



**LAND USE APPLICATION SUMMARY**

*Property Location:* 4801 Chicago Avenue  
*Project Name:* Ken and Norm’s Cooler Expansion  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Wallis Properties  
*Project Contact:* Arpad Nagy  
*Request:* An addition to an existing liquor store to allow for a craft beer cooler.  
*Required Applications:*

<b>Conditional Use Permit</b>	To allow for an addition to an existing liquor store in the C2 District.
<b>Variance</b>	Of the PO Pedestrian Oriented Overlay District Standards.

**SITE DATA**

<b>Existing Zoning</b>	C2 District PO Overlay District
<b>Lot Area</b>	5,000 square feet / .11 acres
<b>Ward(s)</b>	11
<b>Neighborhood(s)</b>	Field, Regina Northrop Neighborhood Association
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Neighborhood Commercial Node (E 48 <sup>th</sup> St and Chicago Ave) Community Corridor (Chicago Avenue)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	February 11, 2016	<b>Date Extension Letter Sent</b>	March 18, 2016
<b>End of 60-Day Decision Period</b>	April 11, 2016	<b>End of 120-Day Decision Period</b>	June 10, 2016

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is an existing liquor store and surface parking lot. The existing building was constructed in 1925 as an oiling and filing station. In 1963, the building use was converted to a laundry receiving station. In 1969, the property was converted to a liquor store.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area includes a mix of commercial, institutional, mixed-use and multiple-family residential dwellings along Chicago Avenue, a community corridor. The uses to the east are primary low-density residential.

**PROJECT DESCRIPTION.** The applicant is proposing to add a 343 square foot addition to an existing liquor store to accommodate a new cooler for craft beer. A liquor store is a conditional use in the C2 District and any expansion of a conditional use requires an amendment.

The subject property is also located in the PO Pedestrian Oriented Overlay District. This district requires that all new additions be located no greater than 8 feet from the front property line, along Chicago Avenue, and that both walls facing each street contain a minimum of 40% windows. The applicant is seeking an amendment of the conditional use permit and variances of the PO Pedestrian Oriented Overlay District to allow for a cooler addition to the existing liquor store. Staff did not include the variances in the notification sent to the neighborhood and property owners and this application was continued at the March 14, 2016, planning commission public hearing.

**PUBLIC COMMENTS.** Staff has received public comments and they are attached to the staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### CONDITIONAL USE PERMIT - PLANNED UNIT DEVELOPMENT

The Department of Community Planning and Economic Development has analyzed the application to allow for an addition to an existing liquor store 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.*

Expanding of the existing liquor store to accommodate a larger cooler would not prove to be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed addition will be required to comply with all applicable building codes and life safety ordinances.

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

The addition is adjacent to another commercial building. The proposed addition will require the removal or relocation of the adjacent business' sign; however, staff has not received any information from the adjacent business owner in objection of the proposed addition. Further, the business has two additional identification signs over the front door, facing Chicago Avenue and 48<sup>th</sup> St E. Finally, the proposed building addition will not cover any existing windows in the adjacent building. Therefore, staff finds that the expansion of the building will not be injurious to the use and

enjoyment of other property in the vicinity and will not impede on the normal and orderly development and improvement of surrounding property in the area.

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

The utilities, access roads and drainage are existing and adequate.

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

The existing building is 1,385 square feet and the applicant is proposing to add 343 square feet of additional gross floor area. The minimum off-street parking for the liquor store is 4 spaces. The existing parking lot has two curb cuts, one on Chicago Ave and the other on E 48<sup>th</sup> St. The applicant has stated that customers enter the parking lot from Chicago Avenue and exit out of the other curb cut on E 48<sup>th</sup> St. The current parking lot has 45 degree stalls, with a 9'5" drive aisle.

The applicant has provided an updated site plan showing a total of six parking stalls that are 90 degree and provide a 13'8" drive aisle. The site plan also shows two new landscaped areas totaling 160 square feet in area.

Both the existing and the proposed parking lot layouts result in vehicles maneuvering on the public right-of-way and sidewalk. Therefore, staff has provided an alternative site plan design with six parking stalls, 22-foot drive aisles and 370 square feet of landscaped area. The staff recommended plan also shows a pedestrian access through the site and a new 3-foot wall to prevent cars from backing up or driving over the public sidewalk.

Staff finds that the minimum off-street parking requirement has been met with either the applicant's or staff's proposed site plan. Therefore, adequate measures have been or will be taken to minimize traffic congestion in the public streets.

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 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.**

- 1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.
- 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.
- 1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.
- 1.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.
- 1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.
- 1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

**Land Use Policy I.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.**

- I.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.
- I.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.
- I.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.
- I.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.
- I.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial uses on the ground floor.
- I.11.6 Encourage the development of medium-density housing immediately adjacent to Neighborhood Commercial Nodes to serve as a transition to surrounding low-density residential areas.
- I.11.7 Encourage the redevelopment of vacant commercial buildings and direct City services to these areas.

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 the C2 District.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the PO District Standards to (1) allow an addition to be located more than 8 feet from the front property line; (2) to allow for an addition with less than 40% of the walls having windows based on the following findings:

7. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

**Building location:** The subject property is an existing liquor store and surface parking lot. The existing building was constructed in 1925 as an oiling and filing station. In 1963, the building use was converted to a laundry receiving station. In 1969, the property was converted to a liquor store. The location of the building has existed in the same location for over 90 years and building the cooler addition at the south end of the building towards Chicago Avenue would require that the existing curb cut be closed and would be impractical for the applicant based on the current floor plan of the building. Staff finds that there is practical difficulty unique to the property and the structure, which have not been created by the applicant.

**Window area:** The applicant is proposing to construct a 343 square foot addition to allow for a cooler accessory to an existing liquor store. The minimum window requirement facing Chicago Ave

and E 48<sup>th</sup> St is 40% in the PO District, increased from 30% required through site plan review. The applicant is not proposing any windows in the proposed cooler addition. The applicant has indicated that adding windows to the proposed cooler would be impractical and inefficient. Staff finds that there is practical difficulty unique to the structure that that has not been created by the applicant.

8. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

**Building location:** The subject property is an existing liquor store and surface parking lot. The existing building was constructed in 1925 as an oiling and filing station. The PO Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses. The proposed project would not comply with the building location, which was established over 90 years ago. The applicant is proposing to construct the addition closer to E. 48<sup>th</sup> St and provide landscaped areas, where feasible. Staff finds that the proposed addition, landscaping and screening improvements will allow for reasonable use of the property and keep within the spirit and intent of the ordinance and comprehensive plan.

**Window area:** The proposed project would not comply with the minimum window requirement of 40% of the wall. The applicant has shown windows in areas on the existing building and proposed addition for advertisement windows facing Chicago Ave. Staff recognizes the difficulty with adding windows in a cooler and finds that the applicant will have reasonable use of the property that keeps within the spirit and intent of the ordinance.

9. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

**Both variances:** Staff finds that the proposed variance will not alter the essential character or be injurious to the use or enjoyment of the property with added landscaping and screening on the site. If granted, the proposed variance will not be detrimental to or endanger the public health with the added natural access and surveillance of the site.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Arpad Nagy for the property located at 4801 Chicago Ave:

**A. Conditional Use Permit to allow an addition to an existing liquor store in the C2 District.**

Recommended motion: **Approve** the application for a liquor store, subject to the following conditions:

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

2. The applicant shall provide a minimum of 350 square feet of landscaping and a minimum of a 3-foot masonry wall between the two existing curb cuts along 48<sup>th</sup> St E. and Chicago Ave.
3. The applicant shall provide a site plan with a parking layout that prevents vehicles from maneuvering on the public sidewalk.

