



LAND USE APPLICATION SUMMARY

Property Location: 1844 Central Avenue Northeast
Project Name: Rezoning request
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Zulfe Enterprises Inc
Project Contact: Mir Ali
Request: To rezone the property from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

Required Applications:

Rezoning	Petition to rezone the property located at 1844 Central Avenue Northeast from the C1 District to the C2 District.
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SITE DATA

Existing Zoning	C1/Neighborhood Commercial District
Lot Area	22,400 square feet / 0.51 acres
Ward(s)	I
Neighborhood(s)	Logan Park; adjacent to Windom Park and Holland
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (Central Avenue Northeast)
Small Area Plan(s)	<u>Central Avenue Small Area Plan (2008)</u>

Date Application Deemed Complete	November 13, 2015	Date Extension Letter Sent	November 30, 2015
End of 60-Day Decision Period	January 12, 2016	End of 120-Day Decision Period	March 12, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site includes two buildings. Along the front property line there is a two-story mixed use building with first floor commercial establishments and 12 residential units on the second floor. Ransam Dollar Store Plus Beauty and Erly’s Hair Salon are the current commercial tenants.

Behind the main building is a 19-space surface parking lot and a 3,200 square foot garage structure. Building permits indicate that the building at the rear of the site has been the location of auto repair establishments since 1951. However, city licensing records indicate that the last auto repair establishment license expired in September 2013. Any new auto repair business would require zoning and licensing approval.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Central Avenue Northeast between 18th Avenue and 31st Avenue is a designated commercial corridor. The future land use of the properties along Central Avenue within this area is mixed use and the zoning of the properties is C1, C2, or OR3. Uses of these properties include multiple-family residential and a wide variety of commercial establishments.

The parcels bordering the project site to the west are zoned R4. The Jackson Flats, a 35-unit multiple-family development is located at 901 18 ½ Avenue Northeast. There are also four single-family homes along 19th Avenue Northeast. In between the subject property and the four single-family homes is a vacant lot owned by the City of Minneapolis.

PROJECT DESCRIPTION. The applicant is proposing to rezone the property from the C1 District to the C2 District to allow for tobacco sales in the Ransam Dollar Store, a general retail sales and services use that sells a variety of products including sunglasses, hair products, and clothing.

A general retail sales and services use is a permitted use in the C1 district; however, per section 281.85 of the Minneapolis Code of Ordinances, no tobacco dealer’s license shall be issued or granted for any use established in the C1 zoning district after July 25, 2008.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-2024/December 2004	Variations and site plan review	Variations were approved to reduce the two-way drive aisle width and reduce off-street parking	Approved

In September 2015, the zoning inspector determined that the project site was in compliance with the site plan that was approved by the city planning commission in 2004.

PUBLIC COMMENTS. As of the publication of the staff report no public comments were received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1844 Central Avenue Northeast from C1 to C2 based on the following findings:

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

The proposed rezoning from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District would be consistent with the applicable policies of The *Minneapolis Plan for Sustainable Growth*. The site is located along the Central Avenue Commercial Corridor, one of 18 commercial corridors in Minneapolis. Commercial corridors have historically been prominent locations with a mix of uses, with commercial uses dominating. The Minneapolis comprehensive plan states that “commercial corridors can accommodate intensive commercial uses and high levels of traffic.” In addition, commercial corridors “support all types of commercial uses.”

There are seven main land uses in the comprehensive plan. The site is designated as mixed use. The mixed use designation allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district.

The following principles and policies outlined in The *Minneapolis Plan for Sustainable Growth* apply to this proposal:

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

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

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

Land Use Policy 1.7: Limit new and expanded auto-oriented uses in the city so impacts on the form and character of commercial areas and neighborhoods can be minimized.

- 1.7.1 Discourage new and expanded high traffic, auto-oriented uses in neighborhood commercial nodes.
- 1.7.2 Direct auto-oriented uses to locations on Commercial Corridors that are not at the intersection of two designated corridors, where more traditional urban form would be appropriate.
- 1.7.3 Auto-oriented uses should be designed with aspects of traditional urban form, to minimize the impact on the pedestrian realm.

The proposed zoning would also be consistent with the applicable policies of the Central Avenue Small Area Plan (2008). The project site is within the Central Segment (between 18th Avenue Northeast and 27th Avenue Northeast). The built form and land use recommendations for this area that support and are applicable to the rezoning include the following:

- Consider rezoning from 18th Avenue Northeast to 31st Avenue Northeast to C2 with an area of C3A at Lowry Avenue Northeast;
- Encourage retail and active uses on the ground floor of buildings at 29th Ave NE (east side of Central Ave only), Lowry Ave NE and 18th Ave NE.
- Extend Pedestrian-Oriented Overlay District from 18th Avenue NE to 31st Avenue NE (It is on CPED's work plan to extend the Central-Lowry Pedestrian Oriented Overlay District south and that the subject property may be incorporated into the Pedestrian Oriented Overlay District in the near future).
- Broaden the mix of retail and businesses along the Avenue by: (1) supporting existing and new entrepreneurs that offer unique products and services, (2) providing larger retail spaces for regional and national businesses that appeal to a broad cross section of Northeast as well as to a regional market, (3) recruiting businesses that serve the day-to-day needs of the local Northeast market, (4) build on Central Avenue's niche in the market for ethnic stores and restaurants by recruiting related businesses from around the region, (5) and support existing and new independent businesses by encouraging small-scale improvements to storefronts and signage.

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

Although the rezoning may be primarily in the interest of the property owner, it would support the Central Avenue Small Area Plan built form and land use recommendations and would allow for a broader range of available goods and services on a commercial corridor, as called for in adopted policies. This change could lead to increased stability in the commercial character of the location and is not solely for the interest of a single property owner.

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

The existing uses of property within the general area are compatible with the proposed zoning classification. Along the Central Avenue Commercial Corridor there is a mix of residential and commercial uses. In addition, the 2nd Precinct is located at 1911 Central Avenue Northeast.

The zoning classification of property within the general area is also compatible with the proposed zoning classification. There are 24 parcels within a 750 foot radius that have street frontage along Central Avenue Northeast; 13 of these parcels have C2 zoning. The parcels at 1851 Central Avenue Northeast and 1911 Central Avenue Northeast were rezoned from C1 to C2 in 2006. All but three parcels along Central Avenue Northeast within a 750 foot radius are zoned C1 or C2; the other three parcels are zoned OR3/Institutional Office Residence District. Even though a majority of the parcels within the immediate area are zoned C2, the rezoning would not allow drive-through facilities on the property because, even with the proposed rezoning, there would not be 660 feet of continuous C2 or higher zoning on the west side of Central Avenue (there would be 520 linear feet of C2 zoning).

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

While there are reasonable uses of the property permitted under the existing zoning classification, the uses allowed in the proposed zoning classification are also reasonable for a parcel located along a commercial corridor. It is recognized that automobile service uses are first allowed with a conditional use permit in the C2 district, and that these uses are often undesirable from an urban-design standpoint with less active storefronts, buildings stepped back from the front property line, additional curb cuts, and surface parking lots. However, the existing two-story mixed use building along Central Avenue Northeast that spans the entire length of the parcel reduces these built form concerns. In addition, the subject property is in compliance with the site plan that was approved by the city planning commission in 2004. This site plan increased the amount of landscaping along the perimeter of the surface parking lot.

