



LAND USE APPLICATION SUMMARY

Property Location: 1300 Lake Street East
Project Name: Eagle Taxi & Limo Services
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: New York Plaza, LLC
Project Contact: Nieves Rivera
Request: To allow for a taxi/limousine service – dispatch and office only.
Required Applications:

| | |
|-------------------------------|---|
| Conditional Use Permit | To allow a taxi and limousine service in the C4 District. |
|-------------------------------|---|

SITE DATA

| | |
|-----------------------------------|--|
| Existing Zoning | C4 General Commercial District |
| Lot Area | 45,465 square feet / 1.04 acres |
| Ward(s) | 9 |
| Neighborhood(s) | Midtown Philips, adjacent to Powderhorn Park |
| Designated Future Land Use | Urban Neighborhood |
| Land Use Features | Commercial Corridor (East Lake Street) |
| Small Area Plan(s) | Not applicable |

| | | | |
|---|------------------|---------------------------------------|----------------|
| Date Application Deemed Complete | February 2, 2015 | Date Extension Letter Sent | Not applicable |
| End of 60-Day Decision Period | April 2, 2015 | End of 120-Day Decision Period | Not applicable |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is an existing shopping center and surface parking lot. The existing building has a taxi service, restaurant, grocery store, adult daycare, childcare center on the first floor and offices on the second floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area includes a mix of commercial, institutional, mixed-use and multiple-family residential dwellings along Lake Street East, a commercial corridor. The uses to the north are primary low-density residential.

PROJECT DESCRIPTION. The applicant is proposing to add a second, new taxi and limo service to the property within one of the existing office spaces on the second floor. The proposed taxi service will be used as an office for the business and for dispatch services. The taxicab and limousine drivers will own their vehicles and they will not be repaired or stored outside in the surface parking lots.

RELATED APPROVALS.

| Planning Case # | Application | Description | Action |
|-----------------|---|---|---|
| <u>BZZ-2709</u> | Conditional use permit and parking variance. | Establish the existing building as a shopping center. | The city planning commission approved the applications on <u>7/31/2006</u> . |
| <u>BZZ-3856</u> | Variances for parking lot design. | Reconfigure an existing off-street parking lot. | The zoning board of adjustment approved the applications on <u>2/7/2008</u> . |
| <u>BZZ-5914</u> | Conditional use permit to allow for a taxi service. | Establish a new taxi service (dispatch and office only) in the existing building. | The city planning commission approved the application on <u>2/19/2013</u> . |

PUBLIC COMMENTS. Staff has not received any public comments at the time of writing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for a new taxi service based on the following findings:

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

The applicant has indicated the use of the office is for 24-hour dispatch service and other general office duties. Vehicles would not be parked outdoors overnight or repaired at the property. The

establishment of a taxicab and limousine service should not prove detrimental to public health, safety, comfort or general welfare.

- 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 site is adjacent to office and commercial properties along East Lake Street. The adjacent properties to the north are residential. The applicant has indicated vehicles would not be parked outdoors overnight or repaired at the property. The dispatch office will operate 24-hours per day and would have open office hours to the public from 8am to 4pm. The proposed use should have little effect on surrounding properties.

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

Utilities and access roads are existing and adequate. Public Works reviewed and approved the site plan and civil engineering plans for the subject property in 2009.

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

The parking requirement for a taxicab service is one space per 500 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of four spaces) plus one space per two service bays. The minimum required parking for a use that is less than 1,000 square feet is zero. The office where the proposed taxi service is to be located is 352 square feet in area. Therefore, the minimum parking requirement for the proposed taxicab service is zero. The subject property is an existing shopping center. The required parking for all the uses in the building is 30 spaces. There are 62 spaces provided on-site in a parking lot north of the building along 13th Avenue South and west of building along Lake Street East.

