



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #3
 September 15, 2014
 BZZ-6703

LAND USE APPLICATION SUMMARY

Property Location: 118-122 East Lake Street
Project Name: Omar's Auto Repair
Prepared By: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
Applicant: Omar Omar
Project Contact: Abdul Suleyman
Request: To allow a minor automobile repair facility in an existing building.
Required Applications:

Conditional Use Permit	To allow a minor automobile repair facility in the C2 Neighborhood Corridor Commercial District.
Site Plan Review	For an automobile services use in an existing building.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	11,260 square feet / 0.26 acres
Ward(s)	10
Neighborhood(s)	Whittier Alliance; adjacent to Phillips West Neighborhood Organization, Central Area Neighborhood Development Organization, and Lyndale Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (East Lake Street)
Small Area Plan(s)	Midtown Minneapolis Land Use and Development Plan (2005)

Date Application Deemed Complete	August 22, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 21, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The current site contains an existing, one-story commercial building and a surface parking area to the west that is shared with the adjacent building. The site is located at the northwest corner of the intersection of East Lake Street and Stevens Avenue, just west of Interstate 35W, east of Nicollet Avenue, and south of the Midtown Greenway. The existing building was constructed in 1905 as a commercial space and a garage was added in 1945. The most recent use in the building was a furniture rental business, but it is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located on East Lake Street, which is a designated Commercial Corridor and contains a variety of commercial zoning districts and commercial uses to the east and west of the site. Other than the large industrial parcel to the north (rear) of the site, most of the surrounding properties contain commercial uses such as restaurants and small-to-large scale retailers. The greater neighborhood contains low density residential uses as well as multi-family housing.

PROJECT DESCRIPTION. The applicant is proposing to use the property for an auto repair shop with two service bays. The portion of the building facing Lake Street would be the retail area where customers could wait for their cars, while the rear portion of the building would contain two service bays. The property to the west of the building, 118 East Lake Street, would be a shared surface parking area between the subject site and the property to the west at 112 East Lake Street, which is a one-story, 1,728 square foot building which contains a cell phone accessory retailer. The applicant is proposing a total 26 parking spaces, of which six would be compact stalls. The project would also include removing and centering the curb cut that provides access to the surface parking area and removing the existing steel railing along the parking lot frontage on Lake Street and replacing it with a 5 foot-8 inch wide landscaped buffer.

PUBLIC COMMENTS. Staff has not received any public or official neighborhood regarding this proposal. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a minor automobile repair facility in the C2 Neighborhood Corridor Commercial District based on the following [findings](#):

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

Approval of the conditional use permit will allow an active use to go into a vacant building. The building had been historically used for automobile repair and the conditional use permit would allow it to continue to be used as such. With the landscaping, fencing, and other site improvements as proposed and as conditioned, the project should be an improvement to the surrounding area.

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 surrounding area is developed and the building at 122 East Lake Street is currently vacant. The applicant is not proposing to increase the building height or bulk. Improved fencing, landscaping and screening will be provided along the parking area to lessen the impact of the proposed use.

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

Utilities and access are existing and adequate. The curb cut on East Lake Street would be replaced and moved so that it is located in the center of the surface parking area.

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

The site is required to have 18 parking spaces and 26 would be provided. The proposed addition should not significantly add congestion to the public streets.

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

The proposed development, as conditioned, would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*, which designates this portion of East Lake Street as a Commercial Corridor:

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

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

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

- 1.7.2 Direct auto-oriented uses to locations on Commercial Corridors that are not at the intersection of two designated corridors, where more traditional urban form would be appropriate.

Urban Design Policy 10.18

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

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.
- 10.18.18 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

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

- 10.22.1 Integrate “eyes on the street” into building design through the use of windows to foster safer and more successful commercial areas in the city.
- 10.22.3 Design the site, landscaping, and buildings to promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- 10.22.5 Locate landscaping, sidewalks, lighting, fencing and building features to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.

The proposed use, with staff-recommended conditions of approval, is in conformance with the above noted policy and implementation steps.

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 Neighborhood Corridor Commercial District.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – Requires alternative compliance

- The placement of the existing building reinforces the street wall and maximizes natural surveillance. The first floor of the building is located adjacent to the property lines along East Lake Street and Stevens Avenue. The area between the building and curb contains a sidewalk.
- The walls of the building contain windows, doors, and recesses to break the building into smaller, identifiable sections.
- A 49-foot wide wall with insufficient architectural detail is proposed on the west elevation, and a 26-foot wide blank wall is also proposed on the east elevation. This condition is existing.
- All sides of the building would be compatible with and similar to each other.
- The exterior material of the existing building is painted concrete masonry units. No change is proposed. Plain face concrete block is not proposed as an exterior material.
- The building’s principal entrance faces East Lake Street, the front property line.
- The on-site accessory parking is not located to the rear or interior of the site. The surface parking area serving the building at 122 East Lake Street is directly to the west and fronts entirely on East Lake Street.