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

There has not been a great change in the character or trend of development in the general area. Central Avenue has continued to be an important commercial corridor with medium to high density residential and a variety of commercial and office uses. New development in the area includes the new restaurant building across the street at 1911 Central Avenue Northeast and the Jackson Flats, a 35-unit multiple-family development at 901 18 ½ Avenue Northeast.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 10

LEGAL DESCRIPTION. Lots 1, 2, & 3 Block 33 Wilson’s Rearrangement, Blocks East Side Addition. Hennepin County, Minnesota

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Zulfe Enterprises Inc for the property located at 1844 Central Avenue Northeast:

A. Rezoning the property located at 1844 Central Avenue Northeast from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

Recommended motion: **Approve** the application for a rezoning from the C1/Neighborhood Commercial District to the C2/Neighborhood Corridor Commercial District.

ATTACHMENTS

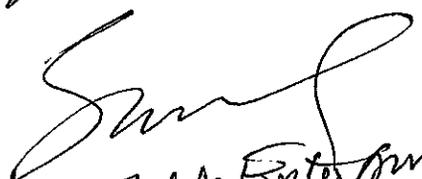
1. Zoning map
2. Statement of proposed use and statement to findings
3. Zoning Comparison and Principal Uses in Commercial Districts
4. Small Area Plan: Central Segment
5. Approved site plan (2005)
6. Images
7. Aerials

Statement on the Proposed
change of zoning from C1 to C2

1. Property address: 1844 Central Ave NE
MPLS Mn 55418
2. legal description: Lots 1, 2 & 3 Block 33
Wilson's Rearrangement,
Block's Eastside ^{addition}
3. We are applying for the change of zoning
from C1 to C2 for our property
located at 1844 — 1858 Central Ave NE
Minneapolis Mn 55418. This will
provide the opportunities to our
present & future tenants to run
variety of businesses from this location

(over)

The C2 zoning will also help
our present tenants to sell Tobacco
and cigarettes and to run auto
repair business also. We will
highly appreciate the approval
of change of zoning from C1 to C2
for our property. Thank you so much


Julie Epstein
MIA
owner & CEO
2947 Bent Tree Blvd
New Brighton
NY 11548
(651) 329 7161

Zoning Comparison: C1 and C2

	C1	C2
	Neighborhood Commercial District	Neighborhood Corridor Commercial District
FAR		
Base FAR Maximum	1.70	1.70
20% bonus for enclosed, underground or structured parking	0.34	0.34
20% bonus for 50% ground floor commercial	0.34	0.34
20% bonus for 20% affordable units	0.34	0.34
Total possible FAR	2.72	2.72
Required lot area per dwelling unit (sq. ft.)	700	700
Possible DU Bonuses:		
20% bonus for enclosed, underground or structured parking	Yes	Yes
20% bonus for 50% ground floor commercial	Yes	Yes
20% bonus for 20% affordable units	Yes	Yes
Base building height maximum (in stories)	2.5/3	4
Maximum size of retail store (sq. ft.)	8,000	30,000
Maximum Lot Coverage	n/a	n/a
Maximum Impervious Surface Coverage	n/a	n/a
Yard Requirements		
Front	0	0
Interior side or rear ¹	5	5
Corner Side	0	0
Height Requirements		
Feet	35	56
Stories	2.5	4
Retail		
Maximum size of retail store (sq. ft.)-base	4,000	30,000
Bonus for no parking b/w structure and street	2,000	0
Bonus for additional stories & parking	2,000	0

Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
COMMERCIAL USES						
Retail Sales and Services						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	
Consignment clothing store	P	P	P	P	P	
Contractor's office	C	C	C	C	C	
Day labor agency					C	
Exterminating shop					P	
Farmers' market	P	P	P	P	P	
Firearms dealer					C	
Funeral home	P	P	P	P	P	
Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	
Memorial monuments		P			P	
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	
Photocopying	P	P	P	P	P	

Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	
Shopping center	C	C	C	C	C	
Small engine repair		C		P	P	
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	
Veterinary clinic	P	P	P	P	P	
Video store	P	P	P	P	P	
Offices	P	P	P	P	P	
Automobile Services						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	
Automobile convenience facility		C		C	C	
Automobile rental		C			C	
Automobile repair, major					C	
Automobile repair, minor		C		C	C	
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	
Automobile sales		C		C	C	
Car wash		C		C	C	
Food and Beverages						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	
Liquor store, off-sale		C	C	C	C	
Nightclub			C			
Restaurant, delicatessen	P	P	P	P	P	
Restaurant, fast food	C	C	C	C	C	
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	
Commercial Recreation, Entertainment and Lodging						
Bed and breakfast home	P	P	P	P	P	

Hotel, 5—20 rooms	P	P	P	P	P	
Hotel, 21 rooms or more			P	P	P	
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	
Radio or television station	P	P	P	P	P	
Reception or meeting hall		C	P	C	C	
Regional sports arena			P			
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	
Medical Facilities						
Birth center	P	P	P	P	P	
Blood/plasma collection facility					P	
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
Planned Unit Development						
	C	C	C	C	C	
Transportation						
Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	
Package delivery service					C	
Taxicab service					C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
PARKING FACILITIES						
Parking facility	C	C	C	C	C	
RESIDENTIAL USES						
Dwellings						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	

Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	
Congregate Living						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	
Board and care home/Nursing home/Assisted living	C	C	C	C	C	
Inebriate housing		C			C	
Residential hospice		C			C	
Supportive housing		C			C	
INSTITUTIONAL AND PUBLIC USES						
Educational Facilities						
Early childhood learning center	P	P	P	P	P	
Preschool	P	P	P	P	P	
School, grades K—12	C	C	C	C	C	
School, vocational or business	C	P	P	P	P	
Social, Cultural, Charitable and Recreational Facilities						
Athletic field	C	C	C	C	C	
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	
Community garden	P	P	P	P	P	
Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
Religious Institutions						
Convent, monastery or religious retreat center	C	P	P	P	P	

Place of assembly	P	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE						
Limited production and processing	C	C	C	C	C	
Dry cleaning establishment		C			C	
Film, video and audio production	P	P	P	P	P	
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	
Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	
Wholesaling, warehousing and distribution					C	
PUBLIC SERVICES AND UTILITIES						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	



5b. Central Segment

The Central Segment of the Avenue is the historic commercial strip. The area between 18th Avenue NE and 27th Avenue NE suffers from high retail turnover, incompatible uses, under-performing buildings and properties, and a lack of physical identity. By concentrating regional destinations and intense urban redevelopments at two locations (18th Avenue NE and NE Lowry Avenue), providing housing opportunities on the Avenue, and creating a series of small urban gathering spaces, the Avenue can once again be a vibrant mixed-use street alive with a range of businesses that serve all of Northeast and a series of niche markets attracting customers from around the region.

Setting

The Central Segment extends from 18th Avenue NE to 27th Avenue NE. This area has long been Northeast's constantly evolving commercial core. Once a full service retail corridor serving the immediate Northeast community, the area has fully transformed into a niche-serving mixed-use district. In addition to the well-known ethnic restaurants, there are small and medium offices, grocery stores and markets, service retail establishments, an assortment of retail offerings, and other businesses and public institutions up and down the Avenue.

The Making Central Avenue Great Plan resulted in several public improvements that established the groundwork for a range of investments. Coordinated



Setting: The Central Segment of the Avenue is a mixed-use strip commercial area.



Location Map

Setting (continued)

parking areas, new streetscape, and banners contributed to an important stage of growth for Central Avenue. Private investments and public/private partnerships responded to public improvements. Most recent private new investments have been well received. The new mixed-use projects have established an urban scale on the street, setting the tone and precedent for new investments. Various tenant and building improvements up and down the Avenue have also been well received as they typically represent a success story of a small scale entrepreneur.

To some, this portion of Central Avenue is thriving. Select businesses do quite well. Some ethnic markets and restaurants along the Avenue are known throughout the region and have a strong customer base. Many serve as informal social centers for ethnic communities. Other businesses that do well on the Avenue tend to cater to the local market of Northeast. Walgreens, Silver Angel Thrift Shop, and the banks, for example, serve a customer base beyond those living within walking distance.