| | Minimum Vehicle Parking | Total Minimum Requirement | Maximum Parking Allowed | Proposed |
|---------------------------------|--------------------------------|----------------------------------|--------------------------------|-----------------|
| Eagle Taxi (proposed) | 0 | 0 | 1 | -- |
| Adult Day Care | 8 + 2 drop-off | 8 + 2 drop-off | 19 + 4 drop-off | -- |
| Grocery | 4 | 4 | 11 | -- |
| Restaurant | 4 | 4 | 26 | -- |
| New Star Taxi (existing) | 0 | 0 | 2 | -- |
| Childcare | 11+2 drop-off | 11+2 drop-off | 29+4 drop-off | -- |
| Existing Warehouse | 7 | 7 | 25 | -- |
| Offices | 4 | 4 | 30 | -- |
| Total | -- | 38 + 4 drop-off | 143 + 8 drop-off | 62 |

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

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

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

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean, low-impact light industrial – where compatible with the existing and desired character.

Economic Development Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base.

- 4.2.3 Continue to assist businesses in identifying appropriate locations within the city.

Staff comment: Staff finds that the proposed use is consistent with the above policies of the Comprehensive Plan. The proposed use is classified as a taxicab service and limousine service, but will operate primarily as a dispatch office. The dispatch office will be located within the existing building and will operate 24-hours per day. The office will also have general office hours for drivers; however, vehicles will not be parked on-site overnight and will not be repaired on the premises.

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

If the requested land use applications are approved, the proposal will comply with all provisions of C4 District. The use is required to comply with zoning code requirements. This includes design and maintenance of the parking and loading areas, such as landscaping and screening required in Chapter 530 of the zoning code. The site plan has been reviewed and approved by city staff and has been fully implemented.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the conditional use permit by Nieves Rivera of New York Plaza, LLC, for the property located at 1300 Lake Street East:

A. Conditional Use Permit to allow a taxicab and limousine service in the C4 District.

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

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. There shall be no parking of taxicabs or limousines outdoors, overnight.
3. There shall be no repair of taxicabs or limousines in the parking areas on-site.

ATTACHMENTS

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

Applicant:
Eagle Taxi & Limo Services, Inc

Contact Person:
Nieves I. Riera
2929 13th Avenue S
Minneapolis, MN 55407
612-222-1428
ni.riera61@gmail.com

Proposed use for application:

Eagle Taxi & Limo Services proposed to open its dispatching office to the commercial building known as New York Plaza with the address 1304 E Lake Street in Minneapolis, MN 55407 for the purpose of operating a taxi service office.

FINDINGS

According to previous findings the following are true in regards to Eagle Taxi & Limo services application for a new office in the building of 1304 E Lake Street

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

Eagle Taxi & Limo Services will only use the desired property for the office space for dispatch service and other general office duties for taxi services. The office will operate 24 hours, and 7 days a week. Vehicles used for service will not be parked overnight nor repaired at the property.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The office to be used is located inside a commercial property and is adjacent to other office and commercial properties along East Lake Street, and only the adjacent properties to the north are residential. As the office will be located inside the building, with public office hours from 8am to 4pm, with no vehicles parked or repaired at the property; there is little to no effect on surrounding properties.

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

Utilities, access roads, drainage, and other necessary facilities or measures will be provided by the commercial building which has undergone required remodelations and inspections in recent years as required by city zoning codes.

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

Main entrance to parking lots adjacent to the building are located on side streets (13th Avenue S and 14th Avenue S) and not on the highly traffic street of Lake Street. As stated in parking requirements for a taxicab service is one space per every 500 square feet of the gross floor area in excess of 4,000 square feet excluding service bays. The subject property is an existing commercial building and the required parking for all the uses of the existing tenants in the building is a total of 30 spaces; there are a total of 62 existing spaces for the building.