Thirty percent of the walls on the ground floor of non-residential uses facing a public street, sidewalk, or on-site parking lot are required to be clear or lightly tinted windows as measured between two and ten feet above the adjacent grade, and located no more than four feet above the adjacent grade. As shown in **Table I**, south elevation meets the minimum window requirement, but the east and west elevations do not. The north, east, and west elevations contain recesses in the building wall that contain windows that were once windows or glass

block and are now covered by paint, panels, and/or vertical bars. Staff encourages the applicant to increase the proportion of windows on the north, east, and west elevations by removing the paint, panels, and bars from the existing window openings.

- The windows are vertical in nature and are evenly distributed along the building walls.
- Both of the building frontages along East Lake Street and Stevens Avenue contain active functions, meaning that they do not contain parking, loading, storage, or mechanical equipment rooms.
- The pitch of the building’s roof line is flat and matches that of other commercial properties in the surrounding area.

Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
South elevation facing E Lake Street	30% minimum	113 sq. ft.	100%	376 sq. ft.
East elevation facing Stevens Ave	30% minimum	297 sq. ft.	11%	106 sq. ft.
West elevation facing parking area	30% minimum	297 sq. ft.	11%	106 sq. ft.

Access and Circulation – Requires alternative compliance

- The principal entrance is directly connected to the public sidewalk along East Lake Street. However, a walkway is not provided between the parking lot area and principal entrance, so this item requires alternative compliance.
- No transit shelters are proposed as part of this development.
- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic. The applicant is proposing to realign the curb cut on Lake Street so that it is further from the intersection. There is also a curb cut serving the north side of the site from Stevens Avenue via the alley alongside the north property line.
- There is no maximum impervious surface requirement in the C2 district. The site plan would reduce the impervious surface area on the site from 11,260 square feet (100 percent of the site) to 11,158 square feet (99 percent of the site).

Landscaping and Screening – Requires alternative compliance

- The composition and location of landscaped areas complement the scale of the development and its surroundings. As the applicant has not indicated the species of the proposed tree, staff is recommending that additional landscaping details be provided, subject to CPED approval.
- The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 11,260 square feet and the building footprint is 5,813 square feet. The difference is 5,447 square feet, and 20 percent of this number is 1,089 square feet. The applicant is proposing approximately 102 square feet of landscaping on the site, or approximately 1.9 percent of the site not occupied by the building. This item requires alternative compliance.
- The zoning code requires that the site contain at least one canopy tree per 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree requirement for this site is 3 and the shrub requirement is 11. The applicant is providing a total of one tree and zero shrubs on site, as well as one tree on the western half of the parking lot. The applicant would need to provide two additional canopy trees and 11 shrubs on-site to comply with the ordinance, so this item requires alternative compliance.
- All areas not occupied by buildings, parking, and loading areas contain landscaping. However, the code requires that landscaped areas not covered by trees or shrubs shall be covered with turf

grass, native grasses, or other perennials. The applicant has specified that wood mulch would be used in this landscaped area, but has not named any other trees, shrubs, or other landscape materials that are being proposed for this location. The wood mulch that is proposed would not satisfy this requirement on its own. This item requires alternative compliance.

- The site contains a surface parking area with 26 spaces. The parking lot frontages along the south (East Lake Street) property line is required to contain a landscaped yard of at least seven feet in width. The applicant is proposing to provide a landscaped yard of approximately 5 feet-8 inches along the south parking lot frontage, which does not meet the minimum of seven. Alternative compliance is requested.
- The zoning code requires that a three foot tall screen that is 60 percent opaque be located between the parking area and an adjacent street. The applicant has not specified the height or material of the screen that is proposed in along the south parking lot frontage and is not proposing a screen along the north parking lot frontage, so alternative compliance is requested.
- The parking area contains 26 vehicle parking spaces and is subject to the requirement that no parking space may be more than 50 feet from an on-site deciduous tree. The five parking spaces nearest East Lake Street meet this standard; however this requirement is not met on the portion of the site nearest the alley. This item requires alternative compliance.
- Surface parking areas are required to have no less than one tree per each 25 linear feet of parking or loading area frontage. This requirement applies to the south parking lot frontage on their property, which is required to have one canopy trees for the 18 feet of parking lot frontage. The applicant is proposing one canopy tree in this location, so the development meets this standard.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	11,260 sq. ft.
Building footprint	--	5,813 sq. ft.
Remaining Lot Area	--	5,447 sq. ft.
Landscaping Required	1,089 sq. ft.	102 sq. ft.
Canopy Trees (1: 500 sq. ft.)	3 trees	2 trees
Shrubs (1: 100 sq. ft.)	11 shrubs	0 shrubs