To others, the Avenue is struggling. Turnover is high. Since 2000 nearly 50 percent of the businesses have left the Avenue. The relatively low rents attract new and aspiring entrepreneurs. Some succeed, but many do not, creating retail turnover. Surveys indicate that many Northeasters do not use the Avenue; with the exception of Walgreens, Eastside Food Co-op, Holy Land and the banks, many Northeasters simply do not regularly use the Avenue. In the eyes of many who travel Central Avenue but do not use the businesses, the Avenue is uncomfortable and unattractive. Many buildings are in need of repair. Some buildings are blighted, past their economic life, and clearly unsuited for the Avenue. Others are in need of simple cosmetic or signage improvements.

Many stakeholders cite Jackson Street NE and Polk Street NE as more or equally problematic than Central Avenue. Some blocks on these streets are hot spots for crime, containing run down houses, vacant properties, and properties in disrepair. The causes of this pattern are complex and multi-faceted. The result, however, is a poor relationship between the neighborhoods and the commercial area: a dysfunctional and poorly defined seam between the neighborhoods and Central Avenue.

Regardless of one's opinion of the current state of Central Avenue, there is agreement that the Central Segment of the Avenue can be improved and that it is not to living up to its potential. Stakeholders expect Central Avenue to:

- Be Northeast's downtown.
- Serve all Northeasters, but also draw customers from around the City and the region.
- Be a mixed-use street that one can comfortably walk down one side and back the other throughout the day and into the evening.
- Be a place where small entrepreneurs can succeed.
- Be a place where local, regional, and national retailers can coexist.
- Be a place where one can complete many of their daily activities of life by walking from one store or establishment to the next.
- Be a place that is pedestrian friendly, compact, appropriately dense, environmentally sensitive, and supportive of transit.
- Be a place for Northeasters to linger, pass time, meet friends and family, stroll, and people watch.

Built Form and Land Use

Land Use and Development Intensity

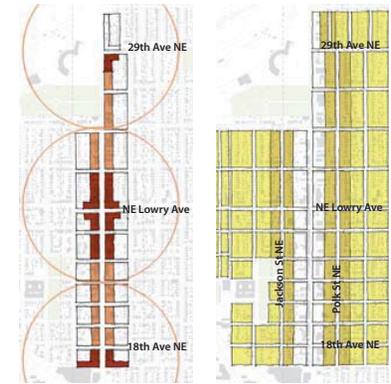
The Central Segment of the Avenue is Northeast's downtown. The Avenue suffers from under performing buildings and properties, a lack of physical identity, a degraded edge in Polk and Jackson Streets NE and a business mix that creates little synergy.

This Plan recommends the Central Segment of the Avenue to re-establish itself in Northeast as a vibrant mixed-use Avenue, and for Jackson and Polk Streets NE to be strong residential streets. Over time, Central Avenue should improve both its physical setting and its commercial/retail/entertainment offerings such that is a walkable, pleasant, pedestrian-oriented street lined with active uses at the sidewalk. Jackson and Polk Streets NE should be repaired with new market rate housing and renovated homes.

The commitments to realize these changes will come from a range of investors, large and small. A steady diet of incremental investments will keep the Avenue unique, local, niche, and authentic. The Plan strongly encourages investments from shopkeepers and building owners alike. Shopkeepers are encouraged to improve signage and window displays and to seek assistance in marketing their business to a wider cross section of the population. Building owners are encouraged to invest in their buildings and their properties, and to make the necessary improvements that will bring new economic life to the Avenue.

The plan also anticipates more significant redevelopment efforts where property assembly and acquisition will take place. Such projects will likely result in an intensified block – one with below grade parking and multi-story buildings. Redevelopment of this scale should not be discouraged; however, it must be balanced with the small and more incremental investments.

Larger redevelopment projects should contribute to the Avenue by being contextual. That is, they should be designed as pieces of the fabric, not as objects that stand apart from the prevailing patterns. Both Monroe Village and the Central Avenue Lofts projects are good examples of how to intensify a block while designing buildings that respond to their context.



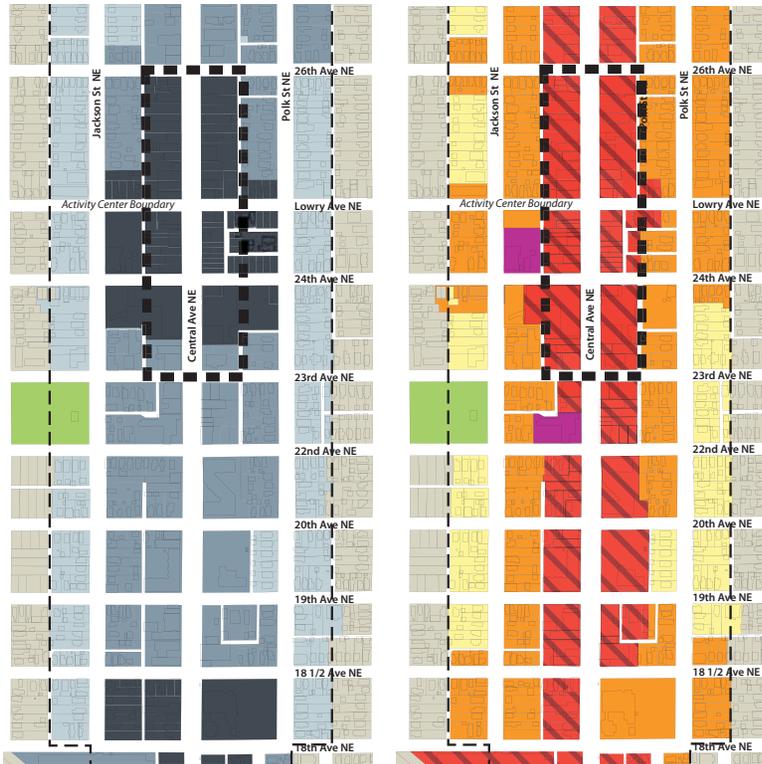
A Strong Commercial Corridor (left) and Strengthened Neighborhood Edges (right)

The Land Use Plan is based on two premises. First, the definition between and transition from the neighborhoods to the Avenue must be clear, predictable, and deliberate. Second, the corridor should serve a range of markets and provide a range of experiences. There should be places where more intense development and regional attractions are concentrated.

Recommendations:

- Reinforce Central Avenue from 31st Avenue NE to 18th Avenue NE as Northeast's commercial core and its downtown.
- Encourage a diversity of investments along Central Avenue, ranging from small incremental investments to large transformative investments.
- Consider rezoning from 18th Avenue NE to 31st Avenue NE to C2 with an area of C3A at Lowry Avenue NE.
- Extend Pedestrian-Oriented Overlay District from 31st Avenue NE to 18th Avenue NE.

Built Form (continued)



- | | | |
|--|---------------------|------------------------|
| neighborhood oriented (detached homes, townhouses, small mercantile buildings; max 35') (approx. 2-3 floors) | low density housing | medium density housing |
| urban oriented (townhouses, small apartments, live/work, mixed-use buildings; max 56') (approx. 4-5 floors) | mixed-use | public/institutional |
| transit oriented (mixed-use buildings, live/work, lofts, parking; max 84') (approx. 6-8 floors) | | |

Development Intensity

Land Use Plan

Built Form (continued)

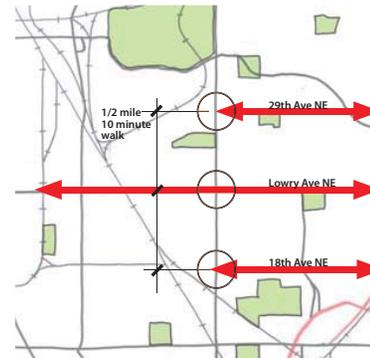
Areas to Concentrate Density and Development

The Northeast street grid is interrupted by large land masses (Shoreham Yards and Columbia Park), rail lines and their related industrial yards, and an inconsistent block pattern. The strongest east-west streets are 18th Avenue NE, NE Lowry Avenue, and 29th Avenue NE. These streets establish the most accessible and valuable corners and blocks along Central Avenue.