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

The proposed office use by Eagle Taxi & Limo Services is consistent with policies with Minneapolis plans. The proposed use if for a taxicab service but it will operate mainly as

a dispatch office. The office will be located inside the existing building known as New York Plaza, and it will operate 24 hours per day, 7 days a week. The office will also have general office hours from 8am to 4pm for the use of drivers and public needs. Vehicles used for service will not be parked overnight and will not be repaired in the property.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

The use of the location conforms with the applicable regulations of the zoning code requirements. Property owner has met all landscaping and screening required by zoning code. Parking areas has been maintained by property owner and no loading areas are used by current tenants of the building. Site plan has been in compliance since the end of 2014 and conform with applicable regulations of the district in which it is located. No further known requirements are in the works.

From: [Nieves Riera](#)
To: midtownphillips@gmail.com; info@ppna.org; [Cano, Alondra](#)
Cc: [Sether, Shanna M](#)
Subject: general land use application
Date: Wednesday, January 27, 2016 10:37:03 PM
Attachments: [LandUseApp_Eagle_Taxi.docx](#)
[Proposed use for application.docx](#)

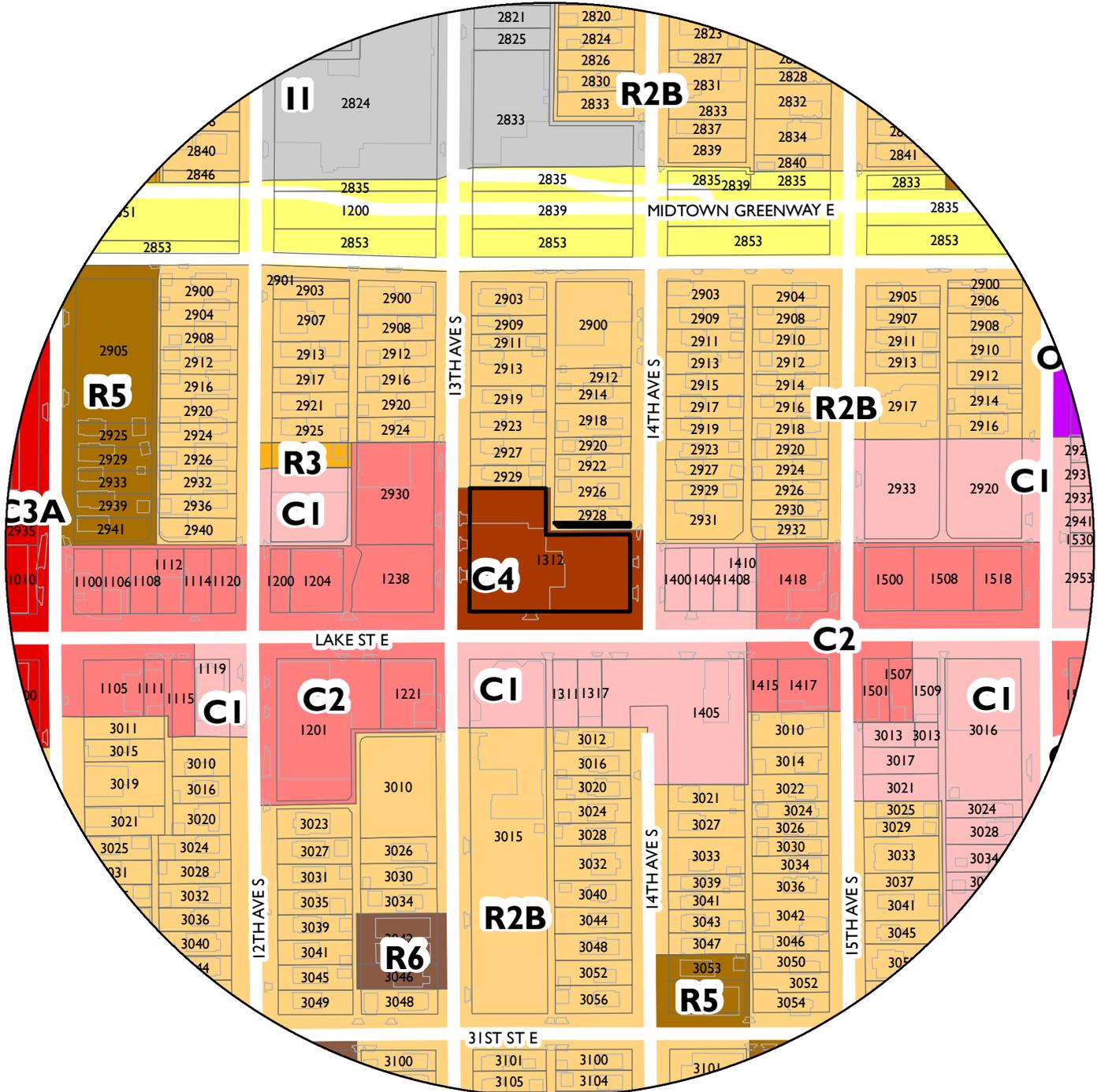
Per city ordinances, we are applying for a new taxi office in the 1300 block of Lake Street E. Please see attached files for application information and use description. Any further information can be made available through this email address or by 612-222-1428