Additional Standards – Meets requirements

- The existing surface parking area contains wheel stops and the applicant has indicated that the parking area would be resurfaced, restriped, and the wheel stops would be replaced. Staff recommends clarifying these improvements as a condition of approval in order to provide on-site retention and filtration of stormwater.
- The proposed building would not be increasing in bulk or height. The building does not block views of important elements of the city and has minimal shadowing impacts on public spaces and adjacent properties.
- There is an exterior roof-mounted light located on the parking lot side of the building. Staff is recommending that additional lights be provided on the east building elevation to increase opportunities for natural surveillance.
- The existing building is not historically designated and the site is not located within a historic district.

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

The proposed use is *conditional* in the C2 District.

Off-street Parking and Loading – Meets requirements

- The off-street vehicle parking requirement is calculated based on the gross floor area of the proposed use or uses. The proposed use for the site is a minor automobile repair shop, which also takes into account the number of service bays that are included. The minimum parking requirement for this use is one parking space for every 500 square feet of gross floor area, excluding the area of service bays, plus two spaces per service bay. The proposed use would occupy 4,987 square feet of the building net of the two service bays, so the minimum parking requirement is 10 spaces plus 4, for a total of 14. The maximum parking allowance for this use is one space for every 200 square feet of gross floor area (including service bays) plus two spaces per service bay. As the total gross floor area of the existing building is 5,813 square feet and there are two service bays, the maximum allowed parking for the proposed use is 30 plus four, or 34 maximum.
- The applicant would be sharing the surface parking area with the neighboring property at 112 East Lake Street, which is a cell phone accessory store (“general retail sales and services”) occupying a 1,728 square foot commercial space. All non-residential uses with at least 1,000 square feet in gross floor area are required to provide a minimum of four off-street parking spaces, unless more are required. In this case, four would be the minimum, and nine would be the maximum based on area of the store.
- In total, the parking area must provide a minimum of 18 parking spaces for both uses. The applicant is proposing 26 spaces, of which six would be compact spaces and two would be accessible. The applicant’s site plan complies with the parking and loading requirements in Chapter 541.
- This use is not required to have any bicycle parking spots and none are proposed. Similarly, a minor automobile repair use of this size is not required to provide any off-street loading spaces, and none are proposed.

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Maximum Parking Allowed	Proposed
Minor auto repair (122 E Lake St)	14	30	26
General retail sales and services (112 E Lake St)	4	9	
Total	18	39	26

Building Bulk and Height – Meets requirements

- The proposed building would have 5,813 square feet of gross floor area, or 4,587 square feet excluding the proposed service bays. The development would be well within the allowed bulk and height requirements of the C2 zoning district.
- The retail space would not be more than 20,000 square feet in area.

Table 4. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	11,260 sq. ft. /0.26 acres
Gross Floor Area (GFA)	--	5,813 sq. ft. (4,587 sq. ft. excluding service bays)
Maximum Floor Area Ratio (GFA/Lot Area)	1.7	0.52
Maximum Building Height	4 stories or 56 feet, whichever is less	16 ft.

Residential Lot Requirements – *Not applicable*

Yard Requirements – *Meets requirements*

- In general, uses in commercial districts are not subject to minimum yard requirements. The property is not adjacent to any residential uses or districts and therefore the minimum yard requirement on all four sides of the building is 0 feet. The building is built adjacent to the property line and meets all yard requirements.

Table 6. Minimum Yard Requirements

	Zoning District	Proposed
Front	0 ft.	0 ft.
Interior Side (East)	0 ft.	0 ft.
Interior Side (West)	0 ft.	0 ft.
Rear	0 ft.	0 ft.

Signs – *Not applicable*

- Signs are subject to Chapter [543](#) of the Zoning Code. The applicant is not proposing signage as part of this application. Staff recommends requiring that all existing signage and awnings be removed and/or replaced, which requires a separate permit from CPED.