Recommendations

- Establish physical differentiation and distinctions along the Avenue by creating concentrated areas of redevelopment at 18th Avenue NE and NE Lowry Avenue (activity center) and 29th Ave NE.
- Encourage retail and active uses on the ground floor of buildings at 29th Ave NE (east side of Central Ave only), Lowry Ave NE and 18th Ave NE.

The intersection of Lowry Avenue NE and Central Avenue should be the primary and most intensely developed area. It is defined in this report as one of three "Transformative Projects" and is described in greater detail later in the report. It should contain a signature plaza with mid-rise buildings that transition



Transit Oriented Developments: The pattern of east west connecting streets defines three logical locations for more intense development.

to residential scale on Jackson and Polk Streets NE. The four blocks can develop at different scales. Some will be larger redevelopment efforts, and some will intensify incrementally over time.

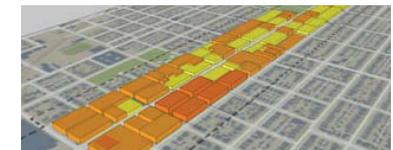
Recommendations

- At the Central Avenue/Lowry Avenue Intersection:
- Encourage intensification of all four corners by selected demolition and careful infill.
 - Preserve important buildings that contribute to the character of the area, such as the Arcana Building
 - Support uses that will make the Activity Center a regional destination that is active throughout the day and into the evening.

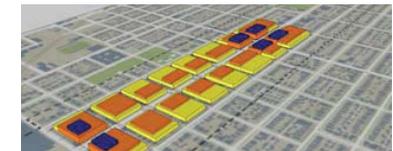
The 18th Avenue NE Central Avenue intersection can be developed with an orientation to the Arts District and to the communities along both sides of the Avenue. On the south west corner, the Thorp Building



Existing Conditions



Existing Zoning Envelope



Proposed Zoning Envelope

Built Form (continued)

is the birthplace of Art-A-Whirl and represents an important arts production building. Currently, the NECDC is developing a 40 unit live/work housing project for local artists on Jackson Street NE on Jackson Street NE between 18 1/2 Ave NE and 19th Ave. In addition, a bike trail along 18th Avenue NE is being built to connect across Northeast directly through this area. Current parking for this segment is adequate at this time but if infill development occurs and parking demand increases, new parking areas will be created. Adaptive reuse is encouraged over demolition for buildings in this area. Redevelopment and improvement of the remainder of the area will be incremental and privately initiated. There are significant opportunities for improvements and intensification of the area.

Recommendations

- Establish an area of concentrated development at 18th Avenue NE and Central Avenue. Work with property owners to redevelop properties with multi-use buildings containing active ground floor uses.



18th Ave NE: Underutilized properties and buildings should be redeveloped with a mix of uses containing retail and housing.

- 1 Full block redevelopment with parking structure to serve as a district resource. 4-8 story buildings on Central Avenue containing retail at grade and residential or offices above. Medium-density housing on Jackson Street NE containing townhouses, small apartments, or lofts.
- 2 Examine possibility of redesigning the one-story component of Parker Skyview located at the northeast corner of 18th Avenue NE and Central Avenue so it has windows, doors, and a better relationship to Central Avenue.
- 3 Redevelop corner with loft or mixed-use building. Parking beneath.
- 4 Recognize artistic and significance of the Thorp Building, and encourage redevelopment and arts presence that highlights this community asset. Consider partial demolition in order to create additional parking for redevelopment of the former Hannay building.

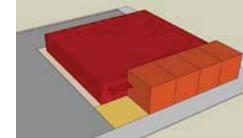
Built Form (continued)

Urban Oriented Blocks: 18 1/2 Avenue NE to 24th Avenue NE

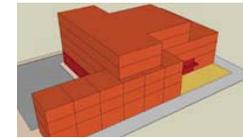
The Plan recommends the blocks in between the nodes be developed as a moderately intense mixed-use corridor. Development should be "urban-oriented" consisting of mixed use-buildings, small apartments, live/work units, and small commercial buildings. The immediate redevelopment opportunities along the Avenue between 18 1/2 Avenue NE and 24th Avenue NE exist on underutilized surface parking lots (police station and Wells Fargo Bank) and in the demolition and intensification of other underutilized properties containing small buildings, buildings in disrepair, or incompatible uses such as single family homes or auto-oriented uses on the Avenue.

Recommendations

- Encourage infill development on parking lots that face Central Avenue. New development should be multi-story with active ground floor uses.
- Encourage redevelopment and redesign of single-story, single-use buildings to improve their relationship to the Avenue and to give them new economic life.



Guideline for larger retail stores (>15,000 sf) in urban oriented areas: Larger retail stores should have liner buildings with multiple storefronts on Central Avenue. An entrance plaza can be located mid-block and be accessible from the parking lot.



Guideline for larger retail stores (>15,000 sf) at transit oriented nodes: Larger retail stores should be nestled into a base of a larger building, with the entrance located on the corner plaza. The parking should not be exposed to the street.

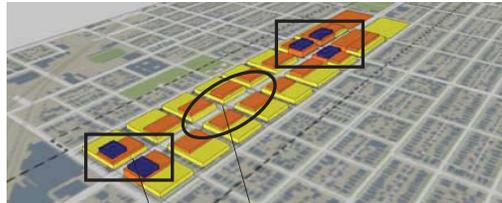


Transit Oriented Grocery Store: Larger retailers can fit on the Avenue if they are not single use and auto-oriented buildings. The grocery store above sits in the base of a mixed-use building

Built Form (continued)

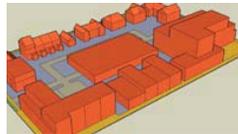


Active Ground Floor Uses: A vibrant Avenue relies heavily on active ground floor uses. Retail and restaurants are required at the nodes and encouraged elsewhere

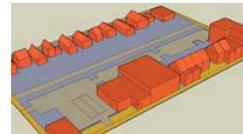


Transit Oriented Areas

Urban Oriented Areas



Typical Transit Oriented Block: On the blocks surrounding 29th Ave NE, Lowry Ave NE and 18th Ave NE, blocks should be developed with multi-story buildings, retail at grade, and medium to high density housing



Typical Urban Oriented Block: Blocks in between the nodes should contain a mix of uses, with medium density housing. Gaps in the street wall should be limited.



Landmark and Signature Buildings: The nodes can be further distinguished with well-designed landmark buildings.



New Construction: Generally, new buildings should be high-quality urban buildings that create a consistent but varied urban street wall. Landmark or signature buildings should be reserved for important intersections such as Lowry Avenue, 29th Avenue NE or 18th Avenue NE.

Built Form (continued)

Business Mix and Strategy

The mix of businesses on Central Avenue is constantly changing. Several decades ago, Central Avenue was a full service main street. It contained a range of goods and services catering to a broad cross section of Northeast residents as well as the sizable number of daytime employees that worked in Northeast.

Over the past 10 years, the retail and business mix has changed considerably. In the wake of the increased competition from the development of the Quarry and other shopping centers, many of the retailers either closed their shops or moved off the Avenue. As the region grew and the suburbs expanded, these shopping centers were accessible to more people, and more people with higher disposable income.