**B. Variance of the PO District Standards.**

Recommended motion: **Approve** the application for an addition that is located more than 8 feet from the front property line and for an addition with 0% of the walls containing windows.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Existing site plan
4. Proposed site plan (applicant)
5. Proposed site plan (staff's recommendation)
6. Plans
7. Building elevations
8. Renderings
9. Photos
10. Oblique aerials
11. Correspondence

STATEMENT OF PROPOSED USE

EXPANSION OF KEN AND NORMS LIQUOR

4801 CHICAGO AVE SOUTH

MINNEAPOLIS, MN 55417

Wallis Inc., DBA Ken and Norm's Liquors currently operates in a 1385 square foot space at 4801 Chicago Ave South in south Minneapolis and is seeking to expand its retail establishment into the parking lot space. This would become part of the current building, enlarging our cooler space to allow for the much sought after local craft beers.

The loyal customers to Ken and Norm's Liquors in the Regina neighborhood, would like to continue to shop at their neighborhood liquor store for the local beers. As of currently, they must shop at other non-local big box stores for the local selections. We would love to keep the business in our wonderful community.

Ken and Norm's Liquors plans to use the proposed additional space for approximately 340 additional square feet of cooler space to accommodate for these local craft beers.

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Subject: ken&norm's project

From: "Arpad Nagy" <anagy@mgmbloomington.com>

Date: Thu, Feb 04, 2016 5:33 pm

To: john.quincy@minneapolismn.gov

Hello Mr Quincy,

My name is Arpad Nagy and I am owner at Ken and Norm's Liquor. Ken and Norm's Liquor has been in business since 1969 in the Regina neighborhood. I have been the owner for about the last 7 years. We are starting to be known for our craft beer selection and would like to increase the local selection. With all these larger liquor stores coming into the area, with bigger selection, I feel we need to increase cooler space to accommodate and keep our customers shopping local.

The proposed plan to expand into one parking space with a square footage of 340 would enable us to gain enough cooler space to carry many of the 100+ local beers. This expansion will allow us to keep our local community shopping local, helping our community.

I want to thank you for your part in our first 46 years of business. We look forward to the potential this provides for our business and this community. Please let me know if you have any questions or concerns.

Thank You

Arpad Nagy

Owner, Ken and Norm's Liquor

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**Subject:** ken&norm's project  
**From:** "Arpad Nagy" <anagy@mgmbloomington.com>  
**Date:** Thu, Feb 04, 2016 5:35 pm  
**To:** FRNNG@FRNNG.org

Hello FRNNG Association,  
My name is Arpad Nagy and I am owner at Ken and Norm's Liquor. Ken and Norm's Liquor has been in business since 1969 in the Regina neighborhood. I have been the owner for about the last 7 years. We are starting to be known for our craft beer selection and would like to increase the local selection. With all these larger liquor stores coming into the area, with bigger selection, I feel we need to increase cooler space to accommodate and keep our customers shopping local.  
The proposed plan to expand into one parking space with a square footage of 340 would enable us to gain enough cooler space to carry many of the 100+ local beers. This expansion will allow us to keep our local community shopping local, helping our community.  
I want to thank you for your part in our first 46 years of business. We look forward to the potential this provides for our business and this community. Please let me know if you have any questions or concerns.  
Thank You  
Arpad Nagy  
Owner, Ken and Norm's Liquor

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## CONDITIONAL USE PERMIT

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.

Expanding an off-sale liquor store will not be detrimental to or endanger the public health, safety, comfort or general welfare. The use was established on the site in 1969 and has had no adverse impact on the surrounding area. There have been no violations in the 5 years we have owned the business. The expansion area will function as cooler space for local craft beers.

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.

Expanding an existing off-sale liquor store by approximately 340 square feet will not be injurious to the use and enjoyment of other property in the vicinity nor will it impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The surrounding area is fully developed with a variety of uses as described above. The proposed expansion to the off-sale liquor store will occur into one adjacent parking space, approximately ~~200~~<sup>343</sup> square feet. It will only take away one parking space of our current lot.

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

The use is not expected to contribute to traffic congestion in the public streets. We currently have 6 parking spaces and plenty of street parking. This addition would take away only one space, leaving 5 remaining spaces and the street parking.

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

Utilities, access roads and other facilities are existing and adequate.

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

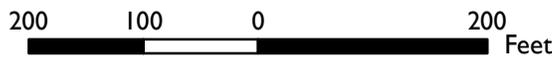
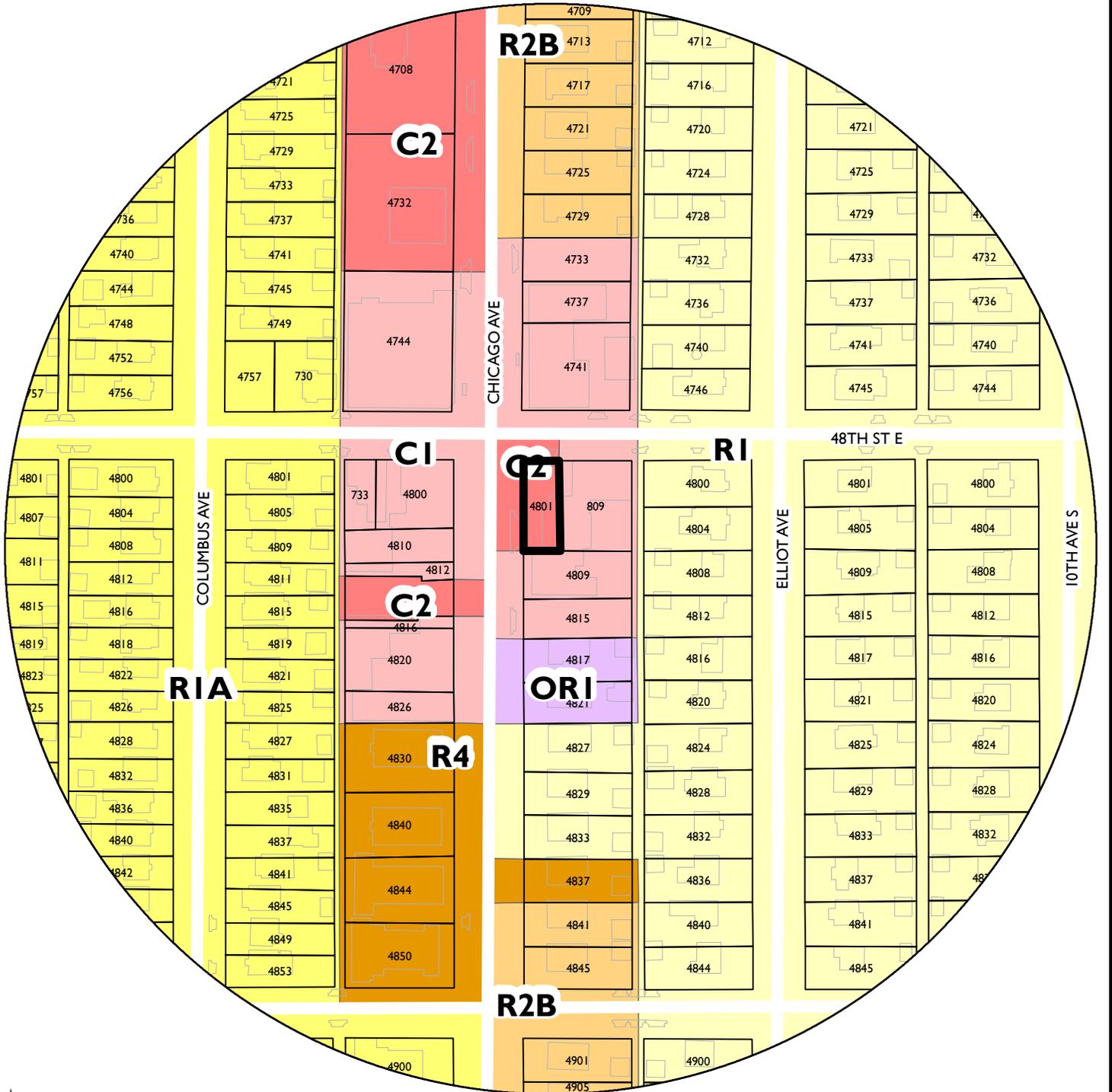
The proposed use would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis plan for sustainable growth*. The area consists of several businesses, our expansion would be adjacent and level to the business next door.

