



**LAND USE APPLICATION SUMMARY**

*Property Location:* 828 Kasota Ave SE  
*Project Name:* New French Bakery Addition  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* New French Bakery  
*Project Contact:* Rob Duffy  
*Request:* To allow for an addition to an existing warehouse, wholesale and distribution use.

*Required Applications:*

<b>Site Plan Review</b>	For a 2,400 sq. ft. addition to an existing warehouse, wholesale and distribution use.
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**SITE DATA**

<b>Existing Zoning</b>	I1 Light Industrial District I2 Medium Industrial District UA University Area Overlay District
<b>Lot Area</b>	102,398 square feet / 2.35 acres
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	Southeast Como Improvement Association
<b>Designated Future Land Use</b>	Industrial
<b>Land Use Features</b>	Industrial Employment District (SEMI)
<b>Small Area Plan(s)</b>	<u>Southeast Minneapolis Industrial (SEMI)/Bridal Veil Refined Master Plan (2001)</u> <u>Industrial Land Use and Employment Policy Plan (2006)</u>

<b>Date Application Deemed Complete</b>	August 1, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 30, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is the manufacturing, storage, shipping and receiving center for New French Bakery. The existing land use is a warehouse, wholesale and distribution use.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located within the Southeast Minneapolis Industrial (SEMI) area. The adjacent property to the west appears to be a business park and there are additional warehouse and distribution uses to the south. There are residential uses to the north, across Elm St SE.

**PROJECT DESCRIPTION.** The applicant is proposing to add a one-story, 2,400 sq. ft. building addition to the front of the building for shipping and receiving. The area is presently a loading area with two large docks.

### RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-3074	Admin site plan review	6,000 sq. ft. addition to the existing building	Approved administratively, July 14, 2006.

**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

### 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:

#### ***1. Conformance to all applicable standards of Chapter 530, Site Plan Review.***

### BUILDING PLACEMENT AND DESIGN

#### **Building placement – Requires alternative compliance**

- The existing first floor of the building is located 55 feet from the front property line. With the new addition, but building will be 21.5 feet from the front property line abutting Kasota Ave SE. The zoning code requires the first floor of the building be located within 8 feet of the front property line; therefore, the proposed addition requires alternative compliance for location.
- The placement of the proposed addition reinforces the street wall, maximizes natural surveillance and visibility. There are no proposed changes to the pedestrian access and circulation. The pedestrian entrance faces the on-site parking lot at the south end of the site. This is an existing condition.
- The area between the building and lot line includes a berm with turf grass, canopy trees and conifers.
- All on-site accessory parking is located to the interior of the site.

**Principal entrances – Not applicable**

- The existing principal entrance faces the on-site parking lot and is not proposed to change with the proposed addition.
- The principal entrance is clearly defined and emphasized through the use of signage and landscaping.

**Visual interest – Requires alternative compliance**

- The building walls provide architectural detail and contain windows in order to create visual interest.
- The proposed building emphasizes architectural elements – including recesses, projections, windows, and entries – to divide the building into smaller identifiable sections.
- The proposed building addition has a blank, uninterrupted wall 38.5 feet in length. The applicant is proposing to match the existing concrete block, painted to match the existing building and adding a new accent block to match the existing building. Blank, uninterrupted walls cannot exceed 25 feet in length and the applicant is seeking alternative compliance.

**Exterior materials – Requires alternative compliance**

- The applicant is proposing match the existing concrete block, painted to match the existing building and adding a new accent block to match the existing building. The proposed addition does not comply with the standards for exterior materials (see Table 2) and requires alternative compliance. Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is proposed along the public streets, sidewalks, and adjacent properties located in the residence district. The existing building is painted concrete block with an accent band and the applicant is proposing to match the existing exterior and has requested alternative compliance.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

**Table 1. Percentage of Exterior Materials per Elevation**

Material	Allowed Max	North	South	East	West
<b>Pained CMU</b>	--	n/a	100%	n/a	100%

**Windows – Requires alternative compliance**

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. Principal uses in the Industrial Districts may provide less than the 30 percent windows on the walls that face an on-site parking lot if the lot is not located between the building and the public street, public sidewalk, or public walkway. The applicant is not proposing to add any windows in the addition, because the purpose of the addition is for receiving and storage. The applicant has stated that windows in this location will have a detrimental effect on the life of the products and has requested alternative compliance.
- All existing windows are vertical in proportion and are more or less evenly distributed along the existing building walls.

**Table 2. Percentage of Windows per Applicable Elevation**

	Code Requirement	Proposed

<b>Nonresidential Uses</b>				
1st floor addition – facing Kasota Ave	30% minimum	139.2 sq. ft.	0%	0 sq. ft.
1st floor addition – facing the on-site parking lot	30% or less	92.4 sq. ft.	0%	0 sq. ft.

**Ground floor active functions – Not applicable**

- At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions, exempt for industrial uses. The ground floor of the existing industrial use, facing Kasota Ave SE contains 39 percent (50 feet) active functions.

**Roof line – Meets requirements**

- The roof style of the proposed addition is flat, which is consistent with the principal roof style of the existing building.

**Parking garages – Not applicable**

- There are no parking garages proposed as part of this project.

**ACCESS AND CIRCULATION**

**Pedestrian access – Requires alternative compliance**

- There are clear and well-lit walkways at least four feet in width connecting building entrances to the on-site parking facilities. There is not a walkway to the street and there is no public sidewalk on this side of the public street; therefore the applicant is requesting alternative compliance.

**Transit access – Not applicable**

- No transit shelters are proposed as part of this development.

**Vehicular access – Meets requirements**

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. There is no public sidewalk on this side of the street and Public Works – Traffic and Parking has commented that the proposed site plan meets their requirements, in the PDR report.
- Curb cuts have been consolidated.
- There are no public alleys adjacent to the site.
- Service vehicle access does not conflict with pedestrian traffic. Truck loading areas are not located next to residence or office residence districts.
- There is no maximum impervious surface requirement in the I1 or I2 zoning district. There will be no change in the amount of impervious surface.

**LANDSCAPING AND SCREENING**

**General landscaping and screening – Meets requirements**

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.

- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 23,918 square feet of landscaping on site, or approximately 44 percent of the site not occupied by buildings (see Table 4).
- The applicant is proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 22 and the applicant is proposing a total of 24 trees.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 109 and the applicant is proposing 109 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

**Table 3. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	102,398 sq. ft.
<b>Building Footprint</b>	--	48,008 sq. ft.
<b>Remaining Lot Area</b>	--	54,390 sq. ft.
<b>Landscaping Required</b>	10,878 sq. ft.	23,918 sq. ft.
<b>Canopy Trees (1:500 sq. ft.)</b>	22 trees	24 trees
<b>Shrubs (1:100 sq. ft.)</b>	109 shrubs	109 shrubs

**Parking and loading landscaping and screening – Requires alternative compliance**

- The parking and loading area facing Kasota Ave SE does not contain an on-site landscaped yard of at least seven feet in width. The parking lot is not proposed to change and the applicant is requesting alternative compliance.
- The applicant has an approved site plan that shows twelve Toutonii Yews, located in the right-of-way, intended to screen the parking lot. The shrubs were planted; however, they do not appear to be more than 2 ft. in height. Staff is recommending that the applicant provide additional shrubs, at least three feet in height, to screen the existing parking area from the public street.
- The site contains a parking and loading area for trucks or commercial vehicles more than 15,000 pounds. The existing loading area is screened with a combination of a berm and three conifers. The proposed addition will be more visible than the existing building as the berm lowers in height to less than 6 ft. For this area, the staff is recommending screening six feet in height and 60 percent opaque consisting of a hedge.
- There is at least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage.
- The corner of the parking lot that is unavailable for parking or vehicular circulation at the SW corner of the property is recommended by staff to be landscaped.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. The parking lot is existing and there are no proposed changes to add tree islands and the applicant is requesting alternative compliance.
- Information included in the landscape plan indicates that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

## **ADDITIONAL STANDARDS**

### **Concrete curbs and wheel stops – Meets requirements**

- All parking lots and driveways are designed with discontinuous curbing to provide on-site retention and filtration of stormwater.

### **Site context – Meets requirements**

- There are no important elements of the city near the site that will be obstructed by the proposed building addition.
- This building addition should have minimal shadowing effects on public spaces and adjacent properties.
- This building addition has been designed to minimize the generation of wind currents at ground level.

### **Crime prevention through environmental design – Meets requirements**

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The project provides lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

### **Historic preservation – Not applicable**

- This site is neither historically designated nor is it located in a historic district.

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

The proposed use is permitted in the I1 District.

### **Off-street Parking and Loading – Meets requirements**

- The off-street vehicle parking requirement is 16 spaces and the applicant is providing 43 (see Table 5).
- There is not a minimum bicycle parking requirement for a warehouse, wholesale or distribution use in the I1 and I2 Districts.
- The off-street loading requirement is 2 large spaces and the applicant is providing 5 large spaces (see Table 7).

**Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)**

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Warehouse, wholesale and distribution	16	--	16	44	43
	--	--	<b>16</b>	<b>44</b>	<b>43</b>

**Table 6. Loading Requirements (Chapter 54I)**

Use	Loading Requirement	Minimum Requirement	Proposed
Warehouse, wholesale and distribution	High	2 large spaces	5 large spaces
	<b>High</b>	<b>2 large spaces</b>	<b>5 large spaces</b>

**Building Bulk and Height – Meets requirements**

- The existing building with the proposed addition meets the building bulk and height requirements (see Table 7).

**Table 7. Building Bulk and Height Requirements**

	Code Requirement	Proposed
<b>Lot Area</b>	--	102,398 sq. ft. / 2.35 acres
<b>Gross Floor Area</b>	--	48,008 sq. ft.
<b>Floor Area Ratio (Minimum)</b>	--	.47
<b>Floor Area Ratio (Maximum)</b>	2.7	
<b>Building Height (Maximum)</b>	4 stories or 56 feet, whichever is less	28 ft.

**Lot Requirements – Not applicable**

- There are no minimum or maximum lot requirements for a warehouse, wholesale or distribution use in the I1 and I2 Districts.

**Yard Requirements – Not applicable**

- There are no yard requirements for the subject property.

**Signs – Not applicable**

- All signs are subject to Chapter 543, On-Premise Signs. The applicant is not proposing any new or additional signs.

**Screening of Mechanical Equipment – Meets requirements**

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

**535.70. Screening of mechanical equipment.**

- a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.

- 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:

- a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
- b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
- c. Off-premise advertising signs and billboards shall not be considered required screening.

- 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.

- 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.

- 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.

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

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

- All mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

**Refuse Screening – Meets requirements with Conditions of Approval**

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:

**535.80. Screening of refuse and recycling storage containers.**

Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential

uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.

- All refuse and recycling storage containers are located within the building.

**Lighting – Not applicable**

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

**535.590. Lighting.**

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

**Fences – Not applicable**

- Fences must comply with the requirements in [Chapter 535](#). The applicant is not proposing any new fencing.

**Specific Development Standards – Not applicable**

- There are no specific development standards for a warehouse, wholesale and distribution use in [Chapter 536](#).

**UA Overlay District Standards – Not applicable**

- The subject property is located within the UA University Area Overlay District. The existing use and proposed addition are not impacted by the existing overlay district standards.

**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 and is located within the SEMI Industrial Employment District Area. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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

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

**Economic Development Policy 4.5: Attract businesses investing in high job density and low impact, light industrial activity to support the existing economic base.**

- 4.5.1 Align workforce investments with targeted industrial employers identified and defined in the Industrial Land Use and Employment Policy Plan as “21<sup>st</sup> Century” and “Opportunity” industries.
- 4.5.2 Set aside at least half of the city’s available industrial business assistance for targeted industries.

**Economic Development Policy 4.9: Focus economic development efforts in strategic locations for continued growth and sustained vitality.**

- 4.9.2 Support industrial growth and expansion within Industrial Employment Districts.

**Economic Development Policy 4.10: Prioritize Industrial Employment Districts for industrial uses.**

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

- 10.12.1 Provide appropriate physical transition and separation using green space, fencing, setbacks or orientation between industrial uses and other surrounding uses.
- 10.12.2 Encourage site planning for new developments that orients the “back” of proposed buildings to the “back” of existing development.
- 10.12.4 Design industrial sites to ensure direct access to major truck routes and freeways as a way to minimize automobile and truck impacts on residential streets and alleys.
- 10.12.5 Promote quality design and building orientation of industrial development that is appropriate with the surrounding neighborhoods.
- 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.

CPED finds that the proposed development is in conformance with the above policies of The Minneapolis Plan for Sustainable Growth.