Rents remained relatively low, and most of the retail space was filled with a new wave of entrepreneurs. Today, the Avenue retains a mix of goods and services; however, many of the businesses cater to a very narrow niche in the market. As a whole, the Avenue has a positive reputation as a place for ethnic foods and markets; however, the overall business mix does not serve a broad cross section of the Northeast population (the primary market within two miles), nor does it attract from the relatively wealthy downtown, East Hennepin, Riverfront, and University market (secondary market greater than two miles away).

Whereas vacancies are relatively low on the Avenue, retail turnover is high. The Plan recommends both support for existing young businesses that have the capacity to grow as well as an aggressive business recruiting program to create a healthy, sustainable, and unique mix of businesses along the Avenue.

Many new entrepreneurs need technical, marketing, and service support on a day-to-day basis to help them connect with a larger customer base. Others need assistance with designing shop fronts and improving signage. Guidelines for such improvements are detailed later in this Plan.

New businesses are needed to build upon the Avenue's reputation as a place for ethnic markets and restaurants,

and to diversify and broaden the offerings along the Avenue. Capable small businesses from around the region (emerging second tier businesses) should be recruited to the Avenue to occupy existing retail space whose rent will remain relatively low in the near term. These businesses will serve to continue to improve the Avenue's reputation as the place to go for ethnic foods and markets.

Equally important to building on existing strengths will be to diversify the offerings on the Avenue. New retailers and businesses are needed to penetrate deeper into the Northeast markets (primary market) as well as the relatively wealthy and consumer-oriented secondary market.

Most existing retail space on the Avenue is relatively similar in size (less than 5,000 square feet). Whereas this space is attractive to young entrepreneurs, much of it is not attractive to more established local, regional, or national businesses. New construction is necessary for the Avenue to recruit a wider range of businesses but not at the expense of emerging young entrepreneurs.



Possible Scenario of Variety of Retail Spaces: Currently, there is not a wide range of retail spaces available. Most retail spaces are less than 5,000 square feet. It is important to introduce new retail space that diversifies the opportunities for both existing and new businesses.

Built Form (continued)

The Plan organizes retail patterns by creating a variety of retail addresses and encouraging a range of retail sizes. Destination businesses with a regional base will be drawn to the Lowry/Central Avenue intersection. When redeveloped, it will likely have structured parking, evening activity, and larger retailers. In-line blocks will likely remain community serving. Businesses will be local, generally small, and unique, convenient, and service-oriented. Side streets at Lowry Ave NE, 18th Ave NE, and 29th Ave NE (half block to Jackson and Polk Street NE) can accommodate small commercial services and service retail and live/work units that are less reliant on visibility and foot traffic. With approximately 400,000 to 500,000 square feet of ground floor space along the Avenue, there is room for a range of businesses. The range of types of space will help facilitate a healthy business mix.

National retailers should be welcomed to the Avenue if they fit the urban design guidelines in this Plan and if they positively contribute to an eclectic business mix. Storefront Kinkos and Subway are two such examples.

Recommendations

Broaden the mix of retail and businesses along the Avenue by:

- Supporting existing and new entrepreneurs that offer unique products and services.
- Providing larger retail spaces for regional and national businesses that appeal to a broad cross section of Northeast as well as to a regional market.
- Recruiting businesses that serve the day-to-day needs of the local Northeast market.
- Build on Central Avenue's niche in the market for ethnic stores and restaurants by recruiting related businesses from around the region.
- Support existing and new independent businesses by encouraging small-scale improvements to storefronts and signage.



■ office/service (+/-200,000 sf.)	■ restaurant (+/-14,000 sf.)
■ entertainment (+/-4,000 sf.)	■ retail (+/-90,000 sf.)
■ food market (+/-40,000 sf.)	■ public/semi-public (+/-70,000 sf.)

Existing Ground Floor uses: Approximate overall square feet of non residential space on the corridor

Built Form (continued)

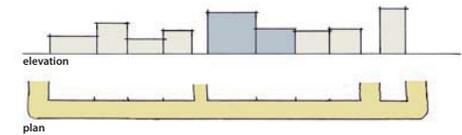
The Cadence of the Street

As a historical commercial street that has evolved over a long period of time, the Avenue has maintained a cadence or rhythm of buildings. The cadence is a regular pattern of buildings that create a one to three story street wall with few gaps for driveways or vacant lots. Buildings are generally 30 to 60 feet wide, built with adjoining walls, or a few feet apart, and aligned directly on the sidewalk.

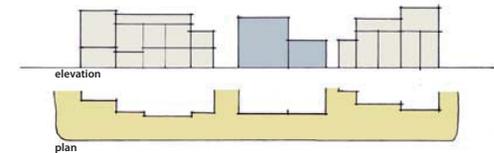
The Plan encourages new buildings on underutilized parcels that do not overwhelm the street or existing smaller buildings. They can vary in style, however they should reflect the prevailing cadence of the street. They should be built within 8 feet of the sidewalk, be designed to reflect the traditional scale of the street, contain relatively flat facades, regular spacing of windows and storefronts, and a clearly articulated base middle and top.



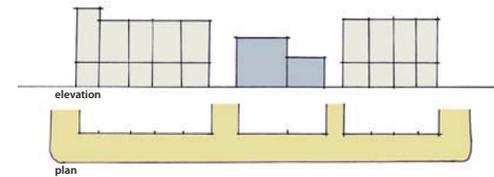
Existing Cadence: One and two story street wall with flat fronts and no ground plane articulation



Encouraged Future Cadence: Two to four story street wall with ground plane articulation, varied massing.



Discouraged Cadence: Monolithic rhythm with no relationship to existing buildings



Built Form (continued)

Jackson Street NE and Polk Street NE

Currently, on select blocks of Jackson Street NE and Polk Street NE, housing is in disrepair and vacant lots blight the street. Several Central Avenue properties extend to Jackson Street NE and Polk Street NE, utilizing their Central Avenue frontage for parking, access, loading, or signage. Repairing this seam and edge between the neighborhoods and Central Avenue will yield benefits to both the neighborhoods and the businesses along the Avenue. New housing on these streets will encourage additional investments throughout the neighborhoods, and will offer choices for new residents to move to Northeast, and for existing residents to stay in Northeast. New market rate investments on these streets, and more attractive alley/loading/parking conditions will create a more comfortable walking and biking environment. Finally, new investments on Jackson Street NE and Polk Street NE will create a stronger market of potential customers for business on Central Avenue.



Jackson Street NE and Polk Street NE: Over the years, commercial uses have spread onto the adjacent residential streets.

Recommendations

- Strengthen Jackson Street NE and Polk Street NE as high quality neighborhood streets with residential uses in townhouses, duplex, small apartment buildings, and lofts. Eliminate commercial incursions onto these streets by developing the parking lots with infill housing, and eliminating direct access and signage from these streets. All new parking should be located mid-block, below ground, or in structures above.

Built Form (continued)

Transitions between the Neighborhoods and the Avenue

The Plan projects robust growth along the Avenue; creating clear and predictable transitions between the Avenue and the neighborhoods. It is important to the success of each. Neighborhood patterns are delicate and sensitive to commercial redevelopments that create traffic, cast light and shadows, and impart other externalities on the neighborhood. The same is true in reverse, a degraded neighborhood creates an uncomfortable, unattractive edge to the commercial area. This environment often causes concern for visitors and customers.



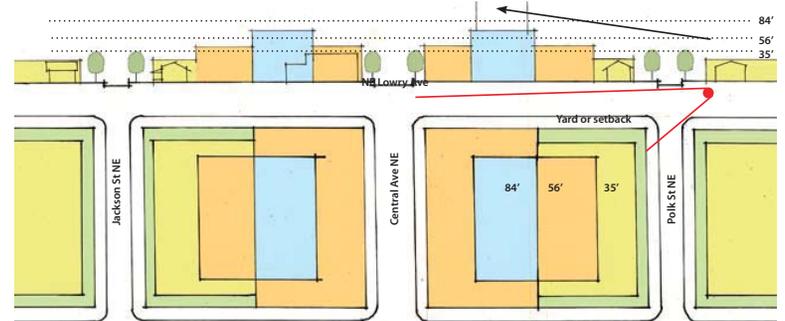
Transitions: View west on Lowry Avenue looking at Central Avenue (from red dot on drawing below).