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 the district.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**4801 Chicago Ave**

FILE NUMBER  
**BZZ-7593**



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4801 Chicago Ave  
S  
Minneapolis  
As Built Site Plan



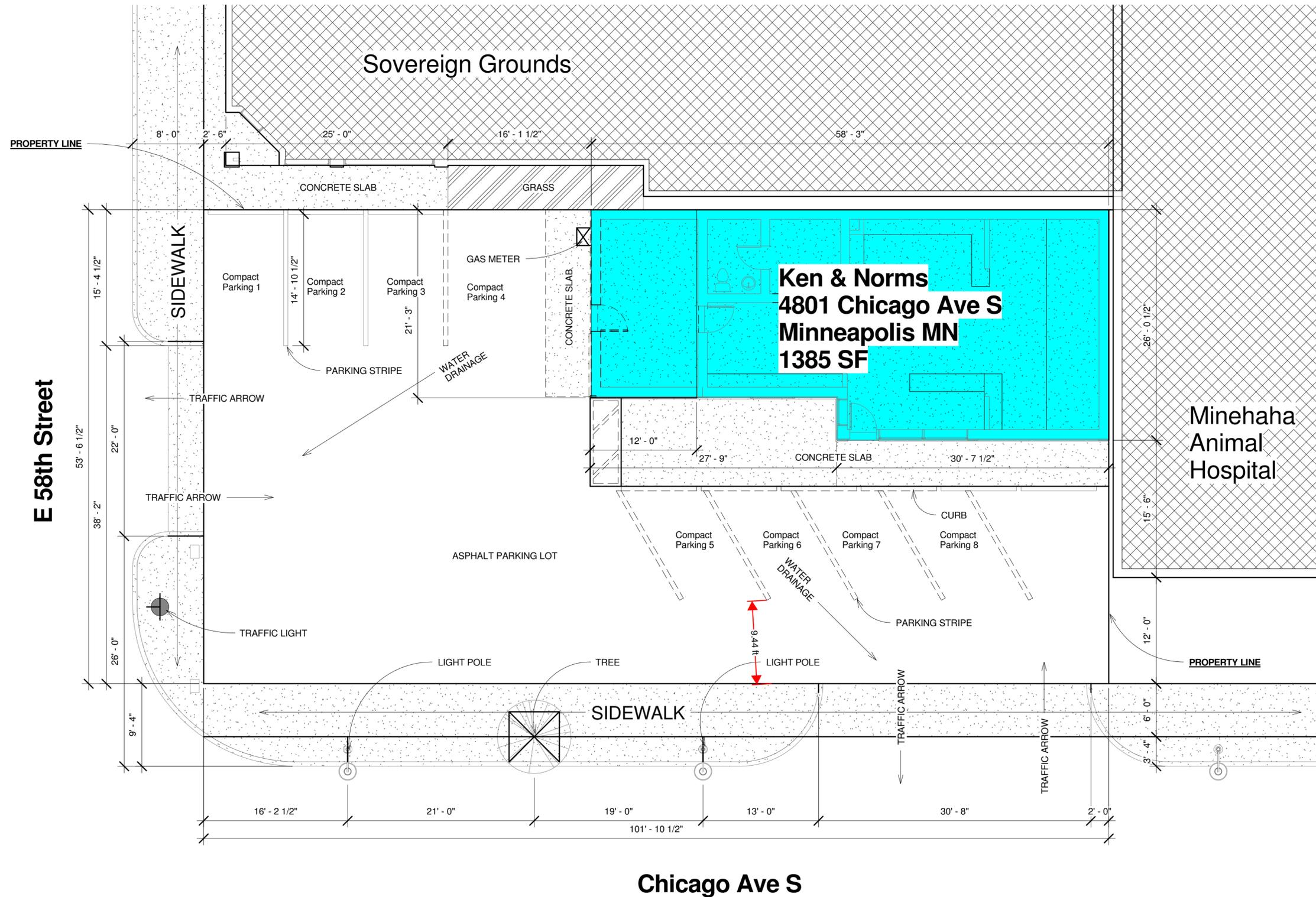
Ph: 612 532 8159  
Web: avastudio.houzz.com  
Address: 6641 w 18th Street St Louis Park Minnesota 55426

Project number 16002  
Date 2/15/2016  
Drawn by Alexander Bocharnikov

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4801 Chicago Ave  
Minneapolis  
Proposed Site Plan



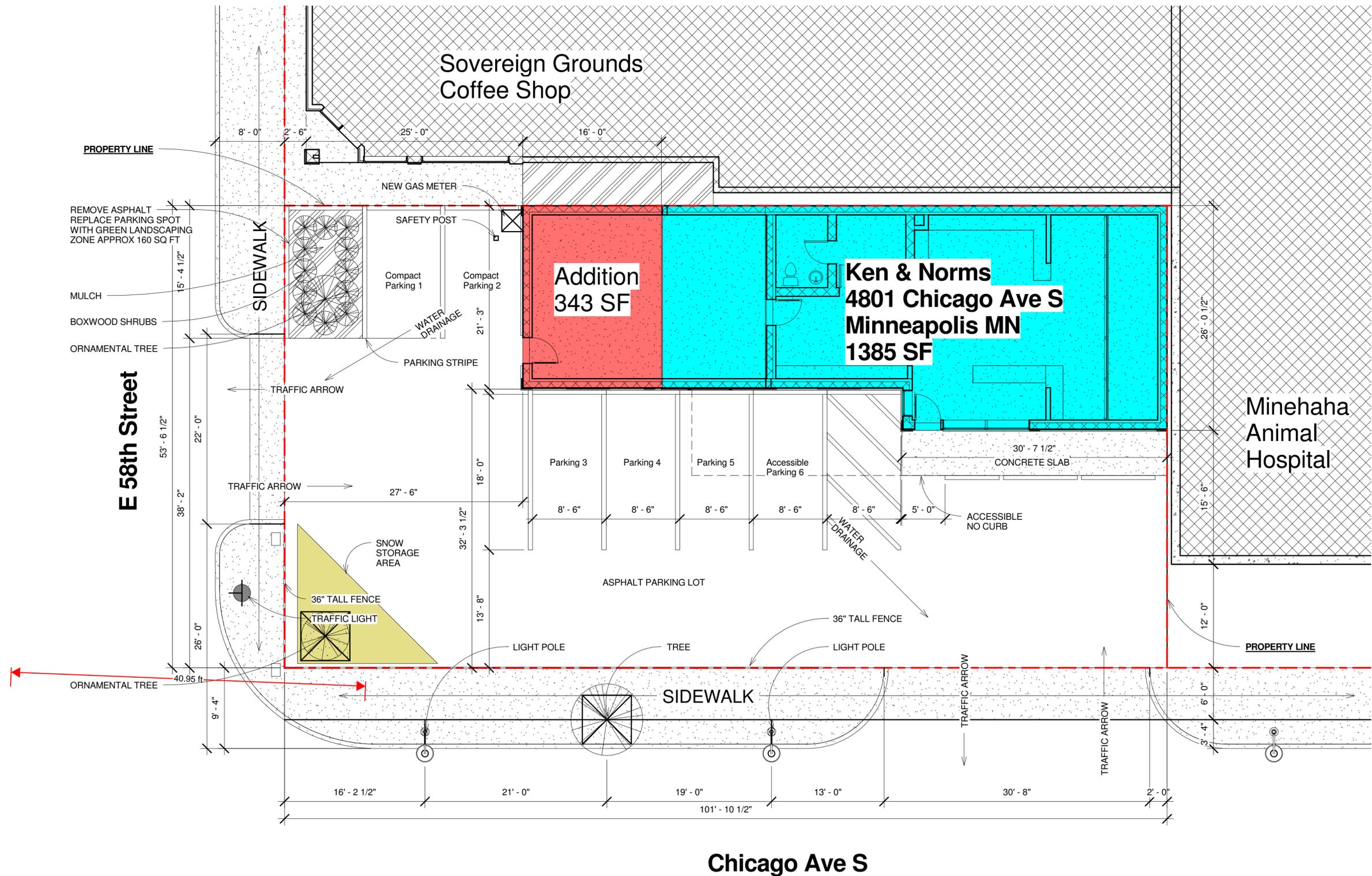
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4801 Chicago Ave  
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Minneapolis  
Proposed Site Plan



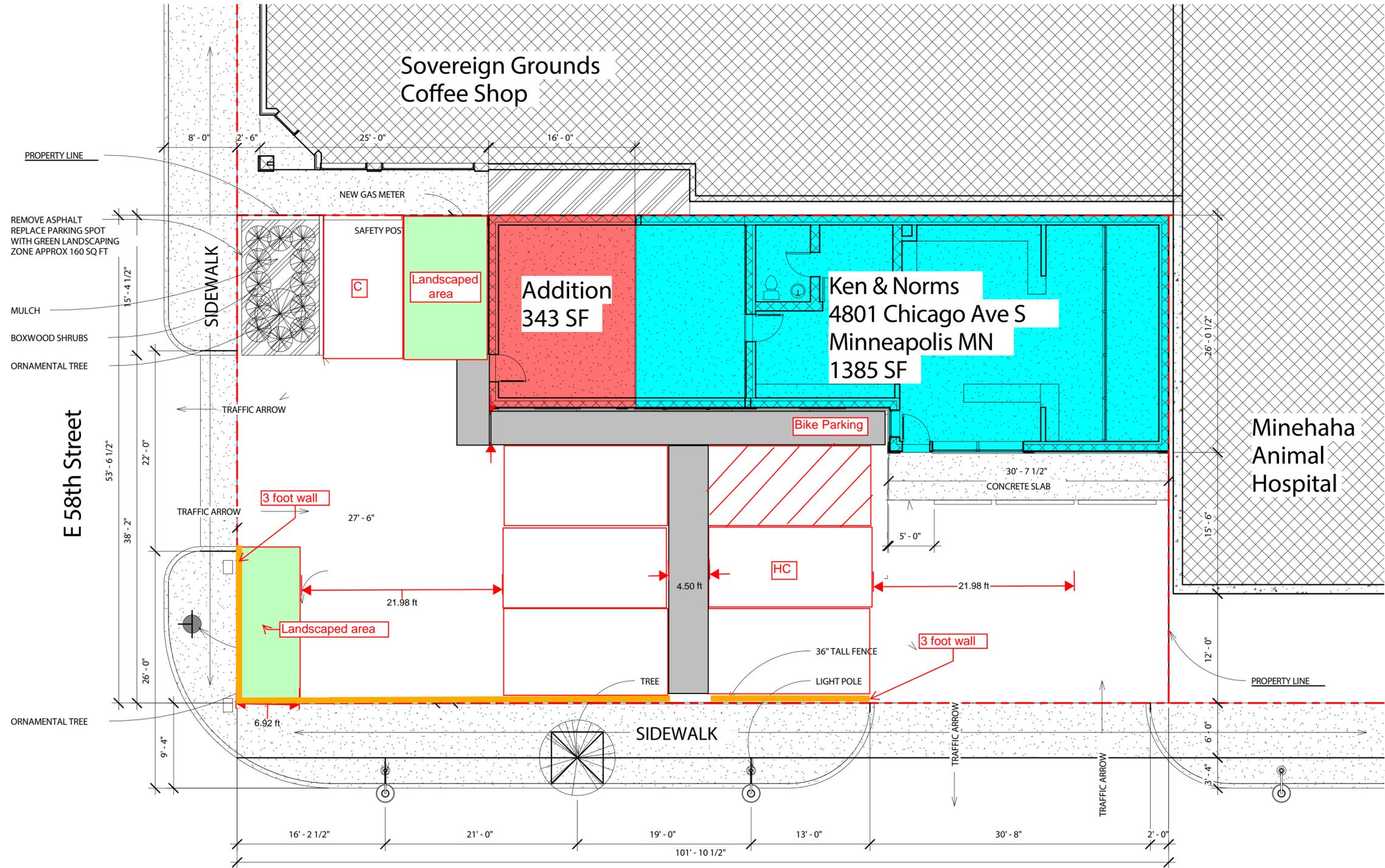
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Date 2/15/2016  
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Chicago Ave S

Staff's Recommendations

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4801 Chicago Ave  
 S  
 Minneapolis  
 Floor Plan



