



LAND USE APPLICATION SUMMARY

Property Location: 416 35th Avenue Northeast
Project Name: DLTl Ventures LLC
Prepared By: Aaron Hanauer, City Planner, (612) 673-2494
Applicant: DLTl Ventures, LLC
Project Contact: Tanek Architecture Design, Ken Piper
Request: To allow a recycling facility in the I2/Medium Industrial District.
Required Applications:

Conditional Use Permit	To allow a recycling facility in the I2/Medium industrial District.
Site Plan Review	To allow for a recycling facility.

SITE DATA

Existing Zoning	I2/Medium Industrial District
Lot Area	132,666 square feet / 3.05 acres
Ward(s)	I
Neighborhood(s)	Columbia Park
Designated Future Land Use	Industrial
Land Use Features	Industrial Employment District-Shoreham Yards
Small Area Plan(s)	<u>Industrial Land Use and Employment Policy Plan (2006)</u>

Date Application Deemed Complete	December 7, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	February 5, 2016	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site is three acres and contains a one-story building that was originally built as a metal factory in 1959; building additions took place in 1966 and 1972. The building is setback approximately 61 feet from 5th Street Northeast. Surrounding the building on the east and south is an impervious surface area that is used for parking, loading, and storage. There is green space between the building and the 35th Avenue Northeast property line.

In 2011, the applicant purchased the property and shortly after established DLTL; the previous use was S&S Welding. DLTL includes three uses: production of consumer goods, warehousing, and recycling. In 2014, the applicant received notification from CPED-Zoning Enforcement that the establishment of a recycling facility in the I2 District requires a conditional use permit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The project site is located two blocks from the city's northern boundary at 37th Avenue Northeast. The Columbia Park/Columbia Golf Course is located to the southeast and University Avenue Northeast is located just to the west.

The surrounding properties consists of low-density residential uses and low-density residential zoning on the east side of 5th Street Northeast and industrial zoning and industrial uses on the west side of 5th Street Northeast.

PROJECT DESCRIPTION. The applicant is proposing to lawfully establish a recycling facility at this location through the conditional use permit. The project narrative states that the recycling facility sorts mixed loads of materials (e.g. aluminum, paper products, plastics, metals) from smaller commercial recycling facilities and then ships the sorted materials to larger commercial entities. Currently, storage of sorted materials takes place within the building and outdoors. DLTL's warehousing and production facilities, which are permitted uses in the I2 zoning district, would continue to operate.

The applicant states that DLTL's hours of operation are typically Monday through Saturday from 8:00am until 5:00pm. DLTL has approximately 17 people that work at this facility and receives on average 10 and 15 truck deliveries a week; DLTL is not open to the general public for the sale or purchase of recyclable materials.

As outlined in Table 530-1, recycling facilities require site plan review. As part of the site plan review, DLTL is providing additional landscaping and screening along 5th Street Northeast and 35th Avenue Northeast and removing a barbed wire fence along 5th Street Northeast. There are no proposed building alterations.

RELATED APPROVALS. There are no related land use files for the project site.

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

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a recycling facility 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.*

As conditioned, the establishment of a recycling facility will not be detrimental to or endanger the public health, safety, comfort or general welfare. The zoning code defines a recycling facility as “a use performed in an enclosed building where scrap or salvage materials are shredded, milled, crushed, ground, bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, bottles, plastics and aluminum cans. A recycling facility shall not include automobile wrecking or dismantling.” As a condition of approval, the recycling facility that is proposed to be established shall comply with the definition of a recycling facility and shall not perform automobile wrecking or dismantling.

The zoning code also has a specific development standard for a recycling facility. Section 536.20-Specific development standards states that a recycling use “shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, “enclosed” shall mean completely enclosed with no outdoor storage, sorting or processing of materials.” As a condition of approval the recycling facility shall comply with the specific development standard for a recycling facility.

The existing business is currently compliant with Minneapolis fire inspection and environmental health requirement and there are no outstanding complaints. There were at least four environmental complaints submitted to the City of Minneapolis in 2014 and 2015; however, all complaints have been resolved/closed.

- In June 2014, City Environmental Services reviewed an odor complaint. The inspection found that there was a slight odor but that it was not significant. The case was closed in June 2014 (Violation Summary: 14-1044735).
 - In August 2014, a complaint was submitted in regards to semi-truck idling. Between August 2014 and September 2015, the property owner worked with truck drivers and the inspections department to eliminate trucks idling along 5th Street Northeast. After numerous re-inspections and the elimination of trucks idling in the street, the case was closed in September 2015 (Violation Summary: 14-1066542).
 - In August 2014, a complaint was filed that the business was operating a scrap metal facility. The inspection in August 2014 found that the project site was not a scrap metal facility and the case was closed in August 2014 (Violation Summary: 14-1065146).
 - In October 2015, a complaint was filed that the business is operating as early as 3:00am and as late as midnight 7 days a week. (Violation Summary: 15-1144854). However, uses not open to the public are not subject to hours of operation. The case was closed in November 2015.
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.*

As recommended by CPED, it is not anticipated that the conditional use to establish a recycling facility at this location will 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. As outlined in Finding 1, CPED is recommending that the proposed recycling facility continue to meet the definition of a recycling facility and that it meet the specific development standards for a recycling facility.

It is recognized that the amount of outdoor storage and number of vehicles on the site increased since DLTL took ownership in 2011 (source: aerials 2006-2015). However, as proposed and conditioned, the project site will have significantly more landscaping and screening along 5th Street Northeast, 35th Avenue Northeast, and the southern property line to help buffer/screen the industrial use from the residential uses to the east (see site plan review section below for details). Finally, the subject property will continue to be required to meet all other city requirements including fire, licensing, noise, and odor.

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

Adequate utilities exist for the project. Public Works Right-of-Way, Sidewalk, Traffic and Parking have reviewed the access and circulation and find it acceptable. As part of the PDR review, Public Works-Street Design stated that the proposed [southern] curb cut is larger than allowed. However, the applicant has revised their curb cut proposal and reduced it to 35 feet in width. In a subsequent review, Public Works stated that they are okay with the location and width of the new curb cut.

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 public streets. As conditioned, the applicant will meet their minimum vehicle off-street parking requirement and off-street loading requirement (see site plan review section below for details).

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

The site is designated as industrial on the future land use map in *The Minneapolis Plan for Sustainable Growth*. The project site is also located in the *Shoreham Yards Industrial Employment District* one of the City's seven industrial employment districts which were formed as part of the adoption of the *Industrial Land Use and Employment Plan* in 2006. The objective of industrial employment districts is to protect prime employment space, provide an opportunity for the City to support targeted industrial and business clusters and to redevelop underutilized sites for economic development purposes. Industrial employment districts preserve properties for the retention, expansion and attraction of existing and new industrial firms in areas of the city with good transportation access, minimal conflict with nearby land uses and proximity to recent market investment. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy I.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- I.2.3 Lessen the negative impacts of non-residential uses on residential areas through controls on noise, odors, and hours open to the public.

Land Use Policy I.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

- I.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.
- 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.14.4 Strongly discourage new residential uses in Industrial Employment Districts.

- I.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other uses.

With the applicant's proposed site improvements and CPED's recommended conditions of approval for site improvements, the transition between non-residential and residential uses will be significantly improved.

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

With the approval of the conditional use permit and site plan review, this development will meet the general provisions of the industrial districts and the applicable regulations 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

Building placement – Meets requirements

- The existing 57,610 square foot building is located approximately 61 feet from 5th Street Northeast and approximately 10 feet from 35th Avenue Northeast. This is an existing condition and no alternations are proposed to the building.
- The first floor of the building will continue to be more than eight feet from the front lot line along 5th Street Northeast and 35th Avenue Northeast; this is an existing condition and no alternations are proposed to the building.
- As proposed the area between building and lot line include amenities. This includes an enhanced landscaped area onsite and within the deeper than typical boulevard in the public right-of-way (see landscaping and screening section below).
- Onsite accessory parking will continue to be located in front of the building along 5th Street Northeast; however, this is an existing condition.

Principal entrances – Meets requirements

- The building will maintain a pedestrian entrance on both 5th Street Northeast and 35th Avenue that lead directly into the office area.
- The pedestrian entrance on 35th Avenue North is clearly defined and emphasized through the use of large amount of glazing and walkway leading directly from 35th Avenue to the doorway.

Visual interest – Meets requirements

- The existing building is a utilitarian building with few ornate details. However, it does contain some architectural details that provide visual interest. This includes a horizontally projecting cornice along 35th Avenue Northeast and vertically-oriented window awnings in the office area. The building's varied height and thicker cornice for the northern half of the building also help divide the building into smaller identifiable sections. Furthermore, the building has been painted a uniform white with blue trim on all elevations.

- The building contains blank, uninterrupted walls that exceed 25 ft. in length. This is an existing condition and no alternations are proposed to the building.

Exterior materials – *Meets requirements*

- The building contains a concrete block exterior that is exposed on all four building elevations. This is an existing condition and no alternations are proposed to the building.
- The rear/side walls materials and appearance is similar to and compatible with the front. The building has been painted white with blue trim on all elevations.

Windows – *Meets requirements*

- The building's fenestration is below the requirement for new buildings and is not proposed to change. This is an existing condition and no alternations are proposed to the building.

Ground floor active functions – *Meets requirements*

- The loading area comprises 70 percent of the linear footage along 5th Street Northeast and the warehouse area along 35th Avenue Northeast comprises 64 percent of the linear footage along 35th Avenue Northeast. This is an existing condition and no alternations are proposed to the building.

Roof line – *Meets requirements*

- The existing flat roof is similar to the surrounding buildings.

Parking garages – *Meets requirements*

- The building does not and will not contain a parking garage.

ACCESS AND CIRCULATION

Pedestrian access – *Requires alternative compliance*

- Clear and well-lighted walkway are required to connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of four feet in width. The applicant is proposing to maintain the walkway from the building entrances to 35th Avenue. However, a well-lighted walkway will not connect the building entrance to the parking area along 5th Street Northeast. Alternative compliance is required.