Recommendations

- Locate tallest buildings (84' at 18th Ave NE, and Lowry Ave NE, 56' on in-line blocks) in the middle of the block where they do not shadow or otherwise impact the neighborhood streets.
- Locate only residential uses on Jackson Avenue NE and Polk Avenue NE. New construction on these streets should follow the prevailing pattern of rear alleys, maximum 35 feet in height at the street and stepped back to taller buildings mid block, generous front yards and sloped roofs.
- New construction should be medium-density housing consisting of townhouses, small apartment buildings, and lofts.



Polk Street: Commercial uses and signs degrade the quality of Polk Street as a residential address



Building Heights and Transitions: New development should present a residential scale and use to Polk Avenue NE, but can transition up in height, topping out at 84 feet in the middle of the block where it will not shade the neighborhoods or block sight lines

Built Form (continued)

Building Types

detached
• Only on Jackson and Polk St NE.

townhouse
• Only on Jackson and Polk St NE and side streets.

live-work
• Primarily side streets

small apartment
• Primarily between 26th Ave NE and 19th Ave NE.

courtyard apartment
• Only on Jackson and Polk St NE and side streets.

mercantile mixed-use
• Primarily on Central Ave in-line blocks between 19th Ave NE and 24th Ave NE.

large plate mixed-use
• On Central Avenue Between 18th Ave NE and 27th Ave NE

loft studio

office/lab

industrial warehouse

podium & tall apartment
• Only at 18th Ave NE and Lowry Ave.

parking building
• On Central Ave at 18th Ave NE and Lowry Ave.
• Mid block.

Parking Building

Mercantile Mixed-Use

Live-Work

Townhouse

Large Plate Mixed-Use

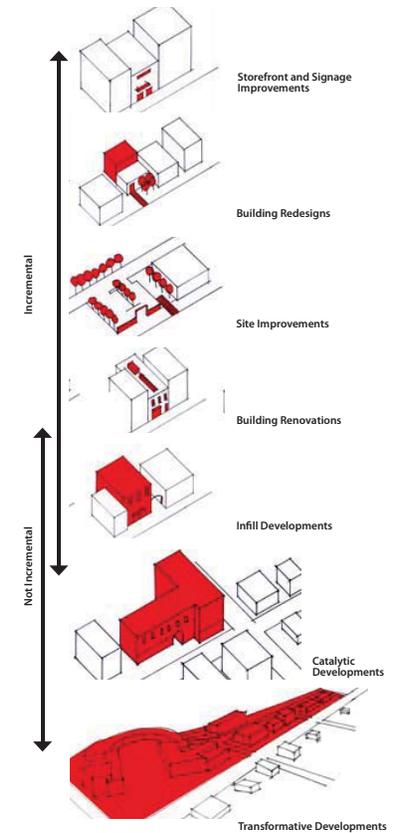
Podium & Tall Apartment

Built Form (continued)

Guidelines for Incremental Investments

Much of the redevelopment on in-line blocks is likely to be incremental, as vacant land is scarce and most buildings contain retail/service uses that positively contribute to the Avenue. Incremental investments will be undertaken by both the building owners and tenants. They will include:

- Signage and storefront (improvements undertaken by the tenants and shopkeepers): Improvements to building and store identity, improvements to window display, awnings, window boxes, potted plants and flowers, etc. Such improvements are often completed in conjunction with larger scale restorations, renovations, or redesigns.
- Redesign (building and site improvements undertaken by the building/property owner): Improvements to buildings that are sound but do not follow prevailing patterns of the area. Reorientation of entrance, new lighting, new windows and door locations, site improvements.
- Restoration and renovation (building improvements undertaken by the property/building owner): Improvements to buildings with the intent of retaining their original integrity. New/replaced windows and doors, tuck pointing, rebuilt cornices and restored/replaced cladding and lighting and window patterns.



Scale of Investment: A wide range of investments, from simple storefront improvements to larger transformative projects, are needed to revitalize Central Avenue.

Built Form (continued)

Storefront & Signage Improvements

Small scale improvements by the tenants are some of the most important investments along the Avenue. Individually they are not transformative, but collectively they are significant. They are often not financed with loans from banks, but they are a significant investment for a typical small business. These small scale investments can have immediate positive impacts as they are visible indications of investment confidence. Below are some strategies for small scale tenant improvements.

Clear and simple signage. Signage is one of the most important design elements of a building and a commercial district. Signs should be simple and clear. Because they are meant to be read and understood, signs command the attention of both pedestrians and motorists even more than the building itself. When well designed, a sign complements the building and conveys a high-quality image; when poorly designed, it disfigures a building and creates unattractive visual clutter.

Recommendations

- Signage should fit within the pattern and structure of the building itself. Signs should be framed by building elements such as pilasters, columns, or windows. They should not extend beyond and cover up these elements of the building.
- Signs should always be designed for the pedestrian - on both sides of the street. Consideration should be given to the placement and the scale of all signs. They should be scaled to that audience.
- Signage should not obscure views into the store. Signs should never cover windows or storefronts. Window signs should be individual letters applied or etched on a window. Boards or panels should be avoided.
- Signage should be permanent. Businesses are encouraged to invest in their signage. It is the identity of the business to thousands of people. Temporary signs should be avoided.
- Signage should not say too much. Signs should indicate the name of the business and not much more. They are not advertisements for products.
- Signs can be an expression of creativity. Signs and logos can be an opportunity to express creativity. Blade signs are an excellent opportunity to use interesting materials to fabricate a sign.



Banner sign



Awning Sign



Blade sign



Fountain sign



Transom sign



Marquee sign

Built Form (continued)

Awnings that fit and match. Awnings are a common feature along the Avenue. They are both aesthetic and functional design elements. Awnings can provide shade to storefronts and can help manage heat and glare within the building. They also provide protection to pedestrians from rain and wind. Finally, the valance of an awning can offer signage opportunity.

- Awnings are not required. Before installing awnings, business are encouraged to consider if they absolutely need them. This will depend on hours of operation and types of business. Buildings facing east typically do not need awnings. They will protect the pedestrian from rain and wind, but they have very little effect on the sun. Buildings facing west, have more need for of awnings because they protect from heat gains as well as rain and wind. Restaurants that face west, in particular, will likely require some shading from the setting sun.
- The size and placement of the awning should be informed by the rhythm and pattern of the building. Awnings should not cover up windows, pilasters, cornices, or other features of the building. They should not exceed 10' in length and they should never extend the length of the building.
- The material and color of the awning should be carefully considered as it is an important part of the building. Canvas awnings are the most authentic, but they are also expensive and require maintenance. Bubble awnings are the least expensive, the most obtrusive, and have the least color range. Back lit awnings are discouraged. External goose-neck lights are encouraged.



Candidate Buildings for Improved Storefronts

Engage the sidewalk with accessories. Business and building owners are encouraged to adorn their businesses with planters, sculptures or other elements that indicate care in the community and the business. The simple gesture of maintaining window box flowers in front of a store tells customers and passersby that you are invested in the community.

Encourage window shopping. A well designed window display will entice a customer into the store. The storefront does not need to display all the products

available in the store. It should be carefully designed to pique the interest of pedestrians. It should allow visibility into the store. Finally, the window display should change periodically, with the seasons or holidays.

Built Form (continued)

Building Restorations and Renovations

Some of the most important investments along Central Avenue will be building renovations and restorations. The following guidelines can be used to focus investments in existing buildings.