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

The site is located within the boundaries of the Southeast Minneapolis Industrial (SEMI)/Bridal Veil Refined Master Plan adopted by the City Council in 2001. The Plan outlines potential redevelopment scenarios for the SEMI area, road and bridge infrastructure and green infrastructure. The proposed addition is consistent with the Southeast Minneapolis Industrial (SEMI)/Bridal Veil Refined Master Plan.

The site is also located within the boundaries of the Industrial Land Use and Employment Policy Plan adopted by the City Council in 2006. The Plan encourages the implementation of buffering through site plan review. With the proposed conditions of approval, staff finds that the proposed addition is consistent with the Industrial Land Use and Employment Policy Plan.

### **5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building placement.** The existing first floor of the building is located 55 feet from the front property line. With the new addition, but building will be 21.5 feet from the front property line abutting Kasota Ave SE. The zoning code requires the first floor of the building be located within 8 feet of the front property line; therefore, the proposed addition requires alternative compliance for location. Staff is recommending that the planning commission grant alternative compliance, as the building is moving closer to conformity to the zoning code requirement.
- **Pedestrian access.** There are clear and well-lit walkways at least four feet in width connecting building entrances to the on-site parking facilities. There is not a walkway to the street and there is no public sidewalk on this side of the public street. Therefore, staff is recommending that the planning commission grant alternative compliance.
- **Blank walls.** The proposed building addition has a blank, uninterrupted wall 38.5 feet in length. The applicant is proposing to match the existing concrete block, painted to match the existing building and adding a new accent block to match the existing building. Blank, uninterrupted walls cannot exceed 25 feet in length and the applicant is seeking alternative compliance. Staff is recommending a hedge between the proposed addition and front property line, in addition to the existing berm. Staff is recommending that the planning commission grant alternative compliance, due to the intent to match the existing building and with the condition of approval to provide additional landscaping to create visual interest between the building and the public street.
- **Exterior materials.** The applicant is proposing match the existing concrete block, painted to match the existing building and adding a new accent block to match the existing building. The proposed addition does not comply with the City's durability standards for exterior materials (see Table 2) and requires alternative compliance. Staff is recommending that the planning commission grant alternative compliance, due to the applicant's intent to match the existing building materials with the proposed addition.
- **Window requirement.** For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. Principal uses in the Industrial Districts may provide less than the 30 percent windows on the walls that face an on-site parking lot if the lot is not located between the building and the public street, public sidewalk, or public walkway. The applicant is not proposing to add any windows in the addition, because the purpose of the addition is for receiving and storage. The applicant has stated that windows in this location will have a detrimental effect on the life of the products and has requested alternative compliance. Staff is recommending that the planning commission grant alternative compliance due to the potential adverse effect the windows could have on the use.

- **Parking area landscaping.** The parking and loading area facing Kasota Ave SE does not contain an on-site landscaped yard of at least seven feet in width. The parking lot is not proposed to change and the applicant is requesting alternative compliance and staff is recommending that the planning commission grant it.
- **50 Feet to an on-site tree.** Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. The parking lot is existing and the applicant is exceeding the number of required trees; therefore, staff is recommending that the planning commission grant alternative compliance.
- **Parking area screening.**
  - The applicant has an approved site plan that shows twelve Totonii Yews, located in the right-of-way, intended to screen the parking lot. The shrubs were planted; however, they do not appear to be more than 2 ft. in height. Staff is recommending that the applicant provide additional shrubs, at least three feet in height, to screen the existing parking area from the public street.
- **Loading area screening.** The site contains a parking and loading area for trucks or commercial vehicles more than 15,000 pounds. The existing loading area is screened with a combination of a berm and three conifers. The proposed addition will be more visible than the existing building as the berm lowers in height to less than 6 ft. For this area, the staff is recommending screening six feet in height and 90 percent opaque consisting of a hedge.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the site plan review by New French Bakery for the property located at 828 Kasota Ave SE:

### A. Site Plan Review.

Recommended motion: **Approve** the application for site plan review to allow for an addition to an existing building, subject to the following conditions:

1. All site improvements shall be completed by August 29, 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. The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.
4. The applicant shall provide additional shrubs, at least 3 feet in height, to help screen the southwest corner of the parking lot.
5. The applicant shall provide an a six-foot screen consisting of a hedge that is at least 60 percent opaque between the proposed addition and Kasota Ave SE to screen the proposed loading area.

## ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Plans

7. Building elevations
8. Photos
9. PDR report

**From:** [Rob Duffy](#)  
**To:** [Gordon, Cam A.](#)  
**Cc:** [Sether, Shanna M](#); [philger@rylaur.com](mailto:philger@rylaur.com)  
**Subject:** New French Bakery Receiving Addition  
**Date:** Tuesday, August 02, 2016 10:47:39 AM  
**Attachments:** [C16532\\_07252016.pdf](#)  
[landscape Plan.pdf](#)  
[Addition \(08-01-16\).pdf](#)

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Dear Councilman Gordon:

Ross & Associates, Ltd. would like to notify you of the proposed construction of a 40'-0" x 60'-0" addition to the loading dock / receiving area at the New French Bakery Facility at 828 Kasota Avenue SE. Attached is the certified survey, landscape plan, and architectural floor plans and elevations.

We have submitted to Community Planning and Economic Development.

Please feel free to contact me with any questions or concerns. We look forward to a quick and smooth approval for this project.

**Robert Duffy**  
V.P. of Estimating  
Ross & Associates, LTD.  
246 Summit  
River Falls, WI 54022  
Phone: 715-425-9011  
Cell: 715-760-2735  
Fax: 715-425-5159  
Email: [robd@rosscm.com](mailto:robd@rosscm.com)  
[www.rosscm.com](http://www.rosscm.com)

**From:** [Rob Duffy](#)  
**To:** [Sether, Shanna M](#)  
**Subject:** FW: Glass/Condensation  
**Date:** Thursday, August 18, 2016 2:23:53 PM

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Robert Duffy  
V.P. of Estimating  
Ross & Associates, LTD.  
246 Summit  
River Falls, WI 54022  
Phone: 715-425-9011  
Cell: 715-760-2735  
Fax: 715-425-5159  
Email: [robd@rosscm.com](mailto:robd@rosscm.com)  
[www.rosscm.com](http://www.rosscm.com)

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**From:** Dawayne Heiden [mailto:[d.heid@newfrenchbakery.com](mailto:d.heid@newfrenchbakery.com)]  
**Sent:** Friday, July 08, 2016 10:44 AM  
**To:** Rob Duffy; Tony Cripe  
**Subject:** FW: Glass/Condensation

Rob and Tony,

Listed below are reasons why we do not want to have glass windows in the manufacturing part of the plant. There are no specific food codes that says you can't, however, the requirements around the type, maintenance and upkeep, and internal inspection audits drive costs to produce up.