Dumpster Screening – *Meets requirements with Conditions of Approval*

- The applicant has not indicated the location for a refuse storage area. Staff is recommending a condition requiring that the refuse storage area be covered and screened with an opaque fence or would be located entirely within the building.

Screening of Mechanical Equipment – *Not applicable*

- No exterior mechanical equipment is identified on the plans. If equipment is proposed at a later date, it is subject to the screening requirements of Chapter [535](#) and district requirements.

Lighting – *Meets requirements*

- 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.

Impervious Surface Area – *Not applicable*

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

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The proposed development is consistent with the principles and policies outlined in the comprehensive plan, as outlined in conditional use permit finding #5.

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

The Midtown Minneapolis Land Use and Development Plan was adopted in 2005 by the City Council. The subject site part of the study area for this plan. The plan acknowledges the importance of Lake Street as a primary commercial corridor in Midtown Minneapolis, with this particular site being slated for street-fronting retail and/or mixed use. It also states that one of the plan's objectives is to retain locally-owned, small entrepreneurial businesses. This project would help support both the corridor and the plan's objectives for the corridor.

In addition, the plan identifies this particular node as one that is likely to be acquired if and when there are new access ramps constructed for Interstate 35W. The applicant is aware of these potential plans.

5. Alternative compliance.

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

- **Walkways connecting principal entrances.** The principal entrance is directly connected to the public sidewalk along East Lake Street. However, a walkway is not provided between the parking lot area and principal entrance, so this item requires alternative compliance. Staff finds that it would be practical to require compliance with this standard and is recommending that the applicant include a four-foot wide walkway along the west side of the existing building to connect the parking area to the principal entrance on East Lake Street.
- **Landscaped area.** The zoning code requires that at least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 11,260 square feet and the building footprint is 5,813 square feet. The difference is 5,447 square feet, and 20 percent of this number is 1,089 square feet. The applicant is proposing approximately 102 square feet of landscaping on the site, or approximately 1.9 percent of the site not occupied by the building. Staff recommends that alternative compliance be granted for this standard given that the existing building occupies the entire parcel that it is on, and the parking area is shared with another use and complying with the landscaped area standard would trigger a variance of the minimum parking requirement. However staff recommends that the applicant replace one of the stalls in the northeast portion of the parking area with a landscaped tree island to increase amount of on-site landscaped area, as well as extending the width of the landscaped area on the south parking frontage by one foot. By providing a 6 foot-8 inch by 18 foot wide landscaped buffer along the front lot line (approximately 120 square feet in area) and a 7 foot by 18 foot landscaped island in the northeast parking area (approximately 126 feet), the amount of landscaping on the site would increase from 102 square feet to 246 square feet, or 4.5 percent of non-building area.
- **Trees and shrubs.** The zoning code requires that the site contain at least one canopy tree per 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree requirement for this site is 3 and the shrub requirement is 11. The applicant is providing a total of one trees and zero shrubs on-site, as well as one additional tree on the adjacent property to the west. The applicant would need to provide two additional canopy trees and 11 shrubs on-site to comply with the ordinance. Staff recommends that staff grant alternative compliance for this standard, but require the applicant to provide one additional canopy tree in the northeast portion of the parking area, for a total of two on-site trees. In addition, the applicant is encouraged to increase the proportion of windows on the

north, east, and west elevations by removing the paint, panels, and bars from the existing window openings.

- **Landscaping materials.** All areas not occupied by buildings, parking, and loading areas contain landscaping. However, the code requires that landscaped areas not covered by trees or shrubs shall be covered with turf grass, native grasses, or other perennials. The applicant has specified that wood mulch would be used in this landscaped area, but has not named any other trees, shrubs, or other landscape materials that are being proposed for this location. The wood mulch that is proposed would not satisfy this requirement on its own. Staff finds that it would be practical to require compliance with this standard by providing additional details about the types of trees, shrubs, grasses, or perennials that will be installed in the landscaped areas.
- **Seven-foot wide landscaped yard.** The site contains a surface parking area with 26 spaces. The parking lot frontages along the south (East Lake Street) property line is required to contain a landscaped yard of at least seven feet in width. The applicant is proposing to provide a landscaped yard of approximately 5 feet-8 inches along the south parking lot frontage, which does not meet the minimum of seven. Staff finds that it would be practical to grant alternative compliance for this standard, provided that the applicant will replace one of the parking stalls with the landscaped tree island in the northeast portion of the parking area as well as increasing the depth of the landscaped area along the front lot line from 5 feet-8 inches by 18 feet to 6 feet-8 inches by 18 feet, as conditioned.
- **Screening.** The zoning code requires that a three foot tall screen that is 60 percent opaque be located between the parking area and an adjacent street. The applicant has not specified the height or material of the screen that is proposed in along the south parking lot frontage and is not proposing a screen along the north parking lot frontage, so alternative compliance is requested. Staff believes that it would practical to require the applicant to comply with the parking lot screening requirements on the south side of the parking area.
- **Parking spaces within 50 feet of an on-site deciduous tree.** The parking area contains 26 vehicle parking spaces and is subject to the requirement that no parking space may be more than 50 feet from an on-site deciduous tree. The five parking spaces nearest East Lake Street meet this standard; however this requirement is not met on the portion of the site nearest the alley. Staff recommends that the applicant provide one additional canopy tree in the northeastern part of the parking area so that all parking spaces are within 50 feet of the center of an on-site deciduous tree.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow minor automobile repair facility at the properties located at 118 and 122 East Lake Street, 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.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow an automobile services use in an existing building at the properties located at 118 and 122 East Lake Street, subject to the following conditions:

1. Approval of the final site, elevation, floor, and landscaping plans by CPED.
2. All site improvements shall be completed by September 15, 2016, unless extended by the zoning administrator, or the permit may be revoked for non-compliance.
3. All signs shall comply with Chapter 543 of the Zoning Code. All existing signage and awnings shall be removed and all new signage shall require a separate permit from CPED.
4. The applicant shall provide a four-foot wide walkway through painted stripes and/or by moving the wheel stops along the west side of the existing building in order to connect the parking area to the principal entrance on East Lake Street.
5. The applicant shall provide no less than 246 square feet of total landscaped area and two canopy trees on site by replacing one of the stalls in the northeast portion of the parking area with a landscaped tree island and increasing the width of the landscaped area along East Lake Street.
6. The applicant shall provide additional shrubs and landscaping details in all landscaped areas to demonstrate compliance with the landscape material standards in Chapter 530, Site Plan Review.
7. The applicant shall provide additional lights on the east building elevation to increase opportunities for natural surveillance.
8. The south parking lot frontage shall comply with the screening requirements in Chapter 530, Site Plan Review.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Site survey
5. Plans
6. Building elevations
7. Photos

Response to the Conditional Use Permit Findings

122 E. Lake Street, Minneapolis, MN 55408

1. Yes, the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. We plan to have two service bays inside the building and we also have to garage doors for entry and exit. In addition, all work will be performed inside the building and for safety measures, we have an established section outside of the work area for customers to wait while their car is being worked on.
2. Yes, 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 property is surrounded by other commercial properties which operate 7 days a week. Planned operating hours will be 8am – 7pm Monday – Friday and 8am – 5pm on Sundays.
3. Yes, adequate utilities, access roads, drainage, necessary facilities or other measures, will be provided.
4. Yes, adequate measures will be taken to minimize traffic congestion in the public streets. As noted in numerical 1 above, there are two huge doors that will be used for entry and exit which will definitely minimize traffic.
5. Yes, the conditional use will be consistent with the applicable policies of the comprehensive plan.
6. Yes, the conditional use will, in all other respects, conform to the applicable regulations of the district in which it is located.