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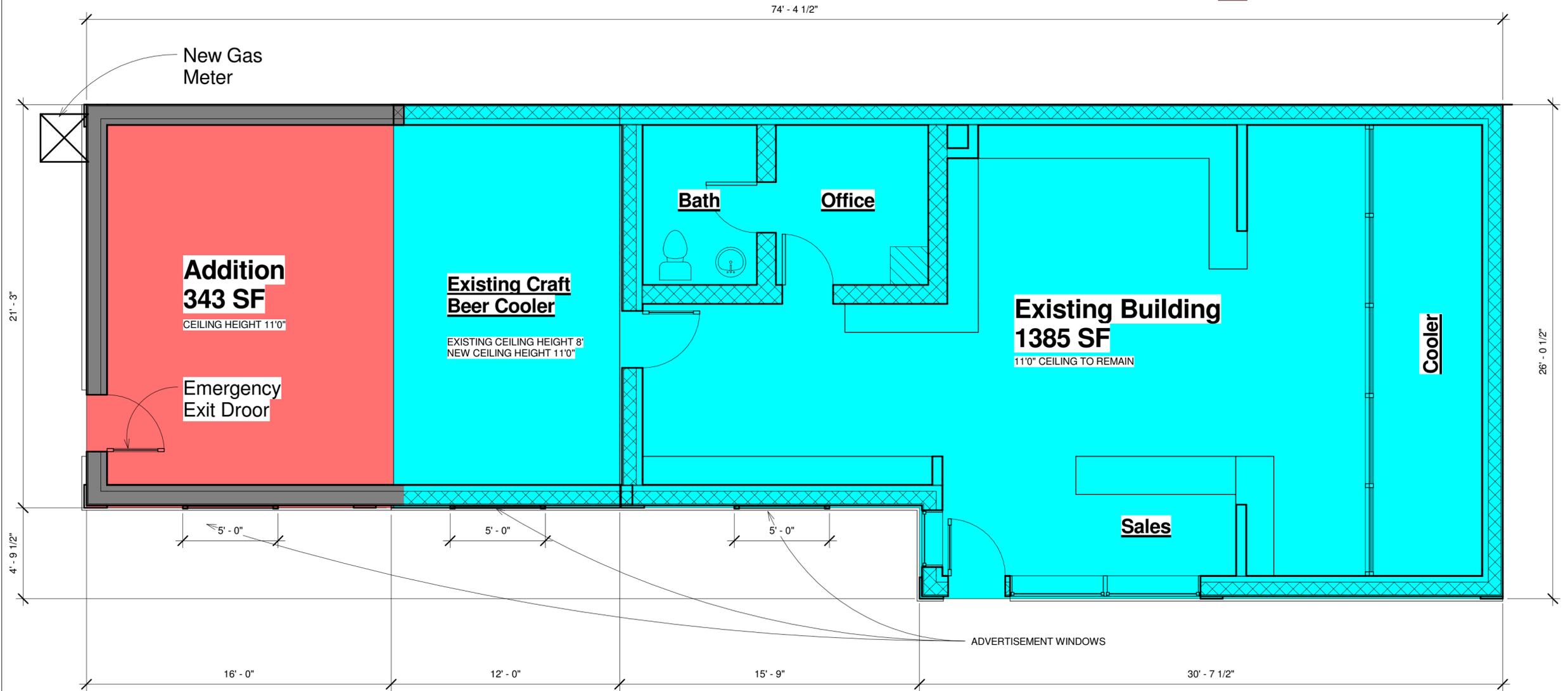
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EXISTING BUILDING  
 ADDITION



1 Floor Plan Proposed  
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4801 Chicago Ave  
 S  
 Minneapolis  
 Elevations 1



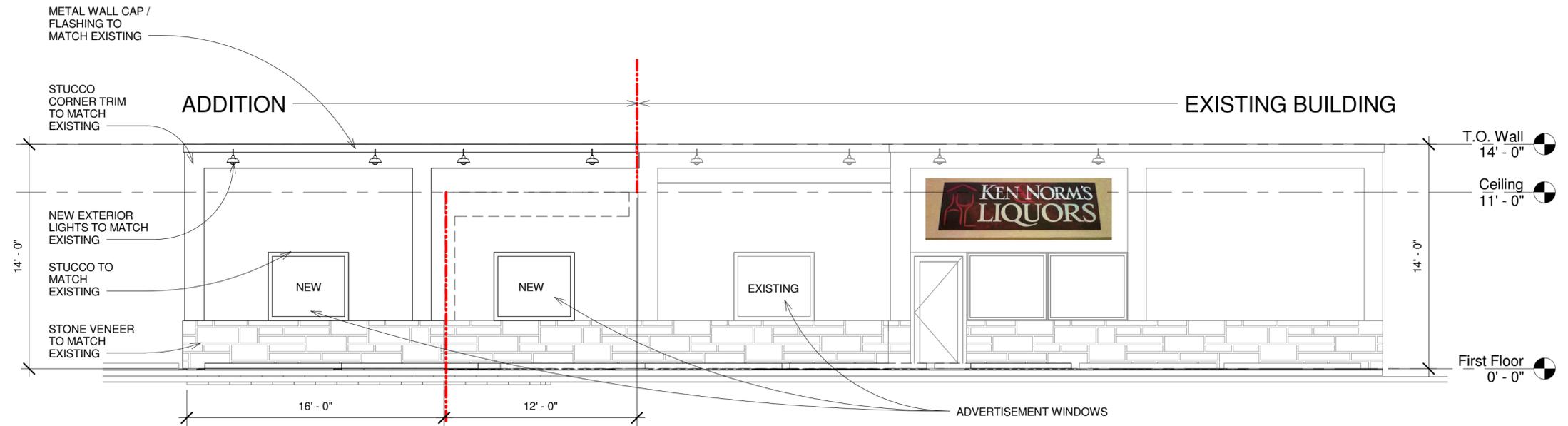
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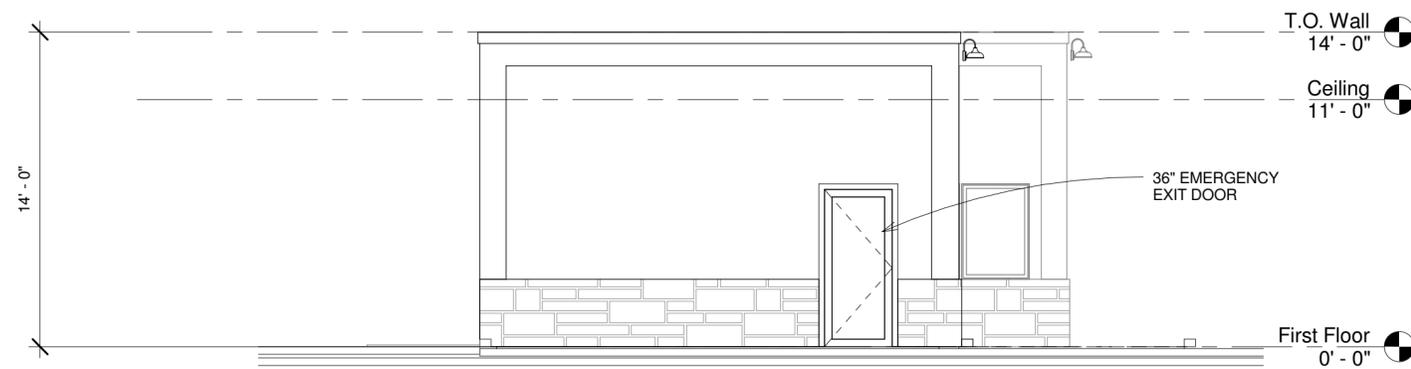
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① Front  
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② Left  
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4801 Chicago Ave  
 Minneapolis  
 Elevations 2



