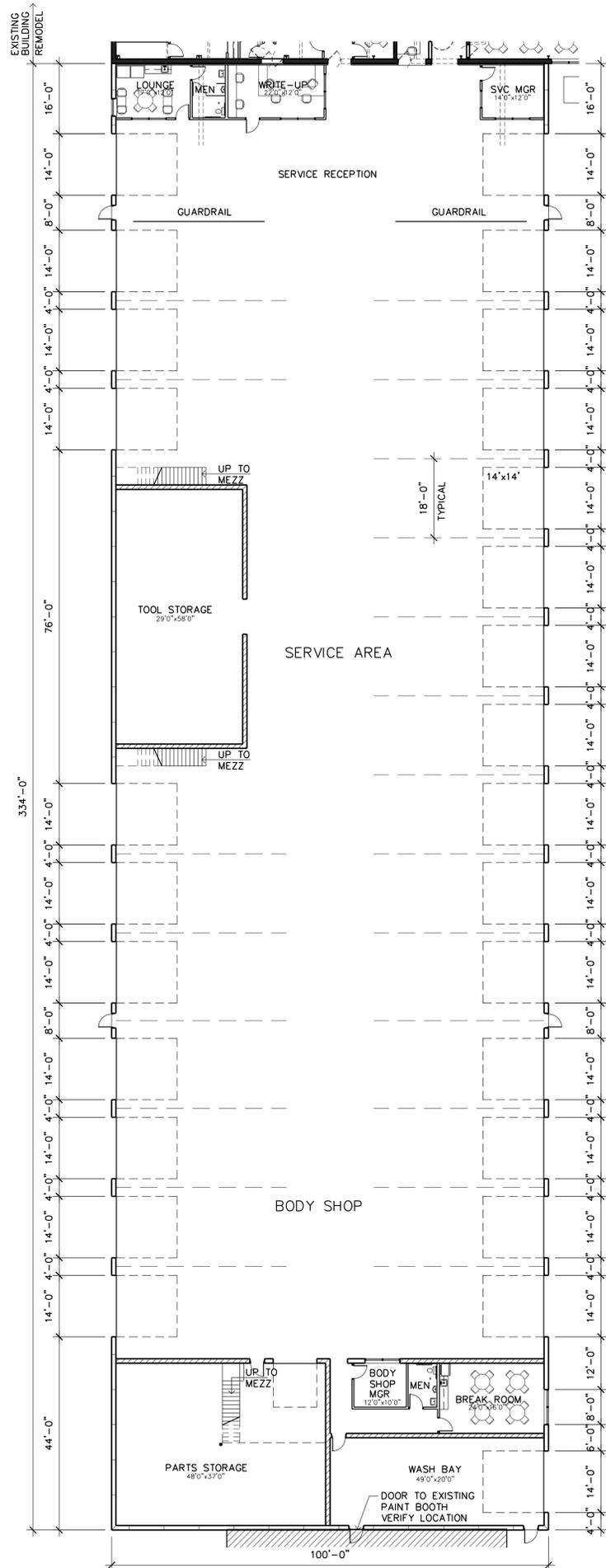
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E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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.
Jason E. Rud
Date: 2/25/2015 License No. 41578

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1 FLOOR PLAN
A1 SCALE: 1/16" = 1'-0"



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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.

PRELIMINARY NOT FOR CONSTRUCTION



Commercial Design and Construction

1100 Mandata Heights Road
Mankato Heights, MN 55120
Ph: 561-681-0200
Fax: 561-681-0235

ASTLEFORD INTERNATIONAL TRUCKS
3000 Broadway St. NE, Minneapolis, MN

Copyright 2015
Leonard Lampert Architects, P.A.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

8/11/15	PRELIMINARY

FLOOR PLAN

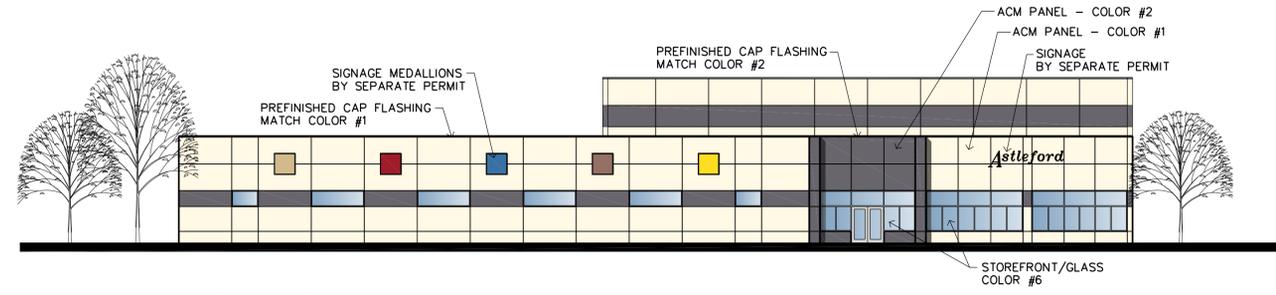
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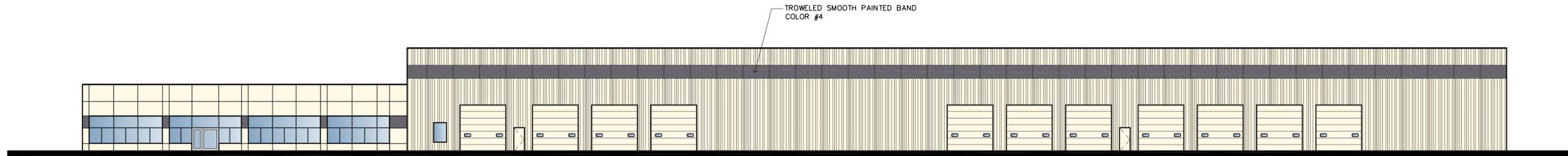
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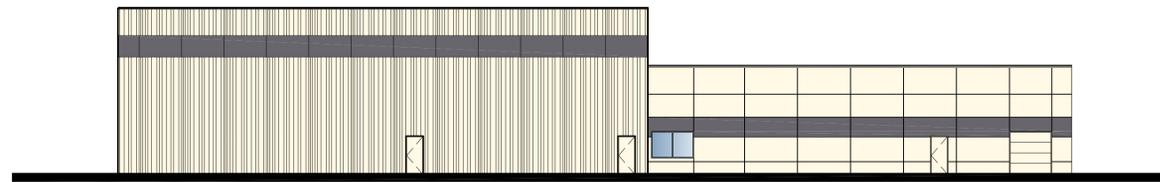


NORTH ELEVATION



WEST ELEVATION

- COLOR #1 - ALUMINUM COMPOSITE METAL PANEL
FIRESTONE - BONE WHITE (OR EQUAL)
- COLOR #2 - ALUMINUM COMPOSITE METAL PANEL
FIRESTONE - CHARCOAL GRAY (OR EQUAL)
- COLOR #3 - FABCON - EXPOSED AGGREGATE
WHITE GEORGIA MARBLE #3110
- COLOR #4 - SHERWIN WILLIAMS
SW7075 WEB GRAY (OR EQUAL)
- COLOR #5 - PREFINISHED METAL
FIRESTONE - SLIVER METALLIC OR EQUAL
- COLOR #6 - CLEAR ANODIZED FRAMES
GRAY TINTED GLASS



SOUTH ELEVATION



EAST ELEVATION



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ASTLEFORD INTERNATIONAL TRUCKS

3000 Broadway Street N.E, Minneapolis, Minnesota

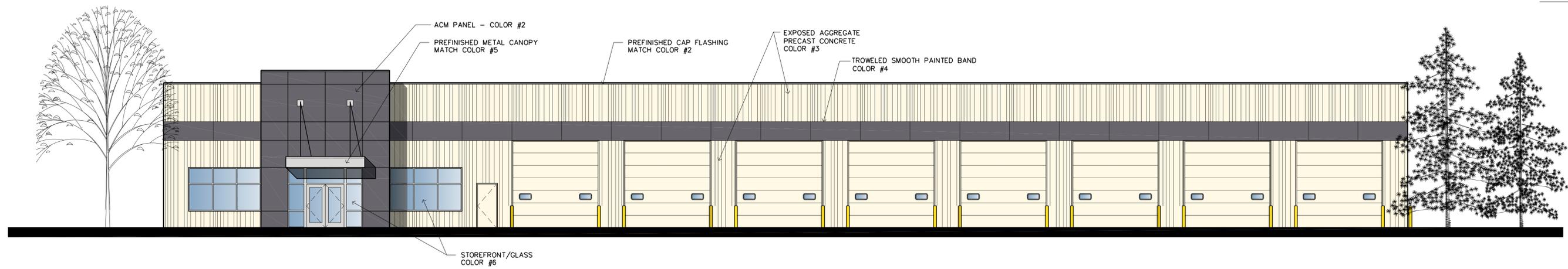
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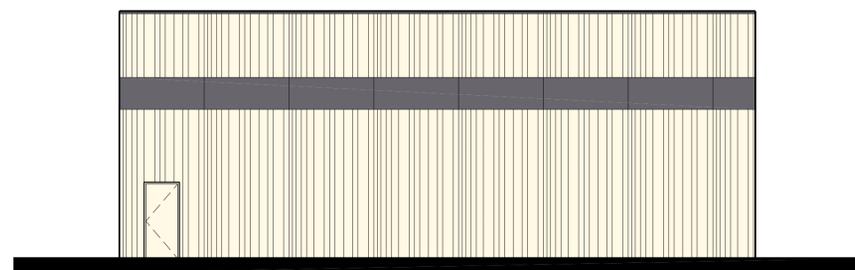
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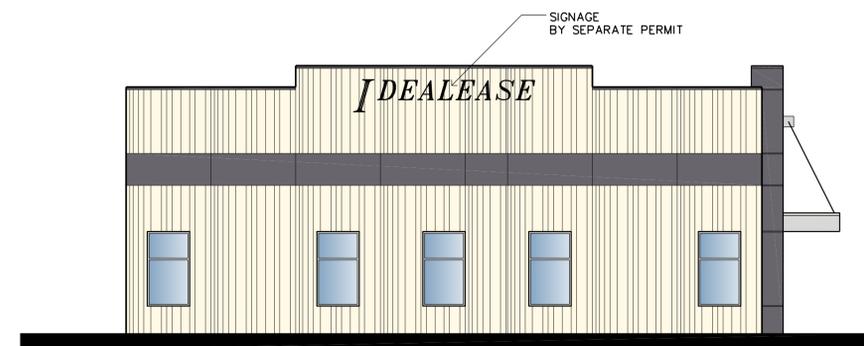
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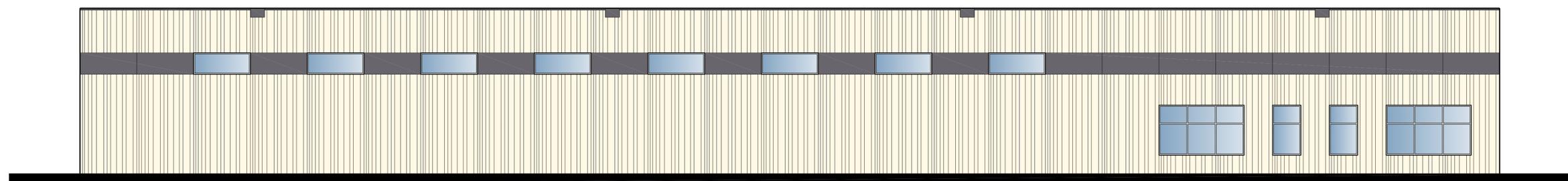


WEST ELEVATION



EAST ELEVATION

- COLOR #1 - ALUMINUM COMPOSITE METAL PANEL
FIRESTONE - BONE WHITE (OR EQUAL)
- COLOR #2 - ALUMINUM COMPOSITE METAL PANEL
FIRESTONE - CHARCOAL GRAY (OR EQUAL)
- COLOR #3 - FABCON - EXPOSED AGGREGATE
WHITE GEORGIA MARBLE #3110
- COLOR #4 - SHERWIN WILLIAMS
SW7075 WEB GRAY (OR EQUAL)
- COLOR #5 - PREFINISHED METAL
FIRESTONE - SILVER METALLIC OR EQUAL
- COLOR #6 - CLEAR ANODIZED FRAMES
GRAY TINTED GLASS



SOUTH ELEVATION

ASTLEFORD INTERNATIONAL TRUCKS

3000 Broadway Street N.E, Minneapolis, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

















Jason Folger

From: Jason Folger
Sent: Monday, October 05, 2015 11:23 AM
To: 'kevin.reich@minneapolismn.gov'
Cc: Kimberly.holien@minneapolismn.gov
Subject: 3000 Broadway Street NE
Attachments: image001.jpg

Mr. Reich,

In compliance with the General Land Use Application Requirements Checklist, I'd like to provide you with the following information regarding our proposed project:

1. Description of the project:

This is a two phase project. The first phase will be a new 12,000sf (23' in height) precast service shop located on the southeast corner of the property. The second phase will include a partial demolition of the existing structure, and construction of a new 33,400sf (31' in height) precast addition.

2. Land use applications that the applicant is aware are needed for the project:

We intend to submit a general land use application to the city of Minneapolis. We'll also require a conditional use permit. Lastly, we are in the process of submitting a PDR application.

3. Address of the property for which zoning approval is sought:

3000 Broadway Street NE
Minneapolis, MN 55413

4. Applicant's name, address, telephone number, and email address:

Jason Folger (RJ Ryan Construction, Inc.)
1100 Mendota Heights Road, Mendota Heights, MN 55120
651-365-7024
jfolger@rjryan.com

Please let me know if you have other questions about this proposed project.

Thank you,



Jason Folger | Project Manager

R.J. Ryan Construction, Inc | Commercial Design and Construction

1100 Mendota Heights Road | Mendota Heights, MN 55120

Direct: 651-365-7024 Cell: 612-499-7875 Fax: 651-681-0235 | www.rjryan.com