- **Articulate a base, middle and top:** Building design and styles will and should vary. Establishing a base middle and top to a building, regardless of size or style, will help unify all buildings. The base should relate to the pedestrian, have solid materials, transparent storefronts, awnings, and appropriate signage. The middle of the building typically extends from the top of the first floor to just beneath the roof line or cornice. The middle is typically a single material with regularly spaced, recessed and trimmed windows. The top of a building should be articulated with a cornice, or horizontal sign panel.
- **Frame the storefront:** The storefront windows should be contained within the structure of the building. Often pilasters or piers were used to enclose the storefront on each side and to create a base to the building.
- **Transparency:** The storefront should be as transparent as possible. A large and transparent storefront allows passersby to see as deep into the shop as possible, increasing the appeal of the store to potential customers. Transparency also allows shopkeepers to view the sidewalk, creating public surveillance and ownership. The storefront can be recessed slightly, to provide weather protection, additional sidewalk space and the sense of containment. Storefronts should be as free of signage as possible, and should always have clear glass (not tinted) with thin frames and mullions and bulkheads at the base.
- **Simple pattern of windows:** Upper floor windows should be vertically proportioned and regularly spaced across the facade of a building. A consistent pattern of upper floor windows across a block will tie together a range of building styles and types.
- **Reveal original materials:** In many cases, original materials were covered up with new modern cladding. Rarely does the new material improve the appearance of the building. Often the new material was installed because it requires less maintenance. Often when new cladding is installed it covers up windows. In addition, often the new cladding creates moisture and mold problems for the facade behind it. The Plan encourages revealing original materials, typically masonry, in order to improve the appearance of the building.



Candidate Buildings for Renovations



Example of Building Renovation

Built Form (continued)

Guidelines for Building Redesigns & Site Improvements

Several buildings along the Avenue are structurally sound, however they do not positively contribute to the quality of the Avenue. Many of these buildings were built in the second half of the 20th century, single story buildings with larger parking lots. The following guidelines can be used to focus investments in such buildings.

- **Re-orient the entrance to the sidewalk:** Many buildings constructed after 1950 were designed to accommodate automobiles and were therefore oriented to parking lots. With site improvements and door relocations, the buildings can re-establish a strong relationship to the street and become pedestrian friendly.
- **Add a storefront:** Opening up the front of a building will allow it to animate the sidewalk and will increase visibility of products in the store to customers on the sidewalk.
- **Make site improvements that create pedestrian amenities:** Parking lots can be improved to become plazas, courtyards, or rain gardens. Reducing the amount of impervious surface will help manage stormwater.
- **Build an addition that improves the relationship to the sidewalk.** On underutilized sites, there is often ample space to build an addition to an existing building. The addition can offer new opportunities for leasing space that is more visible than smaller buildings set back from the street.



Candidate Buildings for Redesign



Example of Building Redesign

1844 - 1854 CENTRAL AVE. NE MPLS.



EXISTING LANDSCAPING DATA
PLANT SCHEDULE

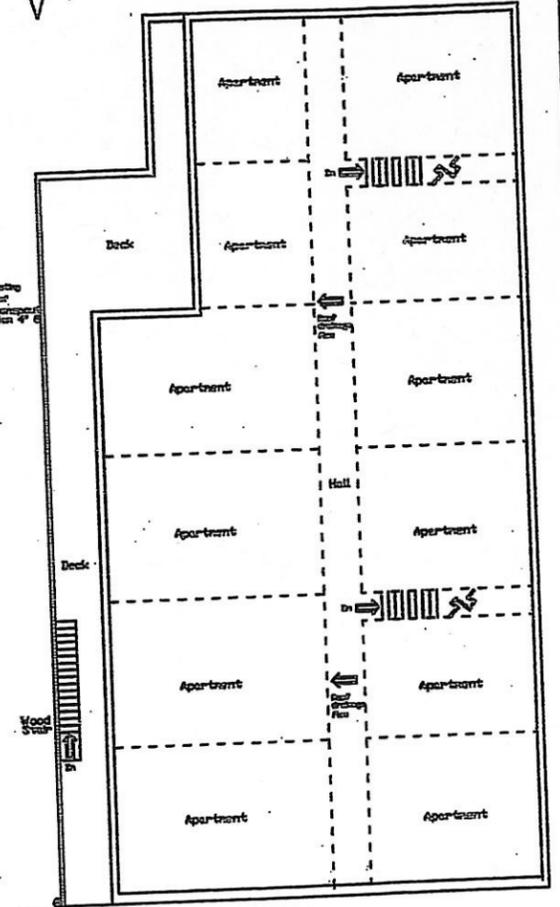
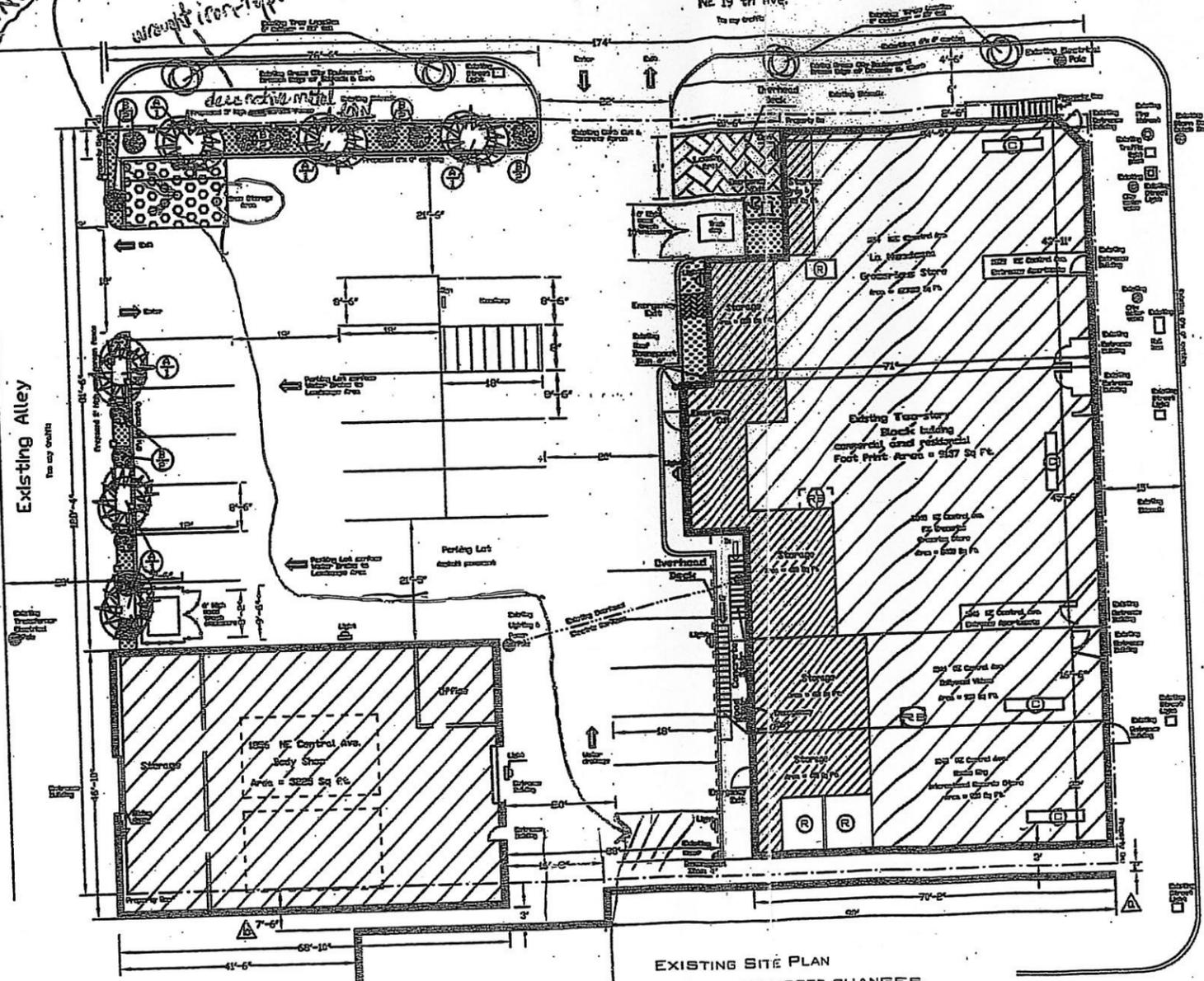
Key	#	Common Name
A	6	Bald Cypress City Spire Tree
B	12	Spiraea Japonica Shrubs

PROPOSED LANDSCAPING
Total Landscaping Area = 705 Sq Ft.

LEGAL DESCRIPTION
Lots 1, 2, & 3, Block 33, WILSONS REARRANGEMENT
BLOCKS EAST SIDE ADDITION,
Hennepin County, Minnesota.
Zoning Classification
C - 1 per City of Minneapolis
Building Type: Mixed Use Development.
Gross Site Area = 22,459.7 Sq. Ft.
Building Foot Print Area = 11,743 Sq. Ft.
Exist. Bituminous Paving = 10,466 Sq. Ft.
Proposed Landscaping Area = 705 Sq. Ft.
Proposed Parking Lot Area = 9,770 Sq. Ft.
Proposed Parking 19 Stalls + 1 HC.
+ one at Summer Tire (Snow Storage)

- LEGEND
- Rental Space
 - Property line
 - Restroom
 - Restroom in the basement
 - Counter

PROPOSED FENCE
Cedar split fence rail with square edge rough
sawn timber cosmetic treatment 6" x 6"



EXISTING APARTMENTS UPSTAIRS
STATEMENT OF ENCROACHMENTS:

- A perpetual easement over the North 10 feet of the East 90 feet of Lot 4. Nov. 1987
- An easement over the North 75 feet of the West 68.8 feet of Lot 4. Nov. 1987

CITY OF MINNEAPOLIS
OPEN-PLANNING
210 CITY HALL
APPROVED

NE 1/2 th Ave.
To my north

ARQUIPLANDS GUSTAVO LOPEZ 3845 LIOBESTONE CIRCLE SAGAN, MN 55122 651 335-0337 651 699-1095	ZULFE ENTERPRISE OWNER: MIR ALI 1844-1854 CENTRAL AVE. NE MPLS MINNEAPOLIS, MN 55418 PHONE: 651 329-4161
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As to requirement of the attached CPC
action of 12/13/04 for BZZ 2024
and this site and landscaping plan
8/6/05
DATE
Louise J. Nichols
DIRECTOR OF PLANNING OR

Not a Good
PARKING SPACE
LANDSCAPING?
SNOW STORAGE AREA



SHAPLA
613-354-5892 613-703-0791

Andrea's
Tel: 613-541-9976
Beauty Salon

BOMBAY
613-739-6734

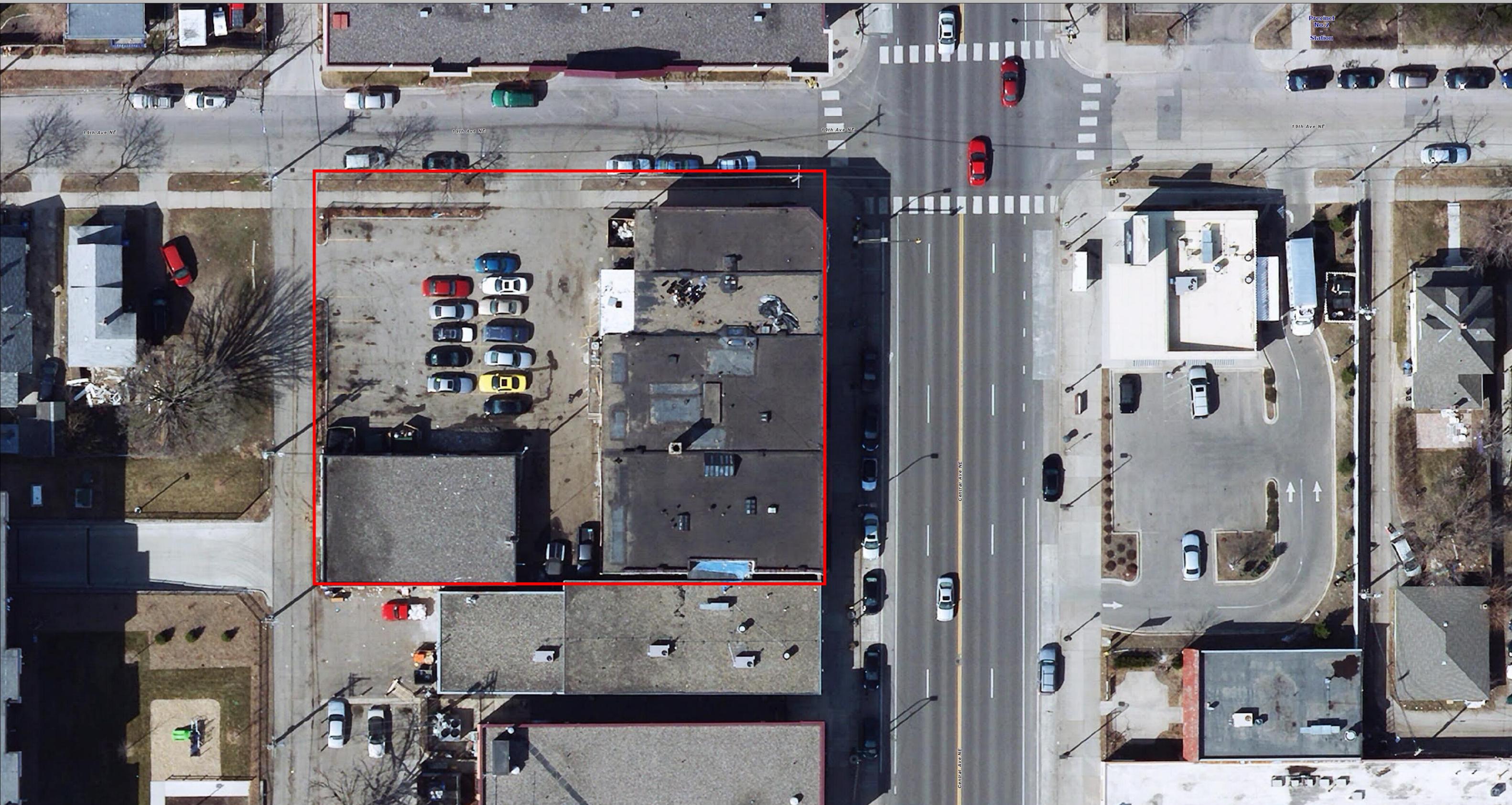
SUPERMARKET



Erly's
HAIR SALON
612-354-2072

BOMBAY
FOOD AND BREADERY
612-789-0234





Precinct
No. 2
Station

19th Ave NE

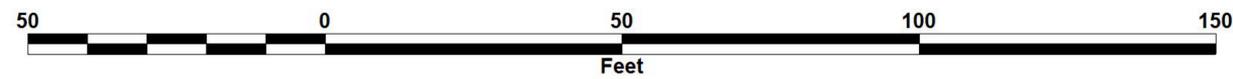
19th Ave NE

19th Ave NE

19th Ave NE

Central Ave NE

Central Ave NE



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Precinct No. 2 Station

Ethiopian Society Of Minnesota