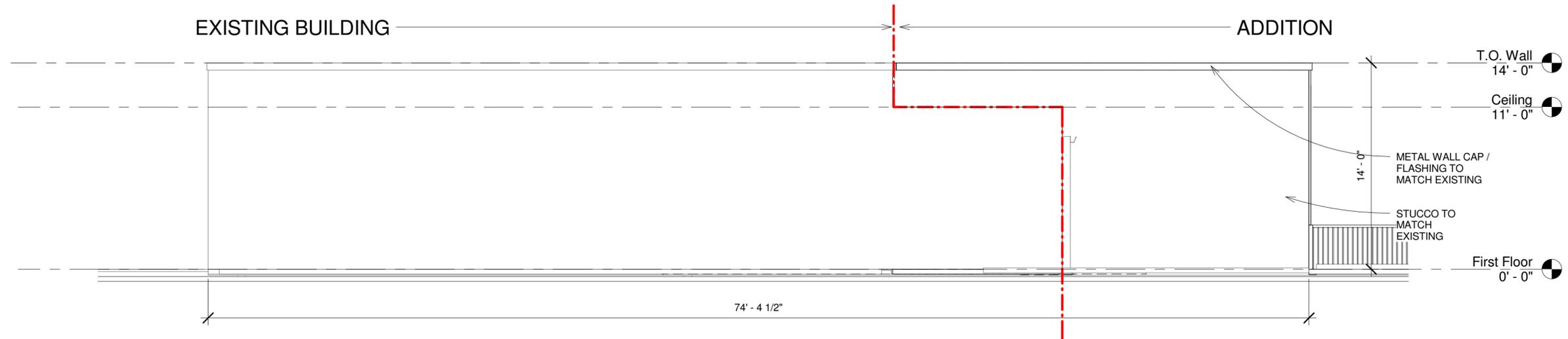
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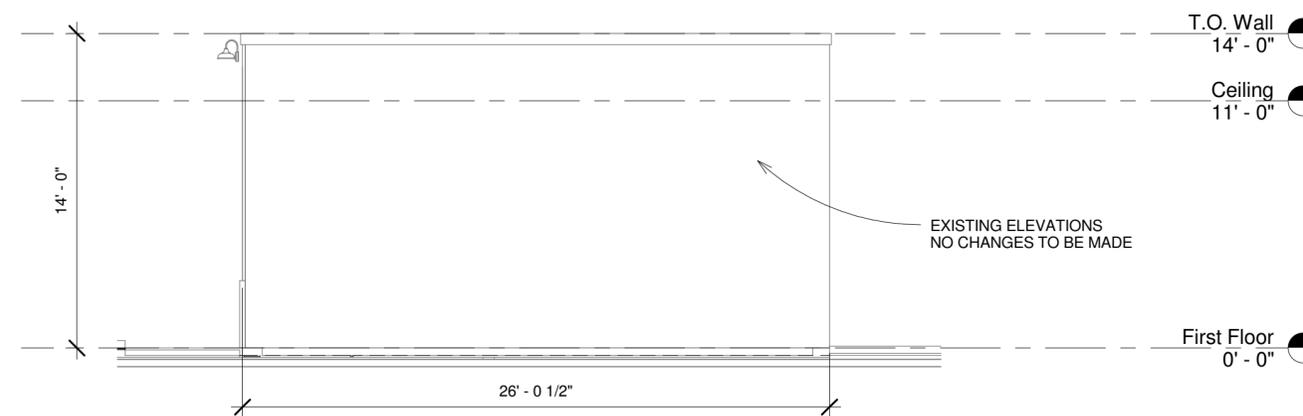
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① Rear  
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② Right  
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 Cover Page



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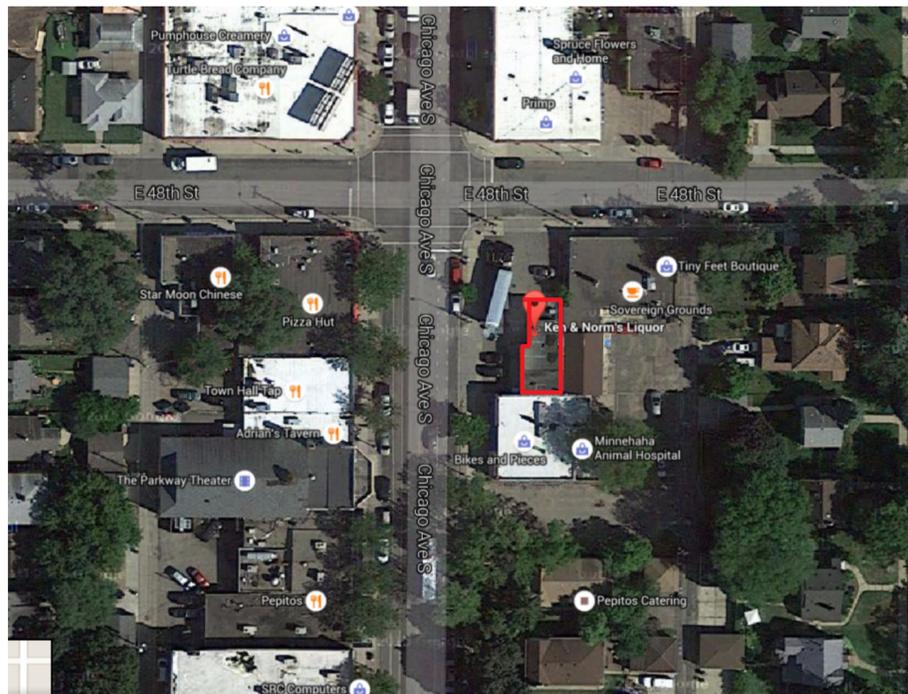
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3 As Built Rendering  
 12" = 1'-0"

General Scope Of Work:	Area Schedule	
New Addition to Existing Liquor Store	Existing Building Area	1385 SF
	Addition Size	343 SF
	Impervious Lot Surface	5294 SF
	Lot Size	5454 SF
	New Landscaped Area	160 SF



3 Vicinity Map  
 Not To Scale



1 Proposed Rendering  
 12" = 1'-0"





KEN NORM'S LIQUORS

Arrive Alive! Don't drink and drive!

Ken & Norm's Liquors

ANIMAL HOSPITAL

PEPISSE PARKING UNIT







UNAUTHORIZED VEHICLES  
TOWED TO  
Wrecker Service  
330-0003  
Ken & Norm's  
PARKING  
ONLY  
WE WILL TOW!

Sovereign Grounds

COFFEE

LUNCH BAKERY

SOVEREIGN  
GROUNDS  
HOME ROASTED BEANS  
DALLAS AREA

TAXI  
2017 FORD  
2017 FORD

2017 FORD  
2017 FORD







**From:** [Matt Steele](#)  
**To:** [FRNNG Communications](#)  
**Cc:** [Field Regina Northrop Neighborhood Group Office](#); [FRNNG Board](#); [Sether, Shanna M](#)  
**Subject:** Re: Review Ken & Norm Liquor Store Addition Plan  
**Date:** Thursday, February 25, 2016 1:38:41 PM

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*My first message sent before I was done with it...*

I've now spoken with about a half dozen people in the neighborhood about this topic (most people, including myself, are excited about K&N's having a larger beer selection). Three made unsolicited comments about chaos in their parking lot, and mentioned they actually walk there anyways. Here's what I propose we do:

1. **Short term, approving this request.** Continue to work with stakeholders and city staff to arrive at our suggestions for "greening and screening." Let's keep the email chain going on these items to see if we can arrive at a consensus. Topics:

A. **Fencing.** It sounds like the city would like to see a short fence (see Lake Street parking lots for example) but K&N is concerned about people backing into a fence. I think that's a valid concern in this case, though I also have concerns about how the parking lot goes right up to the sidewalk and therefore the sidewalk acts as part of the parking lot (we've all probably seen people on the sidewalk getting out of that lot). I think we should see if the city has other suggestions, though ultimately if we can't find a better alternative I think it would be fine for us to back K&N desire to avoid a short fence.

B. **Greening.** I realize Hassan might be concerned about a tree blocking the viewshed of his doorway from the 48th/Chi corner, but I think there's other ways to plant greenspace that would actually enhance the Sovereign Grounds entrance. I also think there's an opportunity for something along the Animal Hospital wall, since that area will no longer have parking space.