Transit access – *Not applicable*

- There are not transit shelters existing or proposed as part of this project.

Vehicular access – *Meets requirements with Conditions of Approval*

- Vehicular access and circulation are designed to minimize conflicts with pedestrians and surrounding residential uses. The applicant is proposing to maintain having only two curb cuts for this larger than typical site. The northern curb cut is not changing and will continue to be 22 feet in width. Although the width of the southern curb cut would be increasing from 22 feet to 35 feet, the proposal will comply with zoning code's maximum width requirement for a curb cut. Public Works is supportive of the curb cut width in this situation due to existing layout of the building and site and the need for larger trucks to be able to access the site. The proposal to landscape both sides of the wider curb cut will better define the access space and confine the truck access point. However, CPED is recommending that the southern access point be redesigned to not have truck maneuvering within a landscaped area in order to comply with Section 541.300-Surfacing and Section 541.540-Surfacing.

- The project site does not share an alley with residential uses.
- The project will minimize the use of impervious surfaces. As part of the site improvements, 436 square feet of landscaped area will be added onsite and 6,871 square feet will be added within the public right-of-way along 5th Street Northeast.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The composition and location of landscaped areas will complement the scale of development and surroundings and will be in contiguous planting areas. Existing and proposed landscaping will be in contiguous areas along 5th Street Northeast and 35th Avenue Northeast.
- The proposed amount of landscaped area, number of canopy trees, and number of shrubs is below what is required. Alternative compliance is required (see Table I below).

Table I. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	132,666 sq. ft.
Building footprint	--	57,610 sq. ft.
Remaining Lot Area	--	75,056 sq. ft.
Landscaping Required	15,011 sq. ft.	7,188 sq. ft.
Canopy Trees (1: 500 sq. ft.)	30 trees	0 trees
Shrubs (1: 100 sq. ft.)	150 shrubs	30 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- The parking and loading area fronting 5th Street Northeast and 35th Avenue Northeast is required to have a landscaped yard at least seven (7) feet wide along the public street. The proposal is in compliance with this requirement along 35th Avenue Northeast but is not in full compliance with this requirement along 5th Street Northeast. Alternative compliance is required.
- The parking area fronting 35th Avenue Northeast is required to have screening that is three feet high and not less than 60 percent opaque. The combination of the existing hedges along 35th Avenue Northeast and the new shrubs will have the project site in compliance with this requirement. The parking and loading area fronting 5th Street Northeast is required to have screening that is 6 feet in height and not less than 95 percent opaque throughout the year since it abuts a residential district. The applicant’s proposal will not fully meet this requirement. Alternative compliance is required.
- The northeast corner of the parking lot will be landscaped.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an onsite deciduous tree. The proposal does not comply with this requirement. Alternative compliance is required.
- Not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage. The proposal is not in full compliance with this requirement. Alternative compliance is required.
- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, are required to be covered with turf grass, native grasses

or other perennial flowering plants, vines, mulch, shrubs, trees or edible landscaping. The proposal is not in full compliance with this requirement. Alternative compliance is required.

- As a condition of approval, plantings shall comply with Section 530.200-Plant Material Standards, and Section 530.210-Installation and Maintenance of Materials.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Requires alternative compliance*

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide onsite retention and filtration of stormwater. Where onsite retention and filtration is not practical, the parking lot shall be defined by 6 inch by 6 inch continuous concrete curb. The proposal is not in compliance with this requirement. Alternative compliance is required.

Site context – *Meets requirements*

- The site plan minimizes the blocking of views of important city elements.
- The site plan will have no impact on the shadowing on public spaces and adjacent properties.
- The site plan will have no impact on the wind current at ground level.

Crime prevention through environmental design – *Meets requirements*

- Crime prevention through environmental design elements have been incorporated into the project. This includes territorial reinforcement and space delineation with the addition of landscaping and screening on the property and in the public right-of-way. In addition, the building's office area's natural access control will not change with the project. A walkway will continue to connect the office entrances to 35th Avenue Northeast.

Historic preservation – *Meets requirements*

- The project site does not include a locally designated historic structure or structure that has been determined to be eligible to be locally designated as historic structures.

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

The office, medium industrial, and warehouse uses are permitted use in the I2/Medium Industrial District. The proposed recycling use is *conditional* in the I2/Medium Industrial District.

Off-street Parking and Loading – *Meets requirements with Conditions of Approval*

- As conditioned, the propped site plan is in compliance with the minimum off-street parking requirement. There are four uses: office, medium industrial fabrication, recycling facility, and warehouse. The total off-street parking requirement for all uses as outlined by Table 541-1 is 42 spaces. The site plan currently shows 38 spaces. However, the applicant is able to reduce their off-street parking requirement by 4 spaces by providing a total of 10 bicycle parking spaces as outlined in Section 541.220-Bicycle incentive and Section 541.180-Bicycle parking (see Table 2 and 3 below). With the bicycle incentive reduction the project site would meet the minimum off-street parking requirement of 38 spaces. The minimum off-street parking requirement per use as outlined in Table 541 is as follows:
 - An office has an off-street parking requirement of 1 space per 500 sq. ft. of GFA in excess of 4,000 sq. ft. Therefore, the 6,327 square foot office space has a minimum off-street parking requirement of 5 spaces.

- A medium industrial use has an off-street parking requirement of 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. Therefore, the 10,711 square foot medium industrial use has an off-street parking requirement of 11 spaces.
- A recycling facility has an off-street parking requirement is as approved by C.U.P., but not less than 1 space per 1,000 sq. ft. of GFA up to 20,000 sq. ft. Therefore, the 13,935 square foot recycling facility has a minimum off-street parking requirement of 14 spaces.
- A warehouse has an off-street parking requirement of 1 space per 3,000 sq. ft. of GFA of warehousing up to 30,000 sq. ft. + 1 space per 5,000 sq. ft. GFA for any outdoor storage, sales, or display. The 25,123 square feet of gross floor area of warehouse space has an off-street parking requirement of 8 spaces. In addition, the 19,024 square feet of outdoor storage area requires an additional 4 parking spaces for a total of 12 off-street parking spaces.
- All parking spaces are at a 90 degree angle and 8.5 feet wide by 18 feet deep. These standards meet the requirements outlined in Section 541.330-Size.
- The site plan is in compliance with the minimum off-street loading requirement. As outlined in Table 541-8, a medium industrial use, recycling facility, and warehouse use each have a high loading requirement. Given that each of these uses has between 10,000 and 30,000 square feet, each use is required to provide one large off-street loading space (12 feet wide by 50 feet deep). On the site plan, the applicant has a loading area along the southern building elevation that will comply with this requirement. In addition, the site has three small loading spaces/loading docks along the eastern building elevation
- As conditioned, the project shall comply with Section 541.90-Inoperable vehicles: The parking and storage of inoperable vehicles shall be located within an enclosed garage only. Parking of such inoperable vehicles outdoors shall be prohibited.
- The off-street parking area for passenger vehicles is in compliance with Section 541.300-Surfacing, in terms of having a dustless all-weather hard surface in good condition. However, the loading and outdoor storage area along the southern portion of the site and building does not appear to be in compliance with Section 541.540-Surfacing. This section states that all open off-street loading spaces shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds. In reviewing aeriels and images submitted by the applicant, the southern portion of the lot is in poor condition and not in a dust-free state. As a condition of approval, all portions of the loading and outdoor storage area (southern portion of the lot) shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds.
- The applicant is proposing a slight modification to the parking plan for passenger vehicles. As required by Section 541.320-Marking of parking spaces, the parking spaces shall be clearly marked on the pavement, using paint or other marking devices approved by the city engineer. Such markings shall conform to the approved parking plan and shall be maintained in a clearly legible condition.
- The applicant is currently showing that snow storage will take place in existing and proposed landscaped areas. As a condition of approval and to comply with Section 541.380-Snow storage, required parking spaces, driveways, access aisles and landscaping shall not be used for the purpose of snow storage.

Table 2. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum	Bicycle Reduction	Total with Reductions	Maximum Allowed	Proposed
Office	5	1	4	32	4
Medium industrial	11	1	10	54	10
Recycling facility	14	1	13	70	13
Warehouse	12	1	11	25	11
Total	42	4	38	181	38

Table 3. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Short-Term	Long-Term	Proposed
Office	3	2	1	3
Medium industrial	2	1	1	2
Recycling facility	0	N/A	N/A	2
Warehouse	0	N/A	N/A	0
Total	5	3	2	7

Table 4. Loading Requirements (Chapter 54I)

Use	Loading Requirement	Minimum Requirement	Proposed
Office	Medium	0	0
Medium industrial	High	1 large	1 large/ 1 small
Recycling facility	High	1 large	1 large/ 1 small
Warehouse	High	1 large	1 large/ 1 small
Total	Medium and High	3 large	3 large/ 3 small

Building Bulk and Height – Meets requirements

- There are no proposed building changes as part of the conditional use and site plan review. However, the existing building is in compliance with building bulk and height regulations.

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	132,666 sq. ft. / 3 acres
Gross Floor Area (GFA)	--	57,610 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	2.7	0.4
Maximum Floor Area Ratio (GFA/Lot Area)	N/A	0.4
Maximum Building Height	4 stories or 56 feet, whichever is less	1 story/approximately 20 ft.

Lot Requirements – Meets requirements

- The minimum lot area, impervious surface area, maximum lot coverage, and minimum lot width requirements are not applicable for a recycling facility in the I2/Medium Industrial District.

Yard Requirements – Meets requirements

- The project site does not have any yard requirements. To the north, south, and west, the site borders industrially zoned properties that do not have residential uses. To the east, the subject property is separated from the residential uses by 5th Street Northeast.

Table 6. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (5th Street NE)	0 ft.	--	0 ft.	61 ft.
Side (North)	0 ft.	--	0 ft.	9 ft.
Side (South)	0 ft.	--	0 ft.	119 ft.
Rear (West)	0 ft.	--	0 ft.	21 ft.