Regards,

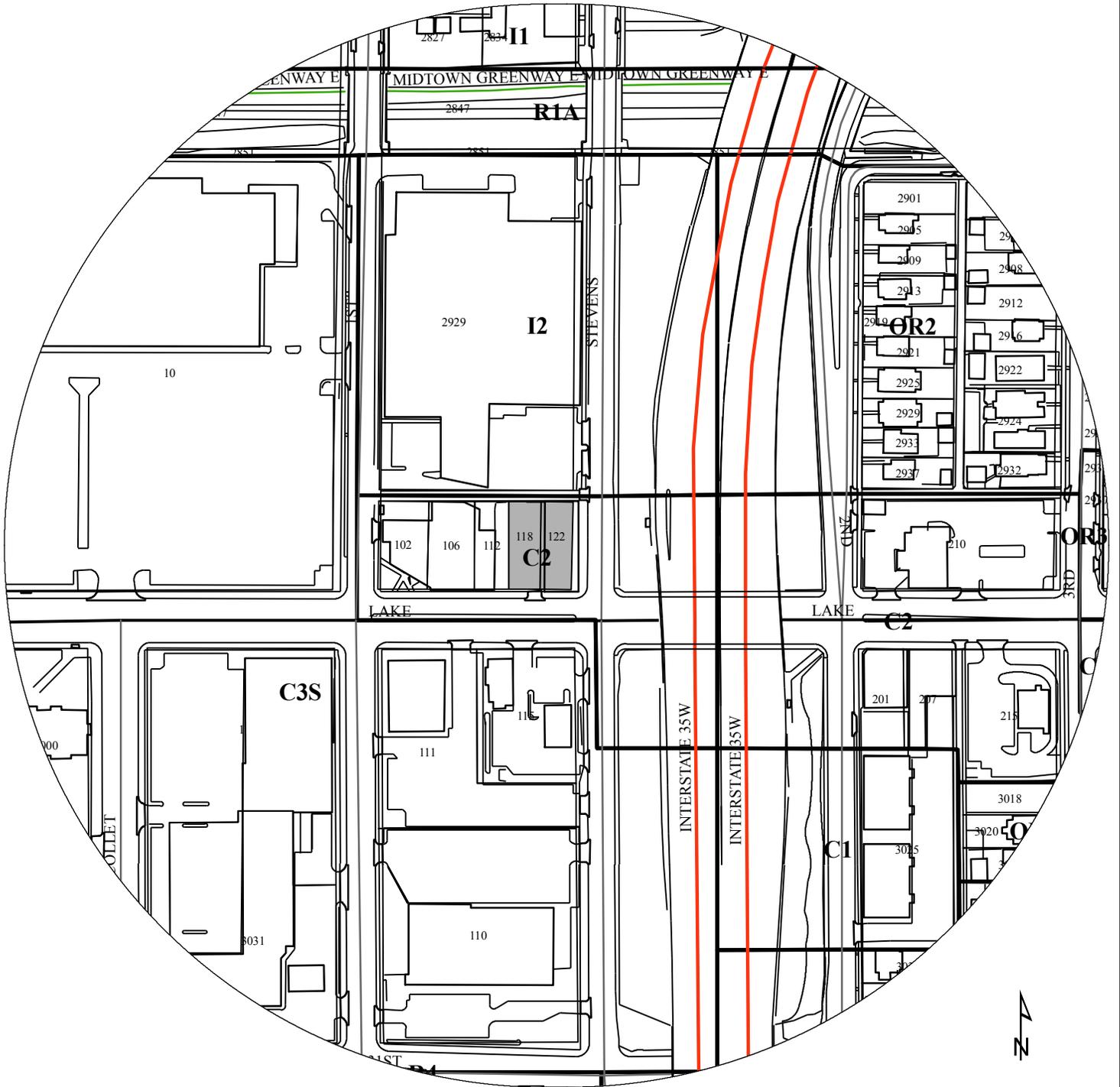
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Omar Omar