C. **Sidewalk connectivity:** This has been one of the biggest pain points of the current configuration, and seems exacerbated by the new parking configuration. At a minimum, I'd like to see the the hatch marks for the accessible space loading area extended across the access lane to the sidewalk. Better IMO would be an actual sidewalk, probably up against the Animal Hospital wall, connecting the sidewalk to their front door. But I expect that would be out of budget.

D. **Bike parking:** I don't see the existing bike parking (which you can see in use in Streetview) replaced on this site plan. At a minimum, I hope they can move their bike parking elsewhere on the lot. Even better would be expansion of this bike parking (especially because there's a severe shortage of bike parking at 48th/Chicago in the summer months). Better: 4+ bike racks that can serve as "district parking" for this node, since bike parking in front of Turtle Bread corner and Town Hall Tap corner is often packed on summer evenings. We can make K&N aware of our current subsidy of bike racks in the neighborhood. If they propose a few more racks, I'd even propose the neighborhood fund the rest of the cost to encourage "district parking" for bikes. Two possible locations would be to the right of the door (nearer the Animal Hospital wall) or up against the 48th/Chicago corner.

E. **Vehicular access/egress.** The proposed site plan shows directional traffic arrows each way. My reading of the municipal code suggests that the 13' 8" access lane is substandard, especially for two-way access. Also, the short-term nature of liquor runs means that motorists getting into and out of the parking lot are usually much more of a concern than the cars that are actually parked. I'd suggest clear one-way marking and signage, entering on Chicago Ave and exiting on 48th St (this seems to be how most motorists behave anyways). This could also provide the opportunity to tighten up the curb cuts at some point. This may also create more breathing room if we wish to encourage a hedge or short fence down the line to demarcate the sidewalk from the parking lot, if problems still persist.

Can anyone think of other specific topics for the site plan?

Here are two other actions I'd like to see the board take:

2. **Take steps or adopt a resolution encouraging incremental intensification of this site.** This could include:

A. A potential vision for the site (mixed use? apartments above? higher floor area ratio? eliminate curb cuts? restoration of on-street parking spaces?)

B. Preemptively encouraging particular variances or conditional uses which would be required to fulfill that vision. This would tell the owner and any potential development partners that we would be supportive of certain requests to the city which would be necessary to move this corner more in line with the human-scale uses we see on the other three corners of this intersection.

3. **Encourage revision to the comprehensive plan and municipal code in line with a future land use**

**vision.**

A. This parcel is zoned C2, and the neighboring parcels are C1. The city is scheduled to revisit its comprehensive plan in a few years, and it would make sense for us to note how land uses we would like to see may or may not be allowed "by right" in these zoning districts.

B. Encourage a further reduction in minimum parking requirements. From my reading of municipal code, this site (approx 1800 SF liquor store) necessitates a minimum of 4 and a maximum of 8 off-street parking spaces. As noted, they are proposing 5, but 3 or 4 on-street parking spaces are sacrificed. It doesn't make sense to have a parking minimum which transfers on-street parking to off-street parking, providing little-to-no actual parking benefit, while simultaneously significantly reducing the opportunity for human-scale development on this corner. Not to mention the other harms associated with curb cuts, such as conflicts between pedestrians and vehicular access/egress, and reducing the opportunity for greening or activating the street frontage.

C. Consider a small area plan, and possibly pushing for an overlay district or other mechanism to get rid of other code/zoning which would harm potential intensification/improvement of land uses in the 48th/Chicago node. Other areas have pursued small area plans and overlay districts and they can be successful tools for working towards a long-term land use vision that's more accommodating of human-scale land uses.

I realize #2 and #3 are wonky and longer term, but still something we ought to take up for the sake of our business node. Yet these things matter both in terms of real dollar value and in placemaking value (as evidenced by the node property analysis spreadsheet sent in the other email). But the reality is that we ought to get #1 refined as soon as possible so we can get everyone on board with a consensus for greening and screening the Ken & Norm's parking lot as requested by the city's site plan review.

Thanks  
Matt Steele  
612-293-9091

On Thu, Feb 25, 2016 at 1:17 PM, Matt Steele <[northropnorthrep@frnng.org](mailto:northropnorthrep@frnng.org)> wrote:

I've now spoken with about a half dozen people in the neighborhood about this topic (most people, including myself, are excited about K&N's having a larger beer selection). Three made unsolicited comments about chaos in their parking lot, and mentioned they actually walk there anyways. Here's what I propose we do:

**1. Short term, approving this request.** Continue to work with stakeholders and city staff to arrive at our suggestions for "greening and screening." Let's keep the email chain going on these items to see if we can arrive at a consensus. Topics:

A. **Fencing.** It sounds like the city would like to see a short fence (see Lake Street parking lots for example) but K&N is concerned about people backing into a fence. I think that's a valid concern in this case, though I also have concerns about how the parking lot goes right up to the sidewalk and therefore the sidewalk acts as part of the parking lot (we've all probably seen people on the sidewalk getting out of that lot). I think we should see if the city has other suggestions, though ultimately if we can't find a better alternative I think it would be fine for us to back K&N's desire to avoid a short fence.

B. **Greening.** I realize Hassan might be concerned about a tree blocking the viewshed of his doorway from the 48th/Chi corner, but I think there's other ways to plant greenspace that would actually enhance the Sovereign Grounds entrance. I also think there's an opportunity for something along the Animal Hospital wall, since that area will no longer have parking space.

C. **Sidewalk connectivity:** This has been one of the biggest pain points of the current configuration, and seems exacerbated by the new parking configuration. At a minimum, I'd like to see the hatch marks for the accessible space loading area extended across the access lane to the sidewalk. Better IMO would be an actual sidewalk, probably up against the Animal Hospital wall, connecting the sidewalk to their front door. But I expect that would be out of budget.

D. **Bike parking:** I don't see the existing bike parking (which you can see in use in Streetview) replaced on this site plan. At a minimum, I hope they can move their bike parking elsewhere on the lot. Even better would be expansion of this bike parking (especially because there's a severe shortage of bike parking at

48th/Chicago in the summer months). Better: 4+ bike racks that can serve as "district parking" for this node, since bike parking in front of Turtle Bread corner and Town Hall Tap corner is often packed on summer evenings. We can make K&N aware of our current subsidy of bike racks in the neighborhood. If they propose a few more racks, I'd even propose the neighborhood fund the rest of the cost to encourage "district parking" for bikes. Two possible locations would be to the right of the door (nearer the Animal Hospital wall) or up against the 48th/Chicago corner.

E. **Vehicular access/egress.** The proposed site plan shows directional traffic arrows each way. My reading of the municipal code suggests that the 13' 8" access lane is substandard, especially for two-way access. Also, the short-term nature of liquor runs means that motorists getting into and out of the parking lot are usually much more of a concern than the cars that are actually parked. I'd suggest clear one-way marking and signage, entering on Chicago Ave and exiting on 48th St (this seems to be how most motorists behave anyways). This could also provide the opportunity to tighten up the curb cuts at some point. This may also create more breathing room if we wish to encourage a hedge or short fence down the line to demarcate the sidewalk from the parking lot, if problems still persist.

Can anyone think of other specific topics for the site plan?