The more critical piece is the condensation potential of having windows in the production area. Due to the processes of our products, there is high levels of moisture in the air. Windows, especially during cold weather months, draw moisture to windows and result in condensation. Condensation in a food manufacturing facility can result in automatic failures of audits and result in plant shut downs until remedied. Condensation also is a collection or breeding ground for mold which causes major problems for food processing and shelf life problems.

### **Below is what the FDA code has to say about glass and condensation:**

(4) Be constructed in such a manner that floors, walls, and ceilings may be adequately cleaned and kept clean and kept in good repair; that drip or condensate from fixtures, ducts and pipes does not contaminate food, food-contact surfaces, or food-packaging materials; and that aisles or working spaces are provided between equipment and walls and are adequately unobstructed and of adequate width to permit employees to perform their duties and to protect against contaminating food or food-contact surfaces with clothing or personal contact

(5) Provide adequate lighting in hand-washing areas, dressing and locker rooms, and toilet rooms and in all areas where food is examined, processed, or stored and where equipment or utensils are cleaned; and provide safety-type light bulbs, fixtures, skylights, or other glass suspended over exposed food in any step of preparation or otherwise protect against food contamination in case of glass breakage.

### **Below is what the BRC code has to say about glass:**

#### 4.9.3 GLASS, BRITTLE PLASTIC, CERAMICS AND SIMILAR MATERIALS

CLAUSE	REQUIREMENTS
4.9.3.1	Glass or other brittle materials shall be excluded or protected against breakage in areas where open products are handled or there is a risk of product contamination.
4.9.3.2	Documented procedures for handling glass and other brittle materials (other than product packaging) shall be in place where open products are handled or there is a risk of product contamination. These procedures shall include as a minimum: <ul style="list-style-type: none"><li>• a list of items detailing location, number, type and condition</li><li>• recorded checks of condition of items, carried out at a specified frequency that is based on the level of risk to the product</li><li>• details on cleaning or replacing items to minimize potential for product contamination.</li></ul>
4.9.3.3	Documented procedures detailing the action to be taken in case of breakage of glass or other brittle items shall be implemented and include the following: <ul style="list-style-type: none"><li>• quarantining the products and production area that were potentially affected</li><li>• cleaning the production area</li><li>• inspecting the production area and authorizing to continue production</li><li>• changing of workwear and inspection of footwear</li><li>• specifying those staff authorized to carry out the above points</li><li>• recording the breakage incident.</li></ul>
4.4.8	Where they pose a risk to product, glass windows shall be protected against breakage.

#### **Below is what the SQF code has to say about glass:**

The SQF code states that glass in the facility must be shatterproof, covered or controlled in a manner to not be a foreign material contaminant. Also, all glass in the facility must be listed and monitored at a frequency determined as acceptable/sufficient.

11.2.3.4 Doors, hatches and windows and their frames shall be of a material and construction which meets the same functional requirements for internal walls and partitions.

- i. Doors and hatches shall be of solid construction; and
- ii. **Windows shall be made of shatterproof glass or similar material.**

11.2.5.2 Light fittings in processing areas, inspection stations, ingredient and packaging storage areas, and all areas where the product is exposed shall **be shatterproof**, manufactured with a **shatterproof covering** or fitted with **protective covers** and recessed into or fitted flush with the ceiling. Where fittings cannot be recessed, structures must be protected from accidental breakage, manufactured from cleanable materials and addressed in the cleaning and sanitation program.

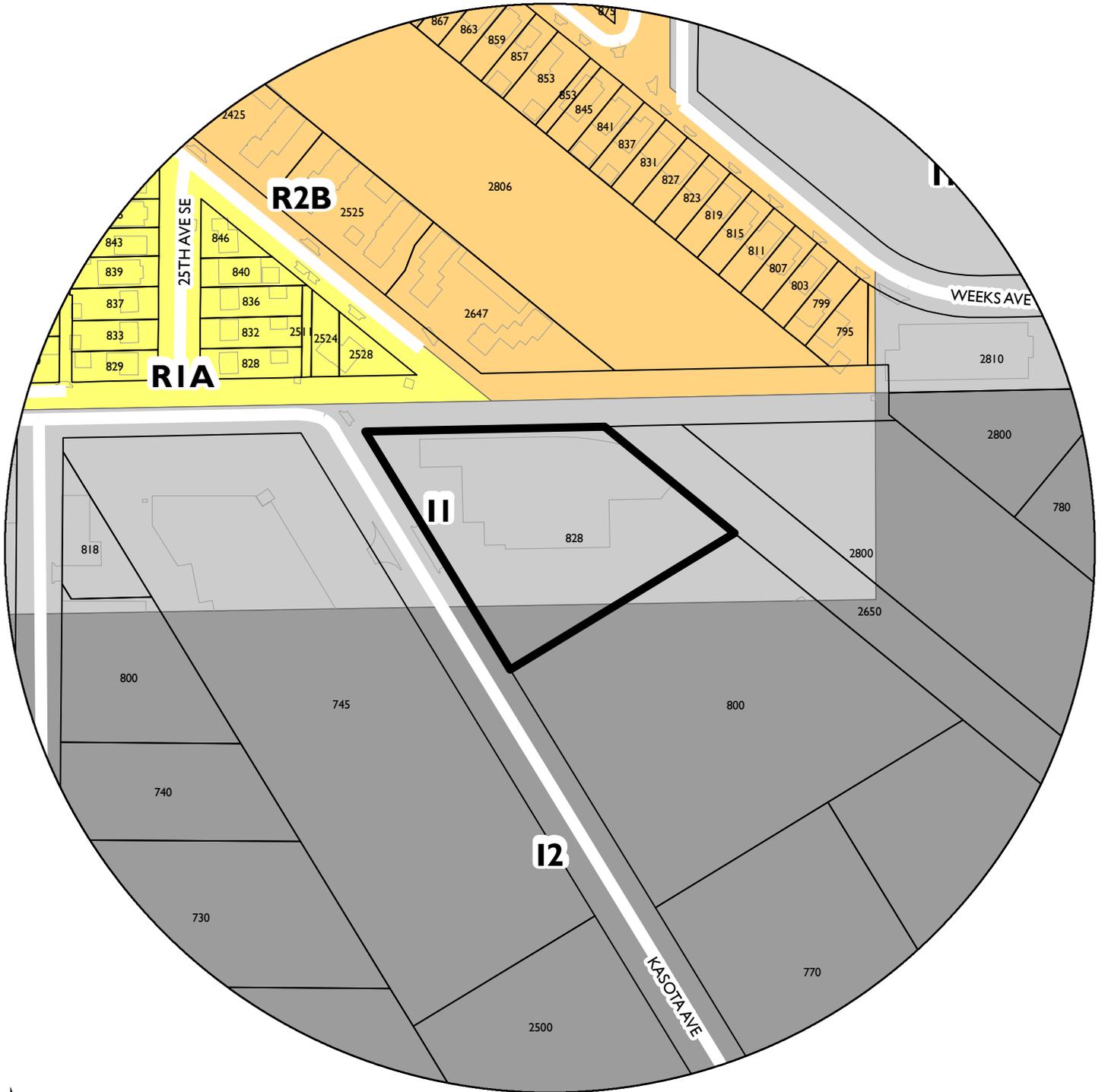
11.2.5.3 Light fittings in warehouses and other areas where the product is protected shall be designed such as to **prevent breakage and product contamination.**