Thank you for your time

Nieves Riera

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1300 Lake Street East

FILE NUMBER

BZZ-7570

OR-1 zoned property

13TH AVE. S.

2929 13th Ave. S
EXISTING RESIDENCE

zoned OR-1

| PARKING DATA | | | |
|--------------------------|-----------|-----------|-----------|
| PARKING (spaces) | East Lot | West Lot | Totals |
| Standard (8.5'x18.0') | 28 | 20 | 48 |
| Compact (8.0'x15.0') | 10 | 2 | 12 |
| HC Accessible (8.5'x18') | 2 | 0 | 2 |
| Total spaces | 40 | 22 | 62 |

| SITE DATA | |
|--|-----------|
| Site area (gross - including alley) | 47,128 sf |
| Proposed Area (net - w/o alley) | 45,465 sf |
| Existing/Proposed building footprint | 20,640 sf |
| Net Site Area - (w/o alley or building footprint) | 24,825 sf |
| Allowable impervious area | n/a |
| Proposed impervious area (building footprint + bituminous = walks) | 19,072 sf |
| Landscaped (pervious) area req'd. @20% | 4,965 sf |
| Landscaped (pervious) Area Proposed | 5,753 sf |
| Landscaped (pervious) Area Proposed (as % of non-building site area) | 23.2% |
| Gross floor area (all floors) | 31,525 sf |
| Floor Area Ratio (allowed) | 1.7 |
| Floor Area Ratio (proposed) | 0.7 |

ARCHITRON
2190 COMO AVENUE
SAINT PAUL, MINNESOTA 55108
T: (612) 331-0567 F: (612) 378-9715
www.architron.com

new curbcut centered on parking drive shall be replaced with straight curb
existing curbcut to be replaced with straight curb
existing overhead door to remain
existing curbcut to be replaced with straight curb

PROPOSED EMERGENCY EXIT TO EXTERIOR FROM EXISTING RESTROOM (SEE 403)

zoned C-2

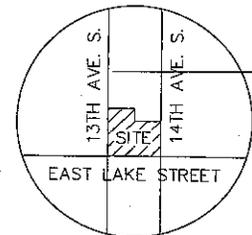
1312 Lake Street East
(1304-1328 EAST LAKE STREET)
zoned C4
EXISTING 2-STORY COMMERCIAL BUILDING

ALLEY

zoned (RB-2)

2928 14th Ave. S
EXISTING RESIDENCE

14TH AVENUE SOUTH



zoned C-1

CITY OF MINNEAPOLIS
CONCRETE PLANNING
RECEIVED AND
APPROVED
DATE: 05/28/2013
BY: [Signature]

PROPOSED SITE LAYOUT
New York Plaza



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.
Print Name: [Signature]
Signature: [Signature]
Date: 12/22/2012 License # 13399