Here are two other actions I'd like to see the board take:

2. Take steps or adopt a resolution encouraging incremental intensification of this site. This could include:

A. A potential vision for the site (mixed use? apartments above? higher floor area ratio? eliminate curb cuts? restoration of on-street parking spaces?)

B.

On Tue, Feb 23, 2016 at 5:28 PM, FRNNG Communications

<[communications@frnng.org](mailto:communications@frnng.org)> wrote:

I have tried to overlay the engineered plan over an existing aerial photo of the area in this attached PDF. (Part of the problems with this lot happen to be visible in the form of a car that is parked illegally on the sidewalk in this image).

From a parking perspective another big change is that there are no longer three spots in front of the main store front. These have been moved to in front of the cooler area replacing the small sidewalk and bike rack near the store. The new building space itself only removes one parking spot. The rest I assume is getting the parking into city ordinance compliance.

From a good neighborhood perspective this visual also demonstrates how much of that corner the fence (even a partial fence) would block off. Currently the public sidewalk and existing private parking lot merge in a way that while not always beautiful, does effectively provide more space in that corner. While this design does provide new green space for the 48th and Chicago corner, placing a large fence up really privatize and closes off that new space which up to this point has been a sort of an informal public-private partnership. My opinion is that it would be more valuable for the neighborhood to focus on improving that public-private corner space in partnership with Ken and Norms with no fence. This could also explore additional place-making improvements such as

commissioning a mural on the new large solid wall.

Thanks  
Chris

On Tue, Feb 23, 2016 at 4:29 PM, <[communications@frnng.org](mailto:communications@frnng.org)> wrote:

Karen, do you have any reason given by the city for their proposal to convert the parking spot by sovereign grounds to green space? Is it due to poor geometry or is it water run off issues? This would be important information to have.

Also the full fence seems a little oppressive to me on my first viewing, but the additional work at the corner of 48th and Chicago is very welcome and is something I believe FRNNG could support beautification efforts on considering it's prominence. Could we introduce some public art? More green? Some information? I also see that corner of the lot marked as a snow removal area. Perhaps a smaller fence defining that corner does serve a practical purpose of preventing plowed snow from leaving the parking lot and encroaching on the sidewalk space? Or is it an aesthetic consideration? That would also be good to know.

My third thought is a little out of scope for this request but I also agree with Matt's analysis that the net parking gain of this lot is parking lot would now be 1 thanks to the two curb cuts that remove street parking. I don't know if it's feasible but eliminating one curb cut would re-introduce 2 or 3 public on street parking spots and probably add 1-2 more private spots for Ken and Norms as well.

Thanks for sharing this information Karen.  
Chris

> On Feb 23, 2016, at 3:44 PM, Field Regina Northrop Neighborhood Group Office <[frnng@frnng.org](mailto:frnng@frnng.org)> wrote:

>

> Ken & Norm Liquor Store is expanding their walk in cooler for craft beer.

They are looking for FRNNG support for the expansion and recommendation to City Planning that a fence along Chicago and 47th Street should be eliminate because the community along with the businesses utilizes the parking lot during special events throughout the year. In addition, the City of Minneapolis wants to eliminate the parking space directly in front of Sovereign Grounds and replaced this space with Trees and Shrubs.

>

>

> The Business committee, has talk to Sovereign and Minnehaha Animal Hospital owner's about the fence and one parking space, and they are in agreement to eliminate the fence, and to keep the exiting parking space for Ken & Norm due to our major parking shortage.

>  
> I have attach the plans for your review and vote on business committee  
recommendation that is due to the City of Minneapolis ion Tuesday, March 2,  
2016.  
>  
> Please email the office with your comments and vote.  
>  
> Thanks,  
>  
> Karen Young  
> Business Chairperson  
> FRNNG  
> <Ken & Norm Liquor 2016 project0002.pdf>  
> <Ken & Norm Liquor 2016 project0001.pdf>

**From:** [Field Regina Northrop Neighborhood Group Office](#)  
**To:** [Sether, Shanna M](#)  
**Subject:** Re: Ken and Norm's project  
**Date:** Wednesday, February 24, 2016 9:05:38 AM  
**Attachments:** [image001.png](#)

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Ms. Sether,

Yes, please removed the landscape from the parking space. However could you place green space on the side walk?

Stearline Rucker

On Tue, Feb 23, 2016 at 3:25 PM, Sether, Shanna M <[Shanna.Sether@minneapolismn.gov](mailto:Shanna.Sether@minneapolismn.gov)> wrote:

Hello FRNNG,

Thank you very much for the information. Could I ask if you're stating that the recommendation to eliminate the landscaped yard is immediate or is that up for the vote, as well?

Shanna

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**Shanna Sether**

*Senior City Planner*

City of Minneapolis – Community Planning and Economic Development

250 S. Fourth Street – Room 300

Minneapolis, MN 55415

Office: [612-673-2307](tel:612-673-2307)

[shanna.sether@minneapolismn.gov](mailto:shanna.sether@minneapolismn.gov)

[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)



**From:** Field Regina Northrop Neighborhood Group Office [mailto:[frnng@frnng.org](mailto:frnng@frnng.org)]  
**Sent:** Tuesday, February 23, 2016 3:17 PM  
**To:** Sether, Shanna M  
**Subject:** Re: Ken and Norm's project

Resend for correction of Ms. Shanna Sether email address.

On Tue, Feb 23, 2016 at 3:12 PM, Field Regina Northrop Neighborhood Group Office <[frnng@frnng.org](mailto:frnng@frnng.org)> wrote:

Dear Ms. Sether,

Field Regina Northrop Neighborhood Group (FRNNG), is taking an online vote with our Board of Directors to review the plans for the expansion of Ken & Norm Liquors, 4801 Chicago Ave Minneapolis, Minnesota. We are aware that the City Planning department is ready to move on this action plan. We have the ability to review this plan and make recommendations to you by Tuesday, March 2, 2016.

Our Business Committee reviewed the plan and will give an online recommendation as follows: We approve the expansion of Ken & Norm Liquor Store building. We are recommending that no installation of a fence along Chicago Ave and 47th Street, because the parking lot at Ken & Norm Liquor is utilized by the businesses and the 3700 residents throughout the year for special events.

The next event will be on July 22, 2016 for the South side Bicycle Sprint that brings over 2000 people to the Chicago Business Nodes to watch and participate in the bike races. The Parking lot is set up for first aide, sponsor's that fund the event along with neighborhood association, MC Rae Park , AAA of Minnesota and vendors.

In addition, we are recommending that the parking space do not be eliminate in front of Sovereign Grounds front door and replace by trees and shrubs. Parking spaces for the South Side Business Association has a major shortage for customers in an attempt visit over 130 businesses within this node.

Ms. Sether, we will give a final recommendation on Tuesday, March 01, 2016.

Sincerely,

Karen Martin  
Business Chairperson  
FRNNG  
[frng@frng.org](mailto:frng@frng.org)  
[612 721 5424](tel:6127215424)

Stearline Rucker  
Program Manager  
FRNNG  
[frng@frng.org](mailto:frng@frng.org)  
[612 721 5424](tel:6127215424)

On Mon, Feb 22, 2016 at 3:40 PM, Arpad Nagy <[anagy@mgbloomington.com](mailto:anagy@mgbloomington.com)> wrote:

Hi Shanna,

I had a very good meeting with Stearline from FRNNG on Friday, but she had some concerns about our project. I wanted to share with her your email so you guys can get in touch.

Thank YOU!!

Arpad