# New French Bakery

2nd

NAME OF APPLICANT

WARD



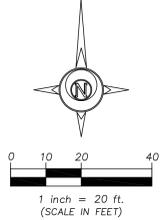
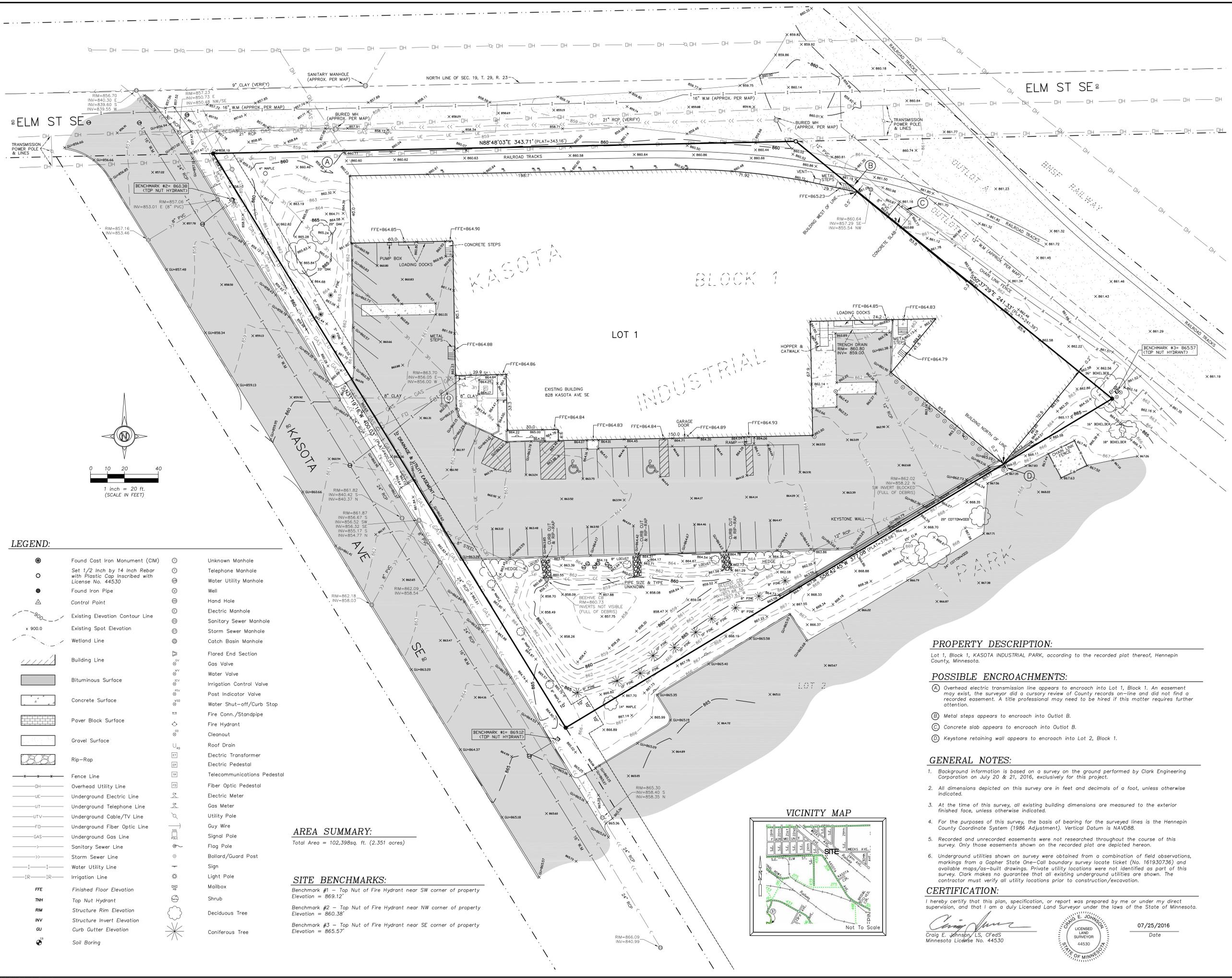
PROPERTY ADDRESS  
**828 Kasota Avenue**