Signs – Not applicable

- The applicant is not proposing any signage as part of the project. Signs are subject to Chapter 543 of the zoning code. All new signs are required to meet the requirements in Chapter 543.

Screening of Mechanical Equipment – Meets requirements

- Mechanical equipment is located on the roof and screened from public view. No changes are proposed to the mechanical equipment. The existing mechanical equipment is in compliance with the screening requirement outlined in Section 535.70-Screening of mechanical equipment.

Refuse Screening – Meets requirements

- The project is in compliance with Section 535.80-Screening of refuse and recycling storage containers. All refuse and recycling storage occurs within the building.

Lighting – Meets requirements with Conditions of Approval

- The applicant did not submit a lighting plan as part of their application. As a condition of approval, all lighting is required to meet the standards outlined in Section 535.90-Lighting and 541.340-Lighting.

Fences – Meets requirements with Conditions of Approval

- The project has a chain link fence along a portion of 5th Street Northeast and along the southern property line. This fence has a barbed wire top. The applicant is proposing to remove the chain link fence along 5th Street Northeast. CPED is recommending that the barbed wire fence along the southern property line be removed to comply with Section 535.430-Fence design requirement that barbed wire not be located within one hundred (100) feet from a residence district. The applicant is proposing to replace the existing fence along 5th Street Northeast with a decorative wood or composite screening fence that is six feet in height for 188 linear feet along 5th Street Northeast. Staff is recommending that the applicant submit details of the proposed fence along 5th Street Northeast prior to building permit issuance for CPED review and approval to ensure compliance with Section 530.160-General landscaping and screening.

Zoning District Requirements and Specific Development Standards – Meets requirements with Conditions of Approval

- As required by Section 550.110-Truck and commercial motor vehicle parking, outdoor parking of trucks and other commercial vehicles shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight when located within one hundred (100) feet of a residence or office residence district boundary. As stipulated in Section 550.110, regulations governing the outdoor parking of trucks and other commercial motor vehicles shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities. In site visits and reviewing of aerials, trucks and trailers have been parked along the 5th Street elevation beyond regular loading activities (e.g. unhooked trailers have been left at this location). The applicant has provided a site plan in compliance with this standard. However, CPED is recommending as a condition of approval compliance with this standard and that no trucks or trailers shall be left along the 5th Street Northeast elevation outside of typical loading and unloading activities.
- As stated in Section 536- Specific development standards, recycling facilities are required to have the use performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials. The submitted site plan shows outdoor storage that is not tied to one of the specific uses. To comply with this requirement, CPED is recommending that the recycling use shall be performed in a fully enclosed building and no materials for the recycling establishment other than paper and cardboard shall be stored outside (see conditional use permit recommendation section above).
- As outlined in Section 550.280-Enclosed building requirement, outdoor storage is allowed in the I2/Medium Industrial District, provided such outdoor storage complies with the requirements for recycling facilities noted above and is landscaped and screened as follows:
 - *Areas fronting along or visible from public streets or sidewalks.* A landscaped yard at least five (5) feet wide and screening not less than 6 feet in height and not less than 95 percent opaque shall be provided along the public street or sidewalk, as specified in Chapter 530, Site Plan Review.
 - *Areas within three hundred (300) feet of a residence or office residence district or adjacent to any zoning district other than an I2 or I3 District.* Screening not less than 6 feet in height and not less than 95 percent opaque shall be provided along the property line, as specified in Chapter 530, Site Plan Review.

- The applicant is proposing outdoor storage along the western interior property line. This area has street frontage along 35th Avenue North. There is a landscaped yard along 35th Avenue Northeast that is 47 feet wide. However, there is currently no screening. To comply with Section 550.280, CPED is recommending that screening not less than 6 feet in height and not less than 95 percent opaque be provided to screen the storage area from 35th Avenue Northeast. The screening shall be in compliance with the design requirements in Chapter 530, Site Plan Review.
- The applicant is also proposing to have outdoor storage along 5th Street Northeast that is within 300 feet of a residential district. The proposal of a 6-foot high decorative screening fence along 5th Street Northeast and plantings in front of that will comply with the screening requirement along the eastern property line. However, the applicant is not proposing any screening along the southern property line. The outdoor storage area is visible from 35th Avenue Northeast for those that are traveling northbound. To meet the intent of this requirement, CPED is recommending that the applicant provide screening not less than 6 feet in height and not less than 95 percent opaque along the southern property line that is within 100 feet of the residential district.

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

The Minneapolis Plan for Sustainable Growth identifies the site as industrial on the future land use map. The proposed development is consistent with the following urban design principles and policies outlined in the comprehensive plan:

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.
- 10.12.3 Require additional screening and buffering for new developments next to residential areas.
- 10.12.6 Use the site plan review process to ensure that lighting and signage associated with industrial uses do not create negative impacts for residential properties.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

- 10.19.1 In general, larger, well-placed, contiguous planting areas that create and define public and private spaces shall be preferred to smaller, disconnected areas.
- 10.19.2 Plant and tree types should complement the surrounding area and should include a variety of species throughout the site that include seasonal interest. Species should be indigenous or proven adaptable to the local climate and should not be invasive on native species.
- 10.19.4 Landscaped areas should be maintained in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to allow views into and out of the site, to preserve view corridors and to maintain sight lines at vehicular and pedestrian intersections.

- 10.19.7 Boulevard landscaping and improvements, in accordance with applicable city polices, are encouraged.

Urban Design Policy 10.22 Use Crime Prevention Through Environmental Design (CPTED) principles when designing all projects that impact the public realm, including open spaces and parks, on publicly owned and private land.

- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.

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

As outlined in the conditional use permit section above, the establishment of the conditional use is consistent with the *Industrial Land Use and Employment Plan (2006)* as it will maintain/protect a large industrially zoned parcel in an employment district. As proposed and conditioned, the site plan will also be in compliance with the *Industrial Land Use and Employment Plan (2006)* Recommendation #7: Encourage and implement buffering through site plan review process. As conditioned, the site plan review process will significantly increase the amount of screening and landscaping of the industrial use from neighboring residential uses.

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:

- **Walkways within parking facilities.** Clear and well-lighted walkway shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. Such walkways shall be a minimum of four feet in width. The applicant is not proposing a walkway within the parking area along 5th Street Northeast. Alternative compliance is required. The intent of this requirement is to provide a safe walking path from the building to the onsite parking spaces. Because of the need to locate the parking at the front of the lot, it would be impractical to provide a walkway through the parking lot to the front entrance. Staff is recommending that alternative compliance be granted, as this is due to difficulties caused by the location of the existing building.
- **Twenty-percent landscaping requirement:** As required by Section 530.160-General landscaping and screening, 20 percent of the project site not occupied by buildings shall be landscaped. The subject property is 132,666 square feet and the existing building is 57,610 square feet. Therefore, 15,011 square feet of the remaining 75,056 square feet is required to be landscaped. Currently, there is 7,188 square feet of landscaping (9.6 percent). The applicant is proposing to add 436 square feet of onsite landscaping. With the this additional landscaping, the project site would have 7,624 square feet of landscaped area (10.2 percent). Alternative compliance is required. The intent of the minimum landscaping requirement is to enhance the aesthetics of a property and area and help with stormwater retention. As a form of alternative compliance the applicant is proposing to add 6,871 square feet of landscape area in the public right-of-way along 5th Street Northeast. The additional landscape area in the public right-of-way will help with stormwater runoff along 5th Street Northeast and improve the transition to the residential properties to the east. However, to help further enhance the aesthetics of the project site and stormwater retention, CPED is recommending that the applicant plant one native grass or plant

onsite or within the public right-of-way for each 100 square feet of required landscaping (a total of 150 native grasses or plants).

- **Minimum canopy tree requirement:** As required by Section 530.160-General landscaping and screening, not less than one canopy tree is required for every 500 square feet of required landscape area. The project site has 15,011 square feet of required landscape area. Therefore, 30 canopy trees are required. The applicant is proposing to maintain four of the trees in the public right-of-way along 5th Street Northeast and 35th Avenue Northeast and to plant 18 ornamental deciduous trees. Alternative compliance is required. The intent of the minimum tree requirement is to enhance the aesthetics and landscape of the projects site and area and enhance the City of Minneapolis tree canopy and the benefits trees bring to a city including reducing the heat island effect. Although the applicant's proposal will significantly improve site conditions, the proposal does not completely meet the intent of the standard. In addition, there is space for additional tree plantings including along the western portion of 35th Avenue Northeast. It is recognized that there are overhead powerlines along 5th Street Northeast that may prohibit canopy trees from growing in this area. Therefore, CPED is recommending that a minimum of 30 trees be planted on the project site or in the public right-of-way along 5th Street Northeast and 35th Avenue Northeast to meet the intent of Section 530.160-General landscaping and screening.
- **Minimum shrub requirement:** As required by Section 530.160-General landscaping and screening, not less than one shrub is required for every 100 square feet of required landscape area. The project site has 15,011 square feet of required landscape area. Therefore, 150 shrubs are required. The applicant is proposing to have 30 shrubs onsite and 70 shrubs in the public right-of-way; a total of 100 shrubs. Alternative compliance is required. The intent of the minimum shrub requirement is to enhance the landscape of the projects site and area, improve the aesthetics of an area, provide adequate screening when required, and help with transitions of differing uses. Although the applicant's proposal will significantly improve site conditions, the proposal does not completely meet the intent of the standard since there is space to plant an additional 50 shrubs (e.g. along 35th Avenue Northeast). Therefore, CPED is recommending that the site plan have a minimum of 150 shrubs on the project site or in the public right-of-way in order to meet the intent of Section 530.160-General landscaping and screening.
- **Landscaping and screening for parking and loading abutting a residential zoning district (along 5th Street Northeast).** Per Section 530.170-Parking and loading landscaping and screening, parking and loading areas that abut a residential district is required to have onsite screening that is at least six feet in height and 95 percent opaque throughout the year. For the southern 174 linear feet along 5th Street Northeast, the applicant's proposal will meet this requirement. The applicant is proposing a 6-foot high decorative wood/composite fence at the property line that will provide 95 percent opacity and the planting of shrubs, and trees within the public right-of-way in front of the fence. However, the northern 230 linear feet will not meet the screening requirement. The applicant is proposing to plant a combination of deciduous and coniferous shrubs onsite and in the public right-of-way that can grow more than three feet in height and be at least 60 percent opaque. Alternative compliance is required for this northern portion of the site. The intent of this requirement is to reduce the negative visual impact off-street parking and loading has when bordering residential uses. CPED sees the proposed alternative being consistent with the development objectives of this ordinance requirement and is supportive of granting alternative compliance.
- **Landscaped yard requirement for parking and loading abutting a residential zoning district (along 5th Street Northeast):** As required by Section 530.170- Parking and loading landscaping and screening, an onsite landscaped yard that is at least seven feet in width is required when abutting a residential zoning district. Along the eastern property line (5th Street Northeast), the applicant is proposing to add a 7-foot wide landscaped yard onsite for the off-street parking area at the northern end of the site and to landscape the entire 5th Street Northeast boulevard.

Alternative compliance is required for the southern portion of the site that does not have a 7-foot wide landscaped yard. The intent of this requirement is to reduce the negative visual impact off-street parking from the public street and to help delineate the street or public sidewalk from off-street parking area. CPED sees the proposed alternative of landscaping the entire boulevard along 5th Street Northeast being consistent with the development objectives of this ordinance requirement and is supportive of granting alternative compliance.

- **Off-street parking distance from deciduous tree:** As required by Section 530.170, parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from the center of an onsite deciduous tree. There are no existing or proposed trees on the project site. Alternative compliance is required. The intent of this requirement is to reduce the heat island effect that is caused by large concrete or asphalt surface areas and to reduce the negative visual impact of off-street parking areas. The applicant is proposing to plant trees in the 5th Street Northeast and 35th Avenue Northeast boulevards near the off-street parking spaces. With this proposal most off-street parking spaces will be within 60 feet of a deciduous tree. This proposal will meet the intent of having deciduous trees shade surface parking spaces and reduce the negative visual impact of the off-street parking area. Therefore, CPED is recommending granting alternative compliance.
- **A minimum of one tree for every 25 linear feet of parking or loading fronting a street (5th Street Northeast and 35th Avenue Northeast):** As required by Section 530.170-Parking and loading landscaping and screening, not less than one tree is required for each 25 linear feet or fraction thereof of parking and loading area lot frontage. The applicant is not proposing to plant trees onsite along 5th Street Northeast or 35th Avenue Northeast. Alternative compliance is required. The intent of this requirement is to support and enhance the City of Minneapolis tree canopy and the benefits trees bring to a city including reducing the heat island effect. The applicant is proposing to plant eight trees for 231 feet of street frontage along 5th Street Northeast. This provides a tree for every 29 feet. If the tree planting plan was slightly revised, the proposal would be able to meet the intent of the one tree for every 25 linear foot requirement. Therefore, CPED is recommending the applicant plant one tree for every 25 linear feet of parking or loading fronting 5th Street Northeast within the public right-of-way.
- **Landscape ground cover:** As required by Section 530.160-General landscaping and screening, landscaped areas shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. The applicant is proposing to have 2,031 square feet of their landscape area onsite and in the public right-of-way be covered in decorative landscape rock. Decorative landscape rock is not an acceptable landscape material as outlined in Section 530.160. Alternative compliance is required. The intent of this requirement is to enhance the aesthetics of a project site and area, and to increase pervious surface areas to allow for more stormwater retention. Since the subject property is below the 20 percent landscape requirement, CPED is not supportive of the use of landscape rock on the project site or within the public right-of-way. CPED is recommending that the a site plan be submitted that has all new landscape area covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees.
- **Defined parking lot with a discontinuous curbing or concrete curb.** Per Section 530.230-Concrete curbs and wheel stops, all parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide onsite retention and filtration of stormwater. Where onsite retention and filtration is not practical, the parking lot shall be defined by 6 inch by 6 inch continuous concrete curb. The existing surface parking lot is not in full compliance with this requirement. Alternative compliance is required. The intent of this requirement is to help define the off-street parking area and to direct stormwater to a proper location for onsite retention. The applicant is proposing to continue not having a curb define the parking area. Public Works Surface Water and Sewers Division did not have an issue with the submitted proposal. The proposal to have the landscaped yards at the same height as the surface parking area where surface water can

drain into the landscaped yards is consistent with the intent of this site plan review requirement. Therefore, CPED is recommending granting alternative compliance for this requirement.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by DLT Ventures LLC for the property located at 416 35th Avenue Northeast:

A. Conditional Use Permit to allow a recycling facility in the I2/Medium Industrial District.

Recommended motion: **Approve** the conditional use permit to allow for a recycling facility in the I2/Medium Industrial District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. As outlined in Section 520.160-Definitions, no automobile wrecking or dismantling is allowed.
3. As required by Section 536.20-Specific development standards, the recycling use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

B. Site Plan Review for a recycling facility.

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

1. All site improvements shall be completed by January 11, 2018, 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. To meet the intent of Section 530.160-General landscaping and screening, a minimum of 30 trees, 150 shrubs, and 150 native grasses or plants shall be planted on the project site or in the public right-of-way along 5th Street Northeast and 35th Avenue Northeast. In addition, all landscaped area shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Furthermore, plantings shall comply with Section 530.200-Plant Material Standards, and Section 530.210-Installation and Maintenance of Materials.
4. To meet the intent of Section 530.170-Parking and loading landscaping and screening, one tree shall be planted for every 25 linear feet of parking or loading fronting 5th Street Northeast within the public right-of-way.
5. All exterior lighting is required to meet the standards outlined in Section 535.90-Lighting and 541.340-Lighting.
6. As required by Chapter 541, the project site shall provide a minimum of 42 off-street vehicle parking spaces or provide 38 off-street vehicle parking spaces and 10 bicycle parking

- spaces as required by Section 541.220-Bicycle incentive and Section 541.180-Bicycle parking to comply with the off-street parking requirement.
7. As required by Section 541.90-Inoperable vehicles, the parking and storage of inoperable vehicles shall be located within an enclosed garage only. Parking of such inoperable vehicles outdoors shall be prohibited.
 8. Details of the decorative fence along 5th Street Northeast shall be submitted prior to building permit issuance to ensure compliance with Section 530.160-General landscaping and screening. To comply with Section 535.430-Fence design requirement, the barbed wire fence along the southern property line shall be removed for the portion within 100 feet of the residential district to the east. To meet the intent of Section 550.280-Enclosed building requirement, new screening shall be provided along the southern property line that is within 100 feet of the residential district that is not less than 6 feet in height and not less than 95 percent opaque.
 9. As required by Section 541.320-Marking of parking spaces, the parking spaces shall be clearly marked on the pavement, using paint or other marking devices approved by the city engineer. Such markings shall conform to the approved parking plan and shall be maintained in a clearly legible condition.
 10. As required by Section 541.380-Snow storage, required parking spaces, driveways, access aisles and landscaping shall not be used for the purpose of snow storage.
 11. As required by Section 541.540-Surfacing, the southern portion of the property used for loading and outdoor storage shall be surfaced with a dustless all-weather material capable of carrying a wheel load of sixteen thousand (16,000) pounds. In addition, the southern access point shall be redesigned to not have truck maneuvering within a landscaped area to comply with Section 541.300-Surfacing and Section 541.540-Surfacing.
 12. As required by Section 550.110-Truck and commercial motor vehicle parking, outdoor parking of trucks and other commercial vehicles shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight when located within one hundred (100) feet of a residence or office residence district boundary. In addition, no trucks or trailers shall be left along the 5th Street Northeast elevation outside of typical loading and unloading activities.
 13. To comply with Section 550.280-Enclosed building requirement, screening not less than 6 feet in height and not less than 95 percent opaque shall be provided in front of the storage area along 35th Avenue Northeast. The screening shall be in compliance with the design requirements in Chapter 530, Site Plan Review.

ATTACHMENTS

1. Zoning map
2. Statement of proposed use and description of the project
3. Conditional use permit findings
4. PDR report
5. Plan set- survey, site plan, enlarged site plan, and floor plan
6. Aerials
7. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

416 35th Avenue Northeast

FILE NUMBER

BZZ-7295



architecture specialty millwork virtual vision project management

118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

Land Use Application
416 35th Avenue NE
Minneapolis, Minnesota

Statement of Proposed Use

The applicant proposes a recycling facility, defined as “a use performed in an enclosed building where scrap or salvage materials are shredded, milled, crushed, ground, bought, sold, exchanged, stored baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, bottles, plastics, and aluminum cans. A recycling facility shall not include automobile wrecking or dismantling.” The proposed facility shall not be considered a scrap/salvage yard or metal milling facility.

The facility receives mixed loads of materials from smaller commercial recycling facilities and sorts those materials, then ships the sorted materials to larger commercial recycling facilities. The applicant performs three functions in this process.

1. Sorting of incoming materials by category. All sorting activity takes place within the building.
2. Packaging those sorted materials to be shipped out to larger recycling facilities. All packaging activity takes place within the building.
3. Storage of sorted materials onsite until those sorted materials are scheduled to be shipped out. Storage of material may occur within the building or within the outdoor area enclosed by fencing and screening south of the building.

In addition to the above, the applicant operates permitted uses in the building, including production of consumer goods, storage of non-hazardous products, and repair of on-site machinery. The applicant provides incubator space to small businesses by leasing areas of the building in smaller in size than a typical industrial property.

Description of the Project

The applicant proposes to make a number of property improvements as part of this conditional use application.

- Increase the amount of water runoff from the building roof directed to landscape areas to maximize water absorption into the ground.
- Portions of the right away along 5th Street NE not required for truck access to the site will be landscaped in accordance with city zoning requirements.
- Screening of wood or composite fence, or shrubbery 3’ tall and 60% opaque will be provided along the north and east sides of parking at the NE corner of the site, and along 5th Street where it will not interfere with truck access.
- Screening consisting of a wood or composite fence 6’ tall and 95% opaque will be provided along the 5th Street side of the outdoor area south of the building to screen parking and loading areas for large trucks.
- Parking and loading areas will be clearly marked on the pavement at the east side of the building.
- An accessible parking space will be provided in front of the office portion of the building along 35th Avenue. The space is provided in this location because the grade difference between the building floor

and the east side parking area is approximately 4' and would require over 80' of sloped sidewalk to connect. 35th Avenue in front of the building is nearly level with the building floor and requires a minimal amount of additional sloped sidewalk to be compliant.

- Boulevard trees will be added along 35th Avenue and 5th Street where they do not interfere with truck access or overhead power lines.

Conditional Use Permit findings

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.** All activities which generate disruptive amounts of noise or dust occur within the building and all truck maneuvering occurs within the property.
- (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 addition of screening and landscaping to the east side of the property along 5th Street, as shown on the site plan, will bring the property into compliance with the zoning code and provide a buffer to the residential property. The applicant will also limit the size of trucks parking and loading within 100' of said residential property to under 15,000 lbs, per zoning requirements.
- (3) Adequate utilities, access roads, drainage, necessary facilities, or other measures, have been or will be provided.** Adequate electrical, water, and sewer facilities currently exist to accommodate the proposed use. 35th Avenue provides direct access to and from northbound University Avenue, and 5th Street north to 37th Avenue provides access to and from both directions of University Avenue. Addition access to both directions of University Avenue is provided to the south along St. Anthony parkway and 4th Street, though low bridge clearance limits the size of trucks able to utilize this route. University Avenue then provides access to the freeway network north and Minneapolis truck routes south. Current conditions have approximately 50% of the roof surface draining via scuppers and downspouts to the turf grass area to the north of the building. This area is graded to retain water and provide time for absorption, with overflow provided into 35th Avenue. The remainder of the roof surface drains via scuppers and downspouts to the east or south onto impervious surfaces, which then direct the runoff to 5th Street. The applicant is proposing to alter roof drainage to direct more of the roof surface to the turf area north of the building. The remainder of the roof drainage will now pass through the landscape area along 5th Street, providing an opportunity for absorption.
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.** Direct routes to University Avenue limit the amount of traffic through neighborhoods, and providing adequate truck maneuvering space within the site limits truck activity in the street. Providing sufficient parking on site also limits the use of street parking for both trucks and employee vehicles.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.** The Minneapolis Plan for Sustainable Growth (comprehensive plan) identifies this property as a current and future industrial use.
- (6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.** A recycling facility, as defined by the Minneapolis zoning code, is a permitted use in the I-2 district with a Conditional Use Permit. Additionally, outdoor storage is allowed when adequately screened from adjacent residential properties and public streets.



Minneapolis
City of Lakes

**Community Planning and
Economic Development**

Development Services

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

November 10, 2015

Linda Karst
DLTL Ventures
13282 Yorktown Lane North
Champlin, MN 55316

Re: Preliminary Development Review comments for
PDR #1001347

RESUBMISSION REQUIRED

The plan submittal for parking lot improvements at 416 35th Ave NE was reviewed by City staff. While some of the original PDR review comments have been addressed, there are still outstanding items. Please review all of the outstanding items listed below. Call me if you have any questions.

☐ Zoning - Planning

- The project requires a conditional use permit to allow for the recycling use and a site plan review application. The planning commission will review the project when a complete application has been submitted.

☐ Right of Way

- Per previous comments: Landscaping and tree planting details shall be included in the plans. Please contact Craig Pinkalla (Minneapolis Park Board Forestry) at (612) 499-9233 for assistance with tree species selection for all proposed street trees.

☐ Street Design

- The expanded curb cut along 5th St. N.E. is larger than allowed; curb cuts are limited to an opening dimension of 25' unless a variance is granted through the Planning Department approval process allowing for a maximum dimension of 35'.

☐ Sidewalk

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

☐ Traffic and Parking

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

☐ Water

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

❑ Sewer Design

- Stormwater Management: Please identify the square footage of the area proposed to be disturbed with the project, and the existing and proposed impervious square footages within the disturbed area. Please also identify on the plan view, the proposed extents of the disturbed area.
- Based on the description of the use of the site, an industrial stormwater permit from the MPCA may be required. Please provide documentation of any existing permits or obtain the necessary permits. If it has been verified that permitting is not required, please provide supporting documentation.
- Erosion Control: It is unclear the extents of any proposed improvements on the site. Please note, if more than 5,000 square feet of 500 cubic yards of land is disturbed an erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide the appropriate erosion and sediment control measures and details on the plan, if necessary.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Construction Code Services

- Based on viewing the property on Google Streetview you should be able to provide ADA parking with an access aisle within the parking lot, using parking stall number 5 & 6 with accessible route with 1:20 maxi slope to main entrance door. See attachment for example plan.

You are required to submit (3) hard copy of the updated plan to the Minneapolis Development Review Customer Service Center for review by City staff to ensure that all comments from the Preliminary Development Review Report have been incorporated. The project cannot move forward to Formal Site Plan approvals and permitting until the PDR process is completed.

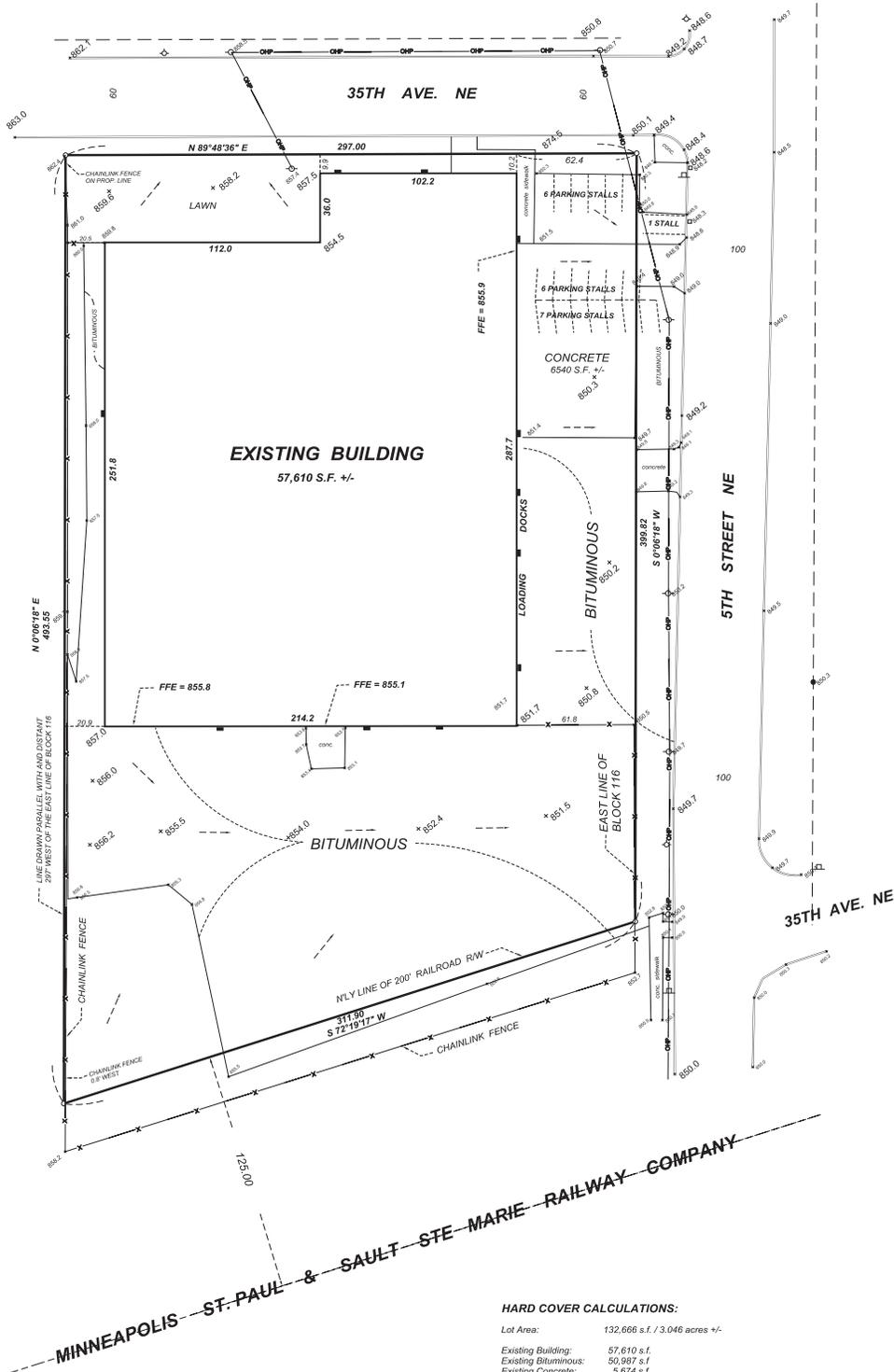
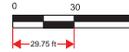
In addition to the revised site plan, please provide a written response to all comments (a Comment Response Sheet), which at a minimum, should include identification of the commenting City Department followed by the corresponding response and site plan page references.

Because of the nature of the process, resubmittals may result in additional or modified comments; note however, that efforts will be made to limit additional comments to only those areas that are subject to revision.

Patty Murzyn
Development Coordinator II
612-673-5827

Certificate of Survey

~ for ~ DLTL Ventures, LLC
 416 35TH Ave. NE
 MPLS., MN 55418



EXISTING BUILDING
 57,610 S.F. +/-

HARD COVER CALCULATIONS:

Lot Area:	132,666 s.f. / 3.046 acres +/-
Existing Building:	57,610 s.f.
Existing Bituminous:	50,987 s.f.
Existing Concrete:	5,674 s.f.
Total Hard Cover:	114,271 s.f.
Hard Cover % :	86.13%

DESCRIPTION OF PROPERTY:

That part of Block 116, in COLUMBIA HEIGHTS ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, including vacated alley and vacated portion of 4th Street Northeast, lying Northerly of the 200 foot right of way of the Minneapolis, St. Paul and Sault Ste Marie Railway Company and which is included within the East line of said Block 116 and a line running parallel with and distant 297.00 feet West, measured at right angles from the East line of said Block 116 and same extended. Hennepin County, Minnesota. Subject to easements of record.

LEGEND	
□	Catch Basin
x	Spot Elevation
□	Catch Basin
■	Down Spout
⊕	Fire Hydrant
—○—	Overhead PowerLine
△	Sign
●	Found Iron Monument
○	Set 1/2" Iron Pipe
---	Direction of Surface Drainage
○	Power Pole

REVISED 07/01/15: BOUNDARY
 REVISED 06/29/15: EXISTING BUILDING

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische License No. 22703 Date 06/25/15



952-443-3010

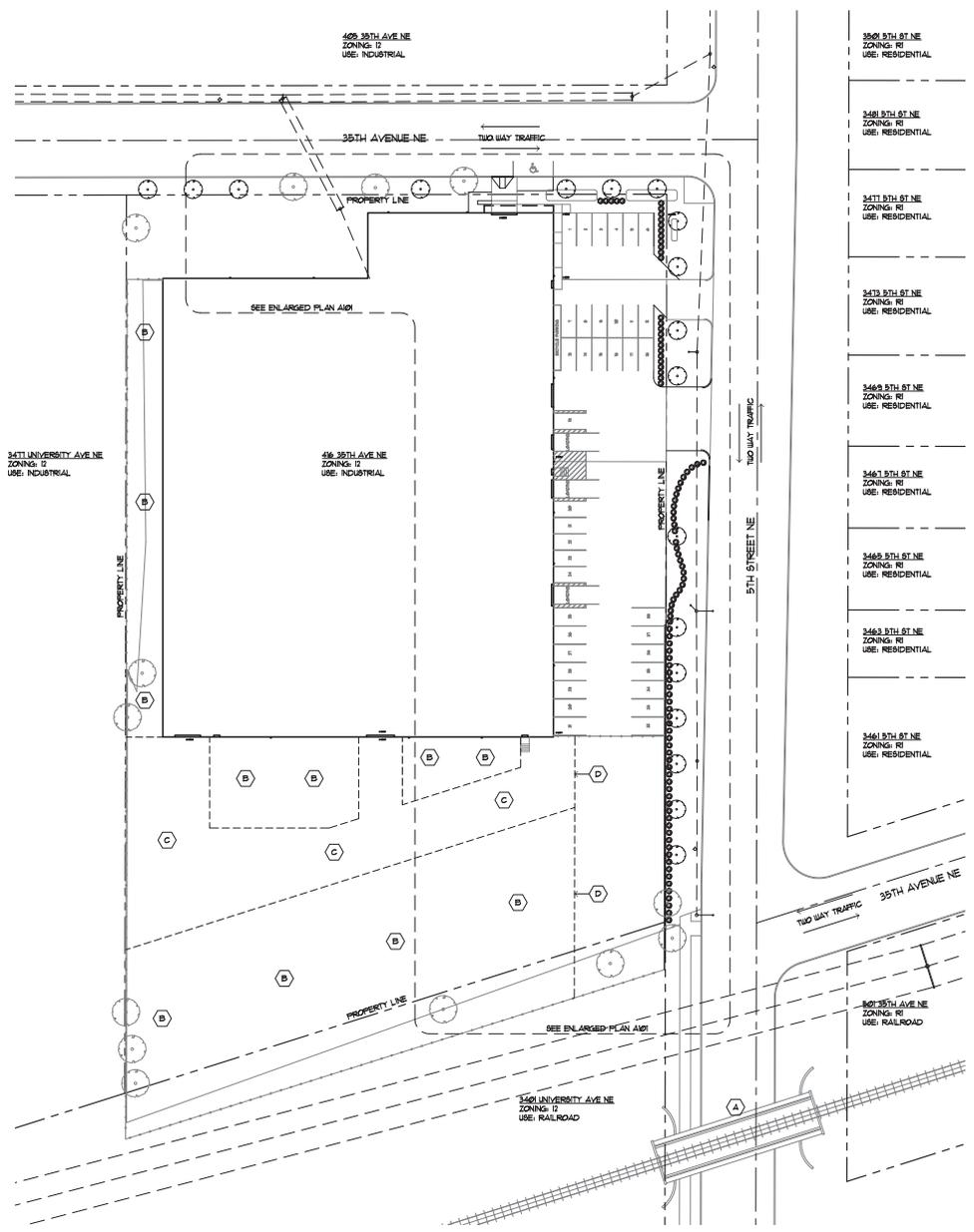
SITE PLAN CALCULATIONS

LOT AREA:	152,666 SF
BUILDING FOOTPRINT:	37,610 SF
EXISTING CONDITIONS	
PERVIOUS:	69,094 SF
LANDSCAPE COVERAGE:	10,000 SF 13.3%
PROPOSED CONDITIONS	
PERVIOUS:	64,730 SF
LANDSCAPE COVERAGE:	10,316 SF 13.5%

*LANDSCAPE COVERAGE SHOWN INDICATES PERCENTAGE OF SITE NOT COVERED BY BUILDING FOOTPRINT.

SITE PLAN KEY NOTES

- (A) LOW BRIDGE CLEARANCE OF 11'-9" LIMITS TRUCK TRAFFIC IN THIS DIRECTION.
- (B) AREA DEDICATED TO OUTDOOR STORAGE OR PARKING OF LARGE TRUCKS.
- (C) AREA DEDICATED TO MANEUVERING OF TRUCKS AND EQUIPMENT.
- (D) ALL AREAS EAST OF THIS LINE RESTRICTED TO PARKING OF TRUCKS WITH A SINGLE REAR AXLE AND GVW UNDER 9,900 POUNDS.



100 CONTEXT SITE PLAN
1/32" = 1'-0"



118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

DLTL Industries
416 35th Avenue NE
Minneapolis, MN 55418

DLTL Ventures LLC
13282 Yorktown Lane North
Champion, MN 55316

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.

name _____ date _____

license number _____ signature _____

scale 1/16" = 1'-0"
name _____ title _____

CUP revised 12.07.2015

neighborhood 11.16.2015

CUP 11.06.2015

PDR 10.30.2015

site plan

a100
copyright Tanek 2015

SITE PLAN GENERAL NOTES

- TRUCK TURNING PATH SHOWN ASSUMES FULL SIZE TRACTOR WITH 53' TRAILER.
- ARROWS INDICATE DIRECTION OF SURFACE WATER DRAINAGE.
- ALL TRASH STORAGE AND PICKUP OCCURS WITHIN THE BUILDING.
- BOULEVARD TREES TO BE SPACED APPROXIMATELY 25' APART OR EVENLY SPACED BETWEEN EXISTING TREES. ALL TREES ALONG 38TH TO BE PLANTED IN LINE WITH EXISTING TREES.
- OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SPECIES WITH EQUIVALENT VARIETIES UPON APPROVAL BY ARCHITECT AND/OR CITY.
- AN OBSTRUCTION PERMIT IS REQUIRED ANYTIME CONSTRUCTION WORK IS PERFORMED IN THE PUBLIC RIGHT-OF-WAY. PLEASE CONTACT SCOTT KRÄHER AT (612) 473-2383 REGARDING DETAILS OF SIGNAL AND LANE CLOSURES LOG ON TO ([HTTP://MINNEAPOLIS.MN.GOV/WAYNET/](http://minneapolis.mn.gov/waynet/)) FOR A PERMIT.
- ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC FACILITIES SHALL BE BORNE BY THE CONTRACTOR AND/OR PROPERTY OWNER.
- CONTACT DOUG MADAY AT (612) 613-5766 PRIOR TO CONSTRUCTION FOR THE REMOVAL OF ANY CITY OF MINNEAPOLIS RIGHT OF WAY SIGNS THAT MAY BE IN THE WAY OF CONSTRUCTION.

SITE PLAN KEY NOTES

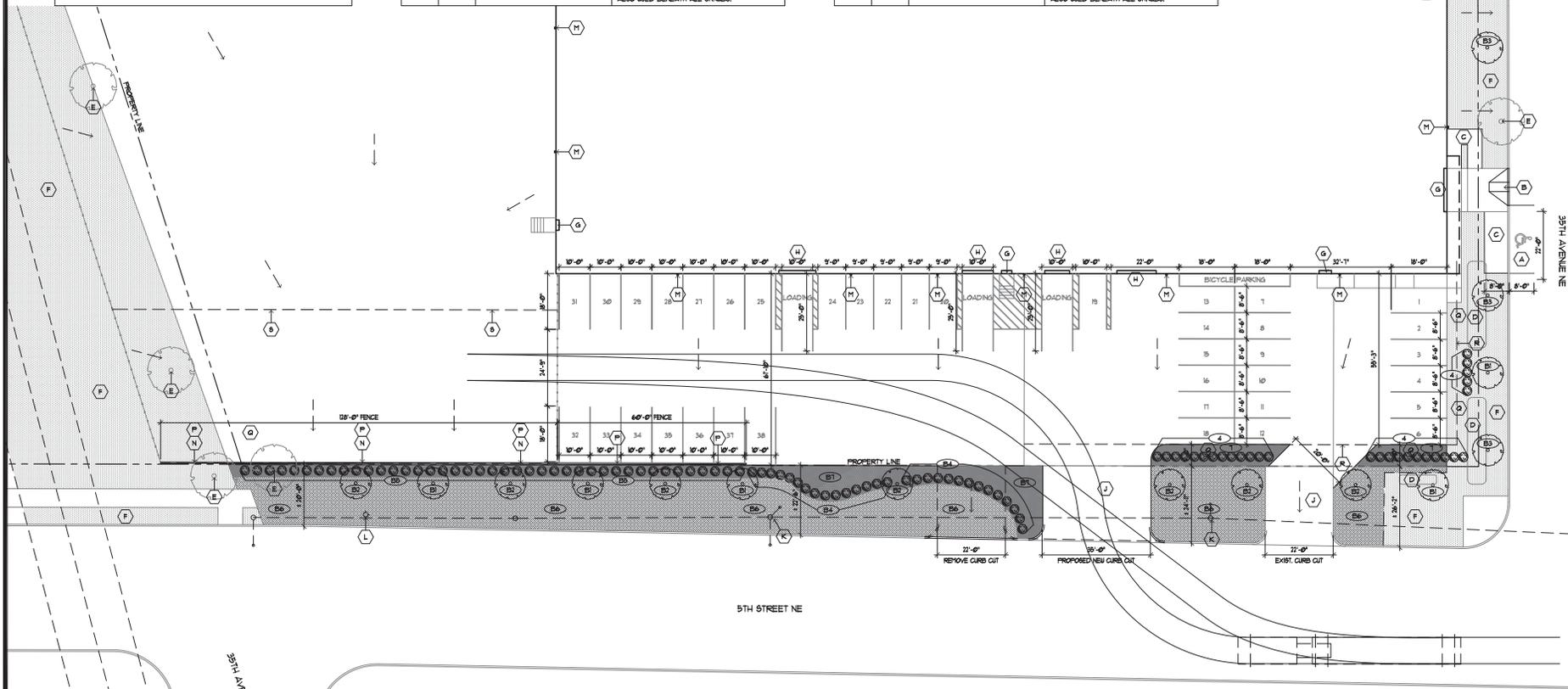
- | | | |
|---|--|---|
| (A) PROPOSED ACCESSIBLE PARKING SPACE IN STREET RIGHT OF WAY. | (G) EXISTING BUILDING ENTRANCE. | (N) EXISTING CHAINLINK FENCE TO BE REMOVED. |
| (B) ACCESSIBLE CURB RAMP. | (H) EXISTING LOADING DOCK DOOR. | (P) 6'-0" TALL DECORATIVE WOOD OR COMPOSITE SCREENING FENCE. |
| (C) ACCESSIBLE ROUTE TO BUILDING ENTRANCE. MAXIMUM 1:50 SLOPE. | (J) EXISTING PAVEMENT TO REMAIN. | (Q) AREAS DESIGNATED FOR SNOW STORAGE. |
| (D) EXISTING HEDGE TO REMAIN. | (K) UTILITY POLE WITH LIGHT TO REMAIN. | (R) DASHED LINE INDICATES REQUIRED 1'-0" PARKING SETBACK. |
| (E) EXISTING TREE TO REMAIN. | (L) EXISTING FIRE HYDRANT. | (S) DASHED LINE INDICATES 100' DISTANCE FROM EDGE OF RESIDENTIAL ZONED DISTRICT, MARKED BY CENTER OF ROADWAY. AREAS EAST OF THIS LINE ARE RESTRICTED TO PARKING OF SINGLE REAR AXLE VEHICLES OF LESS THAN 5,000 POUNDS GVW. |
| (F) HATCH INDICATES EXISTING LANDSCAPE TURF GRASS AREA TO REMAIN. | (M) EXISTING DOWNSPOUT. | |

LANDSCAPE KEY (ON PROPERTY)

SYMBOL	QUANTITY	SPECIES	NOTES
(1)	-	ROYAL RANDORPS FLOWERING CRAB	ALL TREES LOCATED IN BOULEVARD.
(2)	-	AUTUMN BRILLIANCE SERVICEBERRY	ALL TREES LOCATED IN BOULEVARD.
(3)	-	BLUE BEECH	ALL TREES LOCATED IN BOULEVARD.
(4)	30	SEA GREEN JUNIPER or SQUARE BUSH HONEYBUCKLE or GOLDFOUND SPIREA	SPECIES TO BE MIXED AND LOCATED BASED ON RECOMMENDATIONS OF LANDSCAPE CONTRACTOR.
(5)	-	COPPIN PURPLE AND WHITE LILAC	NOT USED ON SUBJECT PROPERTY.
(6)	- 5'	TURF GRASS	GRASS TO REPLACE EXISTING PAVEMENT.
(7)	468 5'	DECORATIVE LANDSCAPE ROCK	ROCK TO REPLACE EXISTING PAVEMENT. ROCK ALSO USED BENEATH ALL SHRUBS.

LANDSCAPE KEY (RIGHT OF WAY)

SYMBOL	QUANTITY	SPECIES	NOTES
(B1)	6	ROYAL RANDORPS FLOWERING CRAB	SMALLER TREES REDUCE CONFLICT WITH OVERHEAD POWER LINES.
(B2)	1	AUTUMN BRILLIANCE SERVICEBERRY	SMALLER TREES REDUCE CONFLICT WITH OVERHEAD POWER LINES.
(B3)	5	BLUE BEECH	USED TO FILL IN ALONG 38TH AVENUE.
(B4)	29	SEA GREEN JUNIPER or SQUARE BUSH HONEYBUCKLE or GOLDFOUND SPIREA	SPECIES TO BE MIXED AND LOCATED BASED ON RECOMMENDATIONS OF LANDSCAPE CONTRACTOR.
(B5)	41	COPPIN PURPLE AND WHITE LILAC	ALL LOCATIONS ADJACENT TO 6' SCREENING FENCE.
(B6)	5/24 5'	TURF GRASS	GRASS TO REPLACE EXISTING PAVEMENT IN 5TH STREET BOULEVARD.
(B7)	1913 5'	DECORATIVE LANDSCAPE ROCK	ROCK TO REPLACE EXISTING PAVEMENT. ROCK ALSO USED BENEATH ALL SHRUBS.



PARTIAL SITE PLAN
1/16" = 1'-0"

tanek
118 E. 26th Street
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DLTL Industries
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Minneapolis, MN 55418

DLTL Ventures LLC
13282 Yorktown Lane North
Champion, MN 55316

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.

name _____ date _____

license number _____ signature _____

scale 1/16" = 1'-0"
name _____ title _____

CUP revised 12.07.2015
neighborhood 11.16.2015
CUP 11.06.2015
PDR 10.30.2015
site plan



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project

DLTL Industries
 416 35th Avenue NE
 Minneapolis, MN 55418

DLTL Ventures LLC
 13282 Yorktown Lane North
 Champlin, MN 55316

FLOOR PLAN GENERAL NOTES

1. INTERIOR BUILDING DIMENSIONS AND USES NOT VERIFIED BY TANEK. ALL INTERIOR ELEMENTS (WALLS, COLUMNS, DOORS) ARE ESTIMATES BASED ON DOCUMENTS PROVIDED BY OWNER.
2. ALL INTERIOR AREAS ARE NET, EXCLUDING THICKNESS OF EXTERIOR AND DIVIDING WALLS.
3. ALL TRASH STORAGE AND PICKUP OCCURS WITHIN THE BUILDING.

FLOOR PLAN KEY NOTES

- (A) CROSS HATCH INDICATES EXTENT OF OFFICE AREA.
- (B) HATCH INDICATES EXTENT OF WAREHOUSE AND ASSOCIATED DOCK AREAS.
- (C) HATCH INDICATES EXTENT OF PRODUCTION AND ASSOCIATED DOCK AREA.
- (D) HATCH INDICATES EXTENT OF EQUIPMENT MAINTENANCE AREAS.
- (E) AREAS WITHOUT HATCH INDICATE RECYCLING SORTING AREAS.
- (F) EXISTING BUILDING ENTRANCE / EXIT.
- (G) EXISTING LOADING DOCK DOOR.
- (H) EXISTING GROUND LEVEL DOOR.

AREA AND PARKING CALCULATIONS

TOTALS
 GROSS BUILDING AREA: 57,610 SF
 VEHICLE PARKING REQUIREMENT: 38
 BICYCLE PARKING REQUIREMENT: 1

OFFICE
 NET AREA: 6,371 SF
 VEHICLE PARKING: 5
 BICYCLE PARKING: 3
 LOADING SPACES: 0

LIGHT INDUSTRIAL PRODUCTION
 NET AREA: 10,711 SF
 VEHICLE PARKING: 1
 BICYCLE PARKING: 2
 LOADING SPACES: 1

RECYCLING SORTING
 NET AREA: 10,222 SF
 VEHICLE PARKING: 10
 BICYCLE PARKING: 2
 LOADING SPACES: 1

EQUIPMENT MAINTENANCE
 NET AREA: 3,803 SF
 VEHICLE PARKING: 4
 BICYCLE PARKING: 0
 LOADING SPACES: 0

WAREHOUSE
 NET AREA: 25,223 SF
 VEHICLE PARKING: 8
 BICYCLE PARKING: 0
 LOADING SPACES: 1

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.

name _____ date _____

license number _____ signature _____

scale 1/16" = 1'-0"

name _____ title _____

CUP 11.06.2015

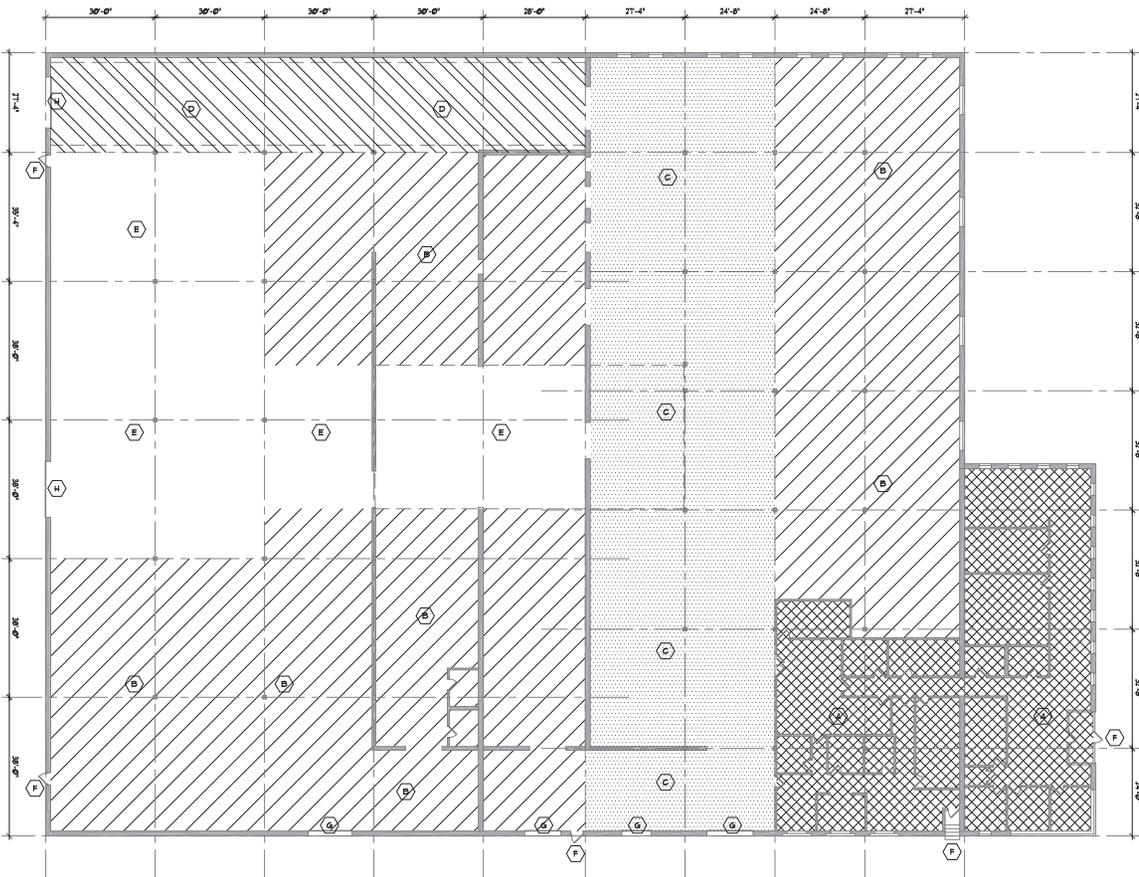
PDR 10.30.2015

floor plan level 01

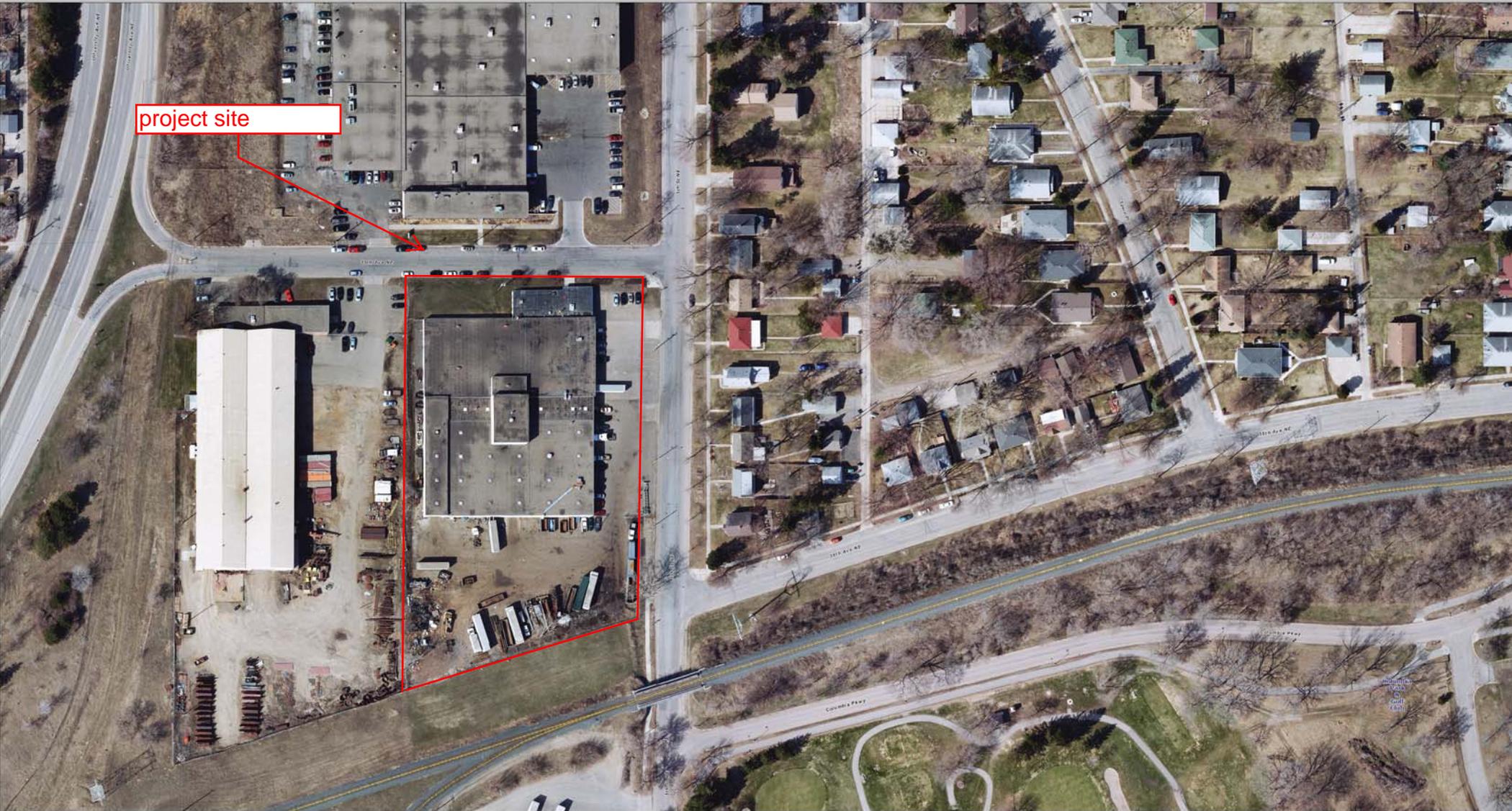


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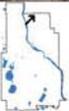
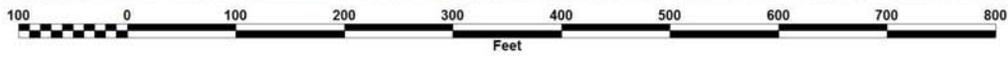
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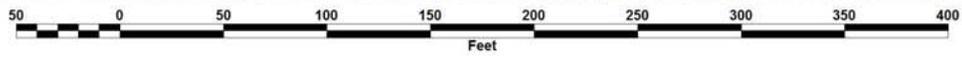
1 EXISTING FLOOR PLAN
 1/16" = 1'-0"



project site



project site



2006 and 2015 Comparison



11/22/2006



04/01/2015



View of property from South



View of property from East



View of DLTl from 5th Street Northeast looking west



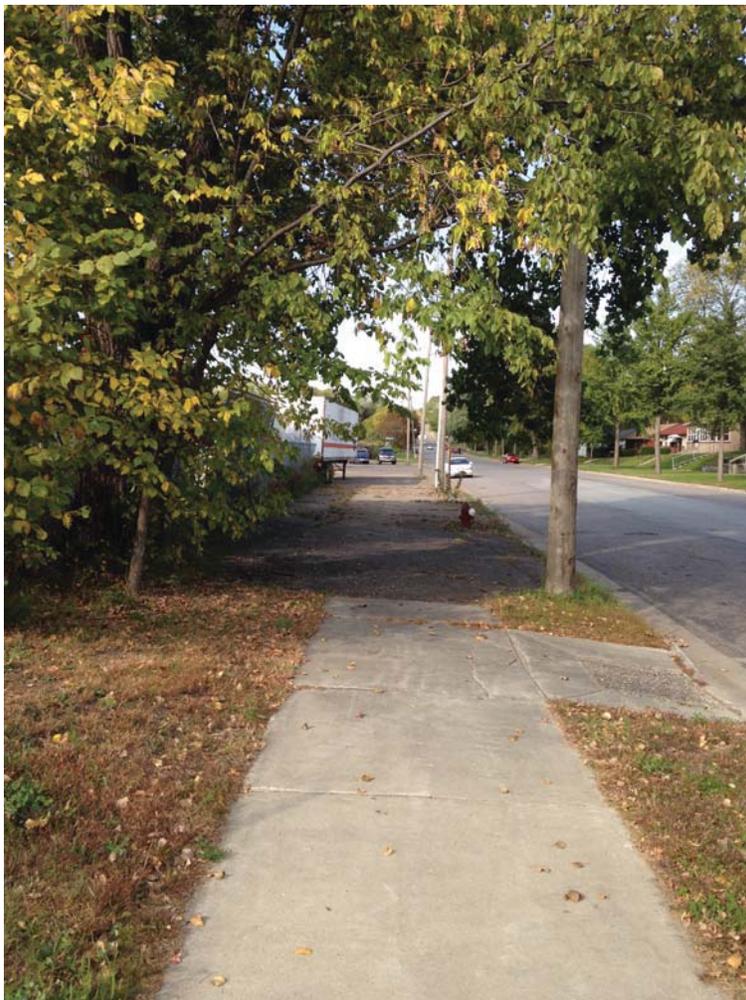
View of DLTl from 5th Street Northeast looking west



View of DLTL from 5th Street Northeast looking southwest



View of residential properties across the street from DLTL looking east



View of DLTL from 5th Street
looking north



View of southeast portion of the site
from 5th Street

3424 5th St NE

Minneapolis, Minnesota

Street View - Aug 2013



< > Hide imagery