10th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

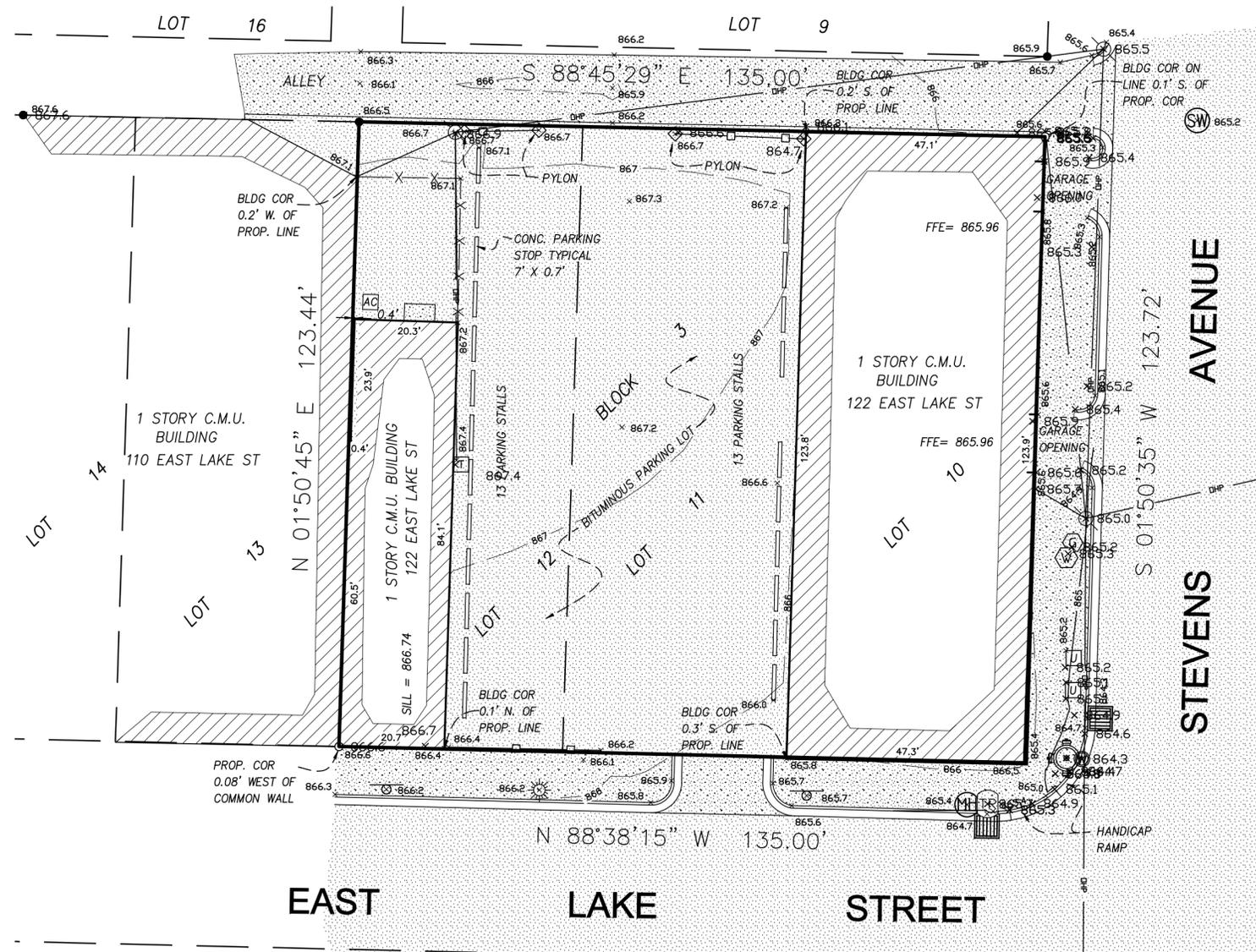
118-122 E Lake Street

FILE NUMBER

BZZ-6703

LEGEND

- DENOTES IRON SET
- DENOTES IRON FOUND
- ⊙ DENOTES SANITARY MANHOLE
- ⊕ DENOTES ELECTRIC MANHOLE
- ☒ DENOTES STORM CATCH BASIN
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES WATER SERVICE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES TELE./ COMMUNICATION PEDESTAL
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES TRAFFIC SIGNAL
- DENOTES SIGN
- HP— DENOTES OVER HEAD POWER LINE
- X — DENOTES CHAINLINK FENCE
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES CONCRETE SURFACE
- xxx DENOTES EXISTING ELEVATION



LEGAL DESCRIPTION

Lots 10, 11 and 12, Block 3, Boulevard Addition to Minneapolis, Hennepin county, Minnesota. (abstract property)

SITE ADDRESS- 112 & 122 East Lake Street
Minneapolis, Minnesota.

PARCEL AREA = 16682 sq. ft. / 0.38 acres

P.I.N.= 34-029-24-43-0033, 34-029-24-43-0034,
34-029-24-43-0035

BENCHMARK

top San. M.H. @ Stevens and alley = 865.22 (Mpls. Pub. Works)

EXISTING IMPERVIOUS SURFACE CALCS:
 BUILDING = 7,557 SQ.FT *
 BITUMINOUS = 9,140 SQ.FT
 CONCRETE = 29 SQ.FT.

TOTAL HARDCOVER = 16,682 SQ.FT.

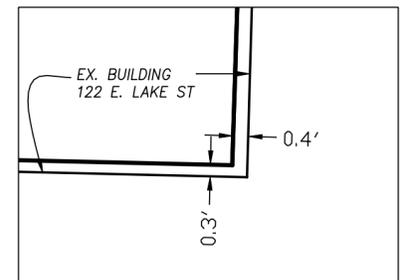
(TOTAL IMPERVIOUS SURFACE) / (TOTAL AREA) = 100%

* 44 SQ.FT. OF BUILDING NOT ON PROPERTY

BUILDING COVERAGE CALCS:
 TOTAL BUILDING COVERAGE = 7,557 SQ.FT. *

% PARCEL BEING STRUCTURALLY COVERED
 (TOTAL BUILDING SURFACE) / (TOTAL AREA) = 45.0%

SE PROPERTY CORNER DETAIL:



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.



KIM A. REAUME
 LICENSED LAND SURVEYOR

763-475-1314
 763-475-1015 FAX
 EMAIL - precision-surveys@comcast.net

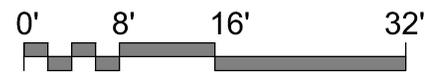
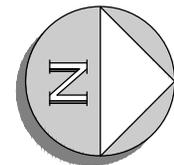
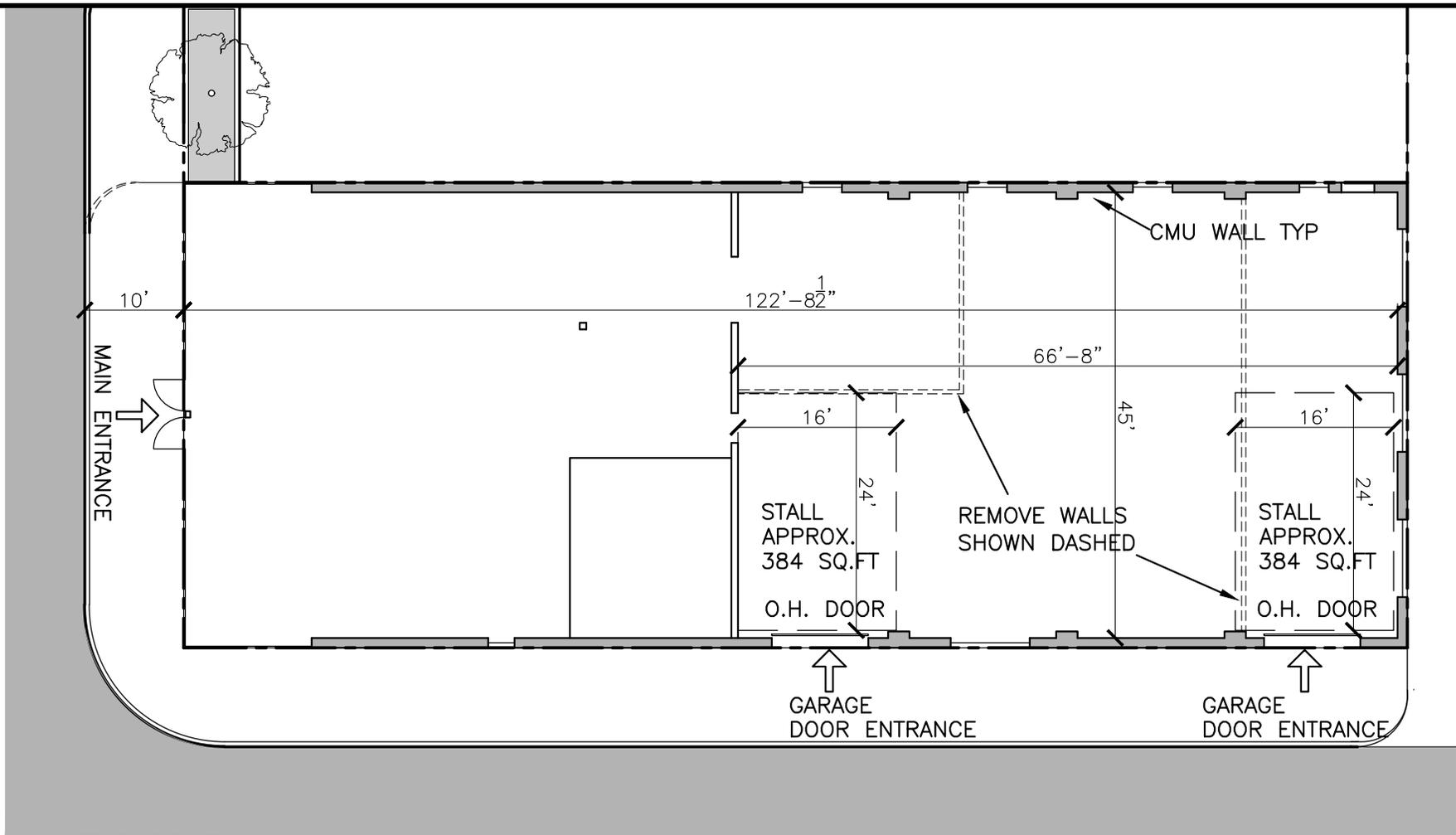
3305 GARLAND LANE N.
 PLYMOUTH, MINNESOTA 55447

BOOK	64	PAGE	48
PROJECT NO	2014-274	SHEET	
REVISIONS			

CERTIFICATE OF SURVEY AND TOPOGRAPHIC SURVEY