FILE NUMBER  
**BZZ-7834**



Kasota Ave SE

ve SE



**LEGEND:**

	Found Cast Iron Monument (CIM)		Unknown Manhole
	Set 1/2 inch by 14 inch Rebar with Plastic Cap Inscribed with License No. 44530		Telephone Manhole
	Found Iron Pipe		Water Utility Manhole
	Control Point		Well
	Existing Elevation Contour Line		Hand Hole
	Existing Spot Elevation		Electric Manhole
	Wetland Line		Sanitary Sewer Manhole
	Building Line		Storm Sewer Manhole
	Bituminous Surface		Catch Basin Manhole
	Concrete Surface		Flared End Section
	Paver Block Surface		Gas Valve
	Gravel Surface		Water Valve
	Rip-Rap		Irrigation Control Valve
	Fence Line		Post Indicator Valve
	Overhead Utility Line		Water Shut-off/Curb Stop
	Underground Electric Line		Fire Conn./Standpipe
	Underground Telephone Line		Fire Hydrant
	Underground Cable/TV Line		Cleanout
	Underground Fiber Optic Line		Roof Drain
	Underground Gas Line		Electric Transformer
	Sanitary Sewer Line		Electric Pedestal
	Storm Sewer Line		Electric Meter
	Water Utility Line		Gas Meter
	Irrigation Line		Utility Pole
	Finished Floor Elevation		Guy Wire
	Top Nut Hydrant		Signal Pole
	Structure Rim Elevation		Flag Pole
	Structure Invert Elevation		Ballard/Guard Post
	Curb Gutter Elevation		Sign
	Soil Boring		Light Pole
			Mailbox
			Shrub
			Deciduous Tree
			Coniferous Tree

**AREA SUMMARY:**  
 Total Area = 102,398sq. ft. (2.351 acres)

**SITE BENCHMARKS:**  
 Benchmark #1 - Top Nut of Fire Hydrant near SW corner of property  
 Elevation = 869.12'  
 Benchmark #2 - Top Nut of Fire Hydrant near NW corner of property  
 Elevation = 860.38'  
 Benchmark #3 - Top Nut of Fire Hydrant near SE corner of property  
 Elevation = 865.57'

**PROPERTY DESCRIPTION:**

Lot 1, Block 1, KASOTA INDUSTRIAL PARK, according to the recorded plat thereof, Hennepin County, Minnesota.

**POSSIBLE ENCROACHMENTS:**

- (A) Overhead electric transmission line appears to encroach into Lot 1, Block 1. An easement may exist, the surveyor did a cursory review of County records on-line and did not find a recorded easement. A title professional may need to be hired if this matter requires further attention.
- (B) Metal steps appears to encroach into Outlot B.
- (C) Concrete slab appears to encroach into Outlot B.
- (D) Keystone retaining wall appears to encroach into Lot 2, Block 1.

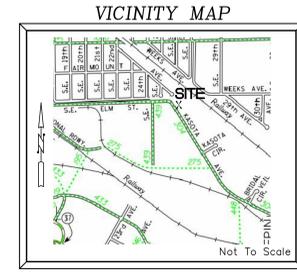
**GENERAL NOTES:**

1. Background information is based on a survey on the ground performed by Clark Engineering Corporation on July 20 & 21, 2016, exclusively for this project.
2. All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
3. At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
4. For the purposes of this survey, the basis of bearing for the surveyed lines is the Hennepin County Coordinate System (1986 Adjustment). Vertical Datum is NAVD88.
5. Recorded and unrecorded easements were not researched throughout the course of this survey. Only those easements shown on the recorded plat are depicted hereon.
6. Underground utilities shown on survey were obtained from a combination of field observations, markings from a Gopher State One-Call Burial survey locate ticket (No. 161930736) and available maps/as-built drawings. Private utility locations were not identified as part of this survey. Clark makes no guarantee that all existing underground utilities are shown. The contractor must verify all utility locations prior to construction/excavation.

**CERTIFICATION:**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Craig J. Johnson*  
 Craig J. Johnson, L.S., CEdS  
 Minnesota License No. 44530  
 07/25/2016  
 Date











# LANDSCAPE SPECIFICATIONS

## TREES, SHRUBS, AND PERENNIALS

- REFERENCES
  - Mn/DOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2016 Edition.
  - American Standard for Nursery Stock, ANSI Z60.1-2014.
- QUALITY ASSURANCE
  - Work shall be performed by a landscape contractor with extensive horticulture knowledge, and a min. of 3 years experience.
  - Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
  - Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.
- PRODUCTS
  - Plants: Provide as specified on Plant Schedule.
  - Edging: Ryerson steel edging 3/16" x 5" w/ 18" stakes, or equal.
  - Mulch: Shredded hardwood mulch.
  - Water: Contractor to provide.
  - Planting Soil: rich friable, sandy loam, free of debris and seeds, and conforming to Mn/DOT 3877.2.
  - Compost: Mn/DOT 3890.2, Grade 2.
  - Tree Wrap: Two-ply weather resistant paper product.

- EXECUTION
  - Plant into prepared planting beds.
  - Prior to digging, Contractor to have utilities located.
  - Contractor to notify Landscape Architect 3 days in advance of when planting work will occur.
  - Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
  - Separate all shrub beds from sod areas with edger.
  - Clean-up entire site following planting operations.

- ACCEPTANCE OF PLANTING WORK
  - Contractor to notify Owner when planting work is complete for review and punch list.
  - Contractor to water and maintain the trees, shrubs and perennials until Owner Acceptance.
  - Owner will give Acceptance of Work, following satisfactory correction of punch list items.
  - Watering and regular landscape maintenance of trees, shrubs and perennials will be Owners responsibility following owner acceptance of work.

- GUARANTEE PERIOD
  - Contractor to warranty trees, shrubs and perennials for **one year** following acceptance of Work by Owner.
  - Contractor to maintain the trees in a plumb position throughout the guarantee period.
  - Contractor to remove all staking/wiring/ straps from trees at the end of the guarantee period.
  - Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

- ### SODDING
- AREAS TO SOD
    - Sod lawn areas disturbed by construction.
  - REFERENCES
    - Mn/DOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2016 Edition.
  - PRODUCTS
    - Sod: provide strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material which might be detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
    - Water: Contractor to provide.
    - Topsoil: provide rich friable, sandy loam, free of debris and seeds, and conforming to Mn/DOT 3877-1.
  - SOIL PREPARATION: Verify all sod areas have a minimum of 4" of topsoil. Remove rocks and other debris over 1" in diameter, smooth soil to ensure an even grade.
  - EXECUTION
    - Install sod during favorable weather, do not sod if ground is frozen or sod is dormant.
    - Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
    - Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
    - Clean up and remove all debris resulting from sodding activity and dispose of properly. Restore all areas disturbed by sodding operation to their original condition.
  - ACCEPTANCE OF SOD WORK
    - Contractor to notify Owner when sod work is complete for review and punch list.
    - Owner to accept work following satisfactory correction of punch list items.
    - Contractor will maintain all turf areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the lawn, for a minimum of 30 days from time of acceptance.
    - Any sod that does not show definite growth and establishment during the 30 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.

## PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/Common Name	SIZE	ROOT	REMARKS
<b>TREES</b>					
1	QE	<i>Quercus ellipsoidalis</i>	2.5" cal	BB	see plan for spacing
1	GT	<i>Gleditsia triacanthos var. inermis 'Impole'</i>	2.5" cal	BB	see plan for spacing
		Imperial honeylocust			
<b>SHRUBS</b>					
38	AM	<i>Aronia melanocarpa elata</i>	#2	cont.	space 4' o.c.
		Glossy black chokeberry			
25	VD	<i>Viburnum dentatum 'Christom'</i>	#2	cont.	space 5' o.c.
		Blue Muffin viburnum			
22	VT	<i>Viburnum trilobum 'J.N. Select'</i>	#5	cont.	space 5' o.c.
		Redwing viburnum			

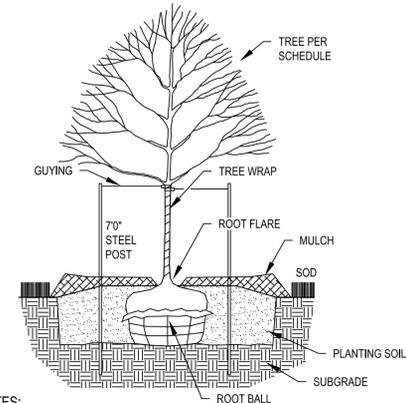
## LANDSCAPE REQUIREMENTS

GREENSPACE CALCULATION	QTY.	UNIT
Site Area	102,400	SF
Building Area	48008	SF
Site not occupied by building	54392	SF
Provided greenspace (area with no asphalt, conc. or bldg.)	23918	SF
<b>TOTAL REQUIRED GREENSPACE</b> (20% of site not occupied by bldg.)	<b>10878</b>	<b>SF</b>
<b>TREE &amp; SHRUB CALCULATIONS</b>		
<b>Canopy Trees (1/500 SF of 10,878 SF greenspace)</b>	<b>22</b>	<b>24</b>
(Canopy and evergreen trees growing to 35' ht. or greater)		
Existing Canopy Trees		22
Proposed Trees		2
<b>Shrubs (1 per 100 SF of 10,878 SF greenspace)</b>	<b>109</b>	<b>109</b>
Existing Shrubs		24
Proposed Shrubs		85

## KEY - EXISTING TREES & SHRUBS

-  EX. DECIDUOUS - CANOPY TREE
-  EX. EVERGREEN - CANOPY TREE
-  EX. SHRUB

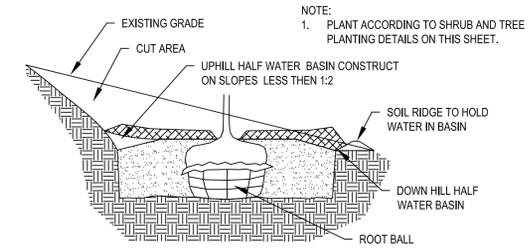
## PLANTING DETAILS



- NOTES:
- REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
  - WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
  - DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
  - REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GRIDDLING ROOTS.
  - SLIT REMAINING BURLAP AT 6" INTERVALS.
  - PLUMB & BACKFILL WITH PLANTING SOIL. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  - BACKFILL VOIDS AND WATER A SECOND TIME.
  - PLACE 4" MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. STAKE TREES IF SITE CONDITIONS, SUCH AS SOIL AND WIND, PREVENT THE TREES FROM STAYING PLUMB. USE 16" LONG, 1.5" WIDE STRAPS. SEE SPECS. ATTACH TO POST WITH WIRE SEE SPECS. INSTALL POST 3" INTO GROUND. REMOVE WITHIN ONE YEAR.
  - WRAP TRUNK IN FALL REMOVE IN SPRING.
  - REFER TO SPECS. FOR PRODUCTS AND OTHER INFORMATION.