New York Plaza
1304 East Lake Street
Minneapolis, MN 55407

ARCHITRON JOB NUMBER 0756.00

PROPOSED SITE LAYOUT

| | |
|----------------|----------|
| Designed | Checked |
| Drawn | Approved |
| Date: 04/27/13 | |

Revisions

| No. | Date | By | Remarks |
|-----|------|----|---------|
| | | | |
| | | | |

A01

110480

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.
 Print Name: PHILIP BROUSSARD
 Signature: *[Signature]*
 Date: 01/02/08

Proposed taxi and limo office

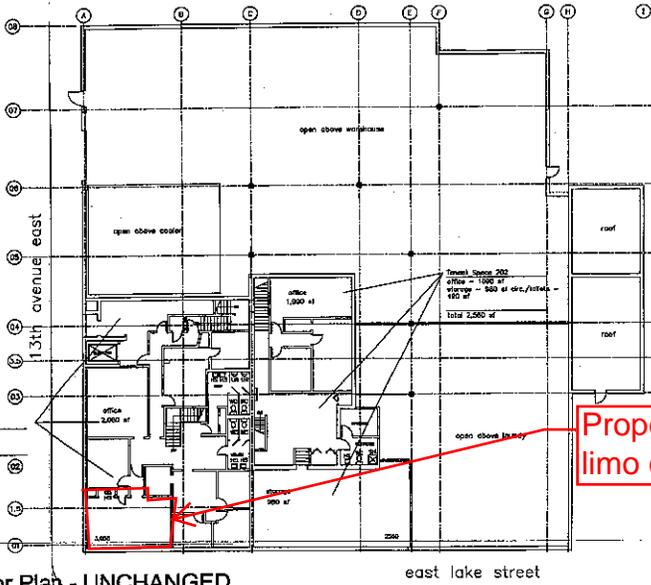
New York Plaza
 1304 East Lake Street
 Minneapolis, MN 55407

ARCHITRON JOB NUMBER: 0756-00

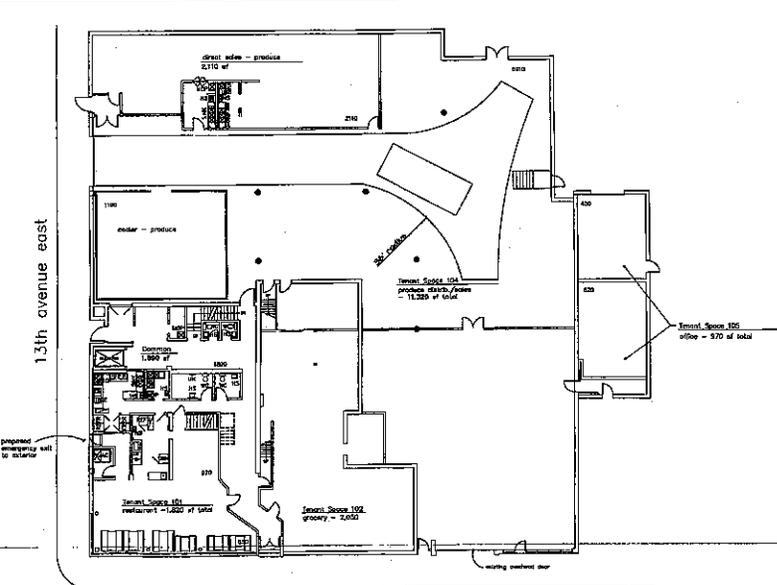
Designer: _____ Checked: _____
 Date: 04/07/08

| Revisions | No. | Date | By | Remarks |
|-----------|-----|------|----|---------|
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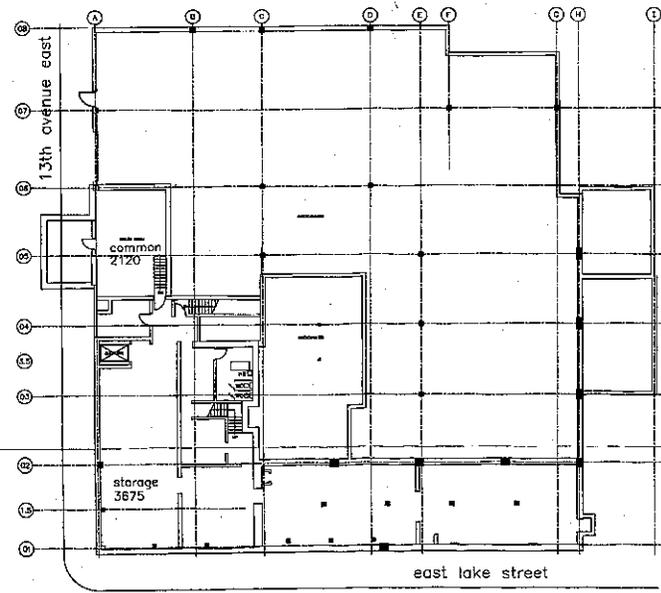
2nd Floor Plan - UNCHANGED



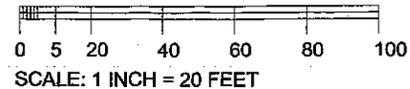
1st Floor Plan

| floor area data (for site calcs) | | assembly (restaurant) | business (office) | mercantile (1-grocery/1-produce) | storage/warehouse | common/circulation/toilets | totals |
|----------------------------------|----------|------------------------------------|-------------------|----------------------------------|-------------------|----------------------------|------------|
| 2nd floor | existing | -- | 3,170 sf | -- | 960 sf | 1480 sf | 5,590 sf |
| | proposed | -- | 3,170 sf | -- | 960 sf | 1480 sf | 5,590 sf |
| | | | 31.7 occ. | | 1.9 occ. | 0.0 occ. | 33.6 occ. |
| | | | (4.0 sp.) | | | | |
| 1st floor | existing | 1820 sf | 970 sf | 4140 sf | 11,320 sf | 1890 sf | 20,140 sf |
| | proposed | 1820 sf | 970 sf | 4140 sf | 11,320 sf | 1890 sf | 20,140 sf |
| | | 850 sf seating = 57.0 occ. | | | | | |
| | | 860 sf kitchen = 3.3 occ. | | | | | |
| | | 31.0 sf toilets, etc. = 0.0 occ. | | | | | |
| | | total = 94.4 occ. | | | | | |
| | | (0.30 occ load = 28.3 parking sp.) | (4.0 sp.) | (8.0 sp.) | (4.0 sp.) | (0.0 sp.) | (48.0 sp.) |
| basement | existing | -- | -- | -- | 3675 sf | 2120 sf | 5,795 sf |
| | proposed | -- | -- | -- | 3675 sf | 2120 sf | 5,795 sf |
| | | | | | 7.4 occ. | 0.0 occ. | |
| totals | | existing 1820 sf | 4,140 sf | 4140 sf | 15,955 sf | 5470 sf | 31,525 sf |
| | | proposed 1820 sf | 4,140 sf | 4140 sf | 15,955 sf | 5470 sf | 31,525 sf |

| SIGNAGE DATA (proposed) | | Total Signage Area Allowed (all tenants) | |
|----------------------------|-----------------|--|------------------|
| Tenant | Floor Area (sf) | Area (% of total) | Sign Area Alloc. |
| Restaurant Tenant | 1,820 | 1820 / 26055 = 7.0% | |
| Retail Tenants | 4,140 | 4140 / 26055 = 15.9% | |
| Office Tenants | 4,140 | 4140 / 26055 = 15.9% | |
| Warehouse Tenant | 15,955 | 15,955 / 26055 = 61.1% | |
| Net Rental Area (proposed) | | 26,055 sf | |



Basement Plan - UNCHANGED



FLOOR PLANS - PROPOSED

New York Plaza
 1304 - 1328 East Lake Street
 Minneapolis, MN



Looking northeast at Lake St E and 13th Ave S



Looking north at Lake St E, west of 14th Ave S