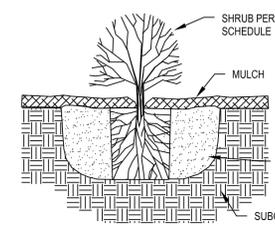
### 1 TREE PLANTING DETAIL

NOT TO SCALE



### 2 PLANTING ON A SLOPE

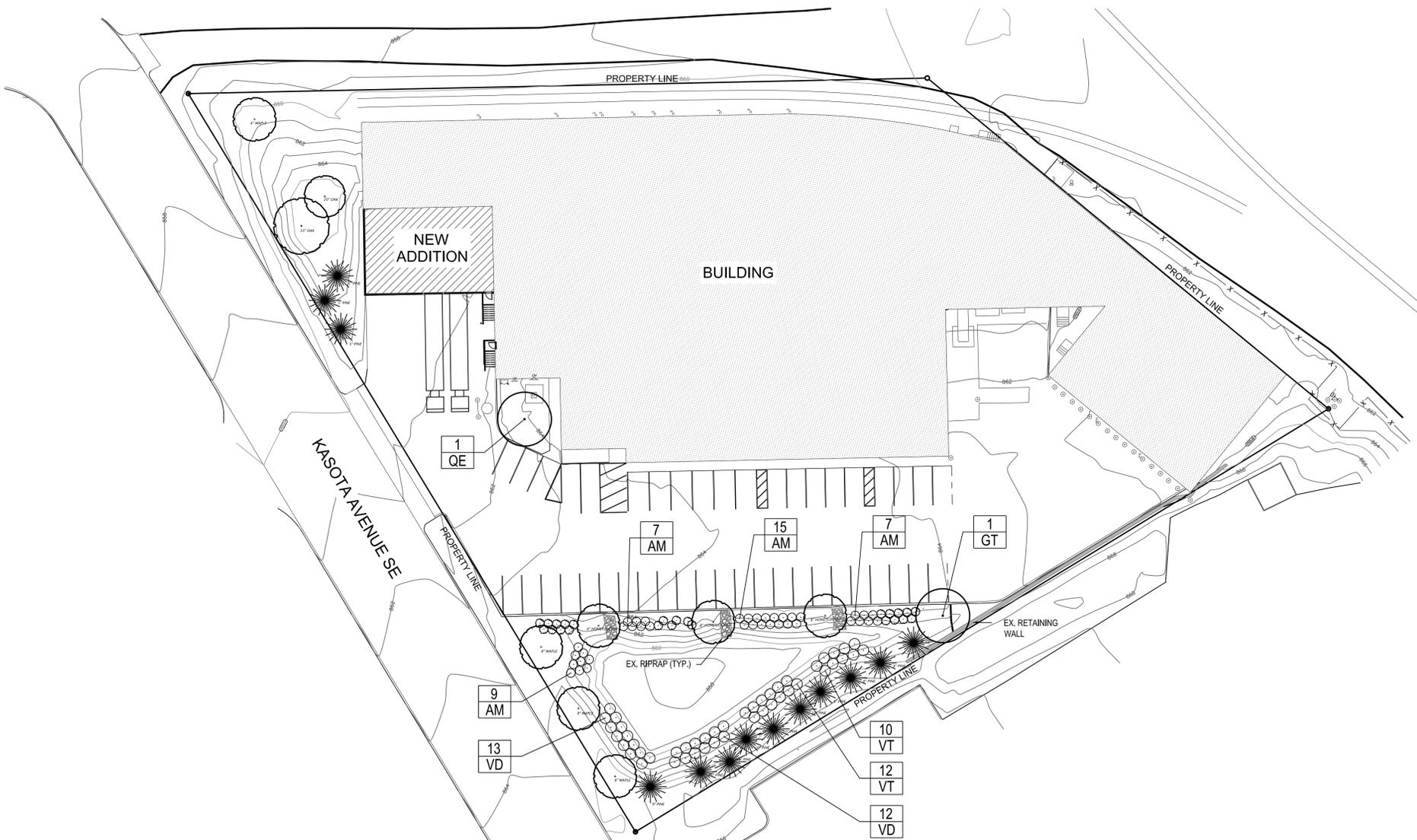
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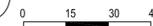
- NOTES:
- DIG SHRUB HOLE 12" MIN. LARGER THAN CONTAINER SIZE, ALL SIDES.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE SHRUB.
  - HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL. SCORE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS.
  - SET SHRUB ON UNDISTURBED SOIL OR ON THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
  - PLUMB AND BACKFILL WITH PLANTING SOIL. THOROUGHLY WATER IN SHRUB PRIOR TO PLACING MULCH.
  - ALL BEDS RECEIVE 4" DEPTH MULCH.
  - REFER TO SPECS. FOR PRODUCTS AND OTHER INFORMATION.

### 3 SHRUB PLANTING DETAIL

NOT TO SCALE



1 LANDSCAPE PLAN



Project:  
NEW FRENCH BAKERY  
ADDITION  
828 KASOTA AVE. SE  
MINNEAPOLIS, MN 55414

Client:  
ROSS ASSOCIATES, LTD.  
246 SUMMIT  
RIVER FALLS, WI 54022

Landscape Architect:  
**Carmen Simonet Design LLC**  
354 Stonebridge Blvd.  
St. Paul, MN 55105  
(651) 695-0273  
www.simonetdesign.com

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 Landscape Architect under the laws of the State of Minnesota.  
Name: Carmen Simonet

License # 24236

Signature: *Carmen Simonet*  
Date: 07.28.2016

Drawing Date:  
07.28.2016

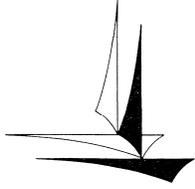
Drawing History/Revisions:

Project Landscape Architect:  
Carmen Simonet, PLA, ASLA

Sheet Title:  
PRELIMINARY  
LANDSCAPE PLAN

Sheet No.:

L.1



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**  
(612) 673-2726  
don.zart@minneapolismn.gov

Status *

<b>Tracking Number:</b>	PDR 1001478
<b>Applicant:</b>	NEW FRENCH BAKERY 828 KASOTA AVE MINNEAPOLIS, MN 55414
<b>Site Address:</b>	828 KASOTA AVE
<b>Date Submitted:</b>	03-AUG-2016
<b>Date Reviewed:</b>	

### Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: [http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions\\_home.asp](http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp).

**DISCLAIMER:** *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

### Project Scope

Proposed 40'x60' addition to receiving area.

### Review Findings (by Discipline)

#### Zoning - Planning

- The proposed project requires review and approval by the city planning commission for site plan review. The application will be heard at the 8/29/2016, planning commission hearing, where the final decision will be made regarding site plan review compliance. Staff will continue to work with the applicant after the planning commission hearing on compliance with the zoning code requirements.

---

\***Approved:** You may continue to the next phase of developing your project.  
\***Resubmission Required:** You cannot move forward or obtain permits until your plans have been resubmitted and approved.

**❑ Addressing**

- There will not be any proposed change to the structure's address.

**❑ Parks - Forestry**

- Contact Craig Pinkalla ([cpinkalla@minneapolisparcs.org](mailto:cpinkalla@minneapolisparcs.org)), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- The addition is less than 5,000 sq ft and is therefore exempt from Park Dedication Fee.

**❑ Right of Way**

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

**❑ Street Design**

- No alterations are proposed to the existing curbing around the perimeter of the site or to the existing driveway. As such, the plan as submitted meets the requirements of the Public Works Street Design Division.

**❑ Sidewalk**

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.
- Note to the Applicant: Any currently defective sidewalks or other concrete infrastructure within the public right of way, or any concrete infrastructure damaged during construction, must be removed and replaced.

**❑ Traffic and Parking**

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

**❑ Water**

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

**❑ Sewer Design****Stormwater Management:**

- A required stormwater management BMP appears to be located on the site. The City will perform an inspection of the BMP to determine if any corrective steps need to be taken in regard to the BMP. Minneapolis Surface Water & Sewers will follow up on this item shortly.

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](mailto:jeremy.strehlo@minneapolismn.gov)

**❑ Fire Safety**

Don will follow up with the reviewer to obtain their comments before the report is sent out

**❑ Business Licensing**

- If any portion of the addition is altering the non-wholesale portion of the business, please work with Don Zart on the Minneapolis Health Plan review

**❑ Historical Preservation Committee**

- There is no preservation flag on this property.

**❑ Construction Code Services**

- Please contact the Met Council regarding a SAC determination. For more information go to this website. [http://www.ci.minneapolis.mn.us/www/groups/public/@regservices/documents/webcontent/convert\\_281675.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@regservices/documents/webcontent/convert_281675.pdf)

**□ Environmental Health**

- If impacted soil is encountered during site activities call the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The highest groundwater level expected for this site should be determined and used in establishing the lowest subgrade structures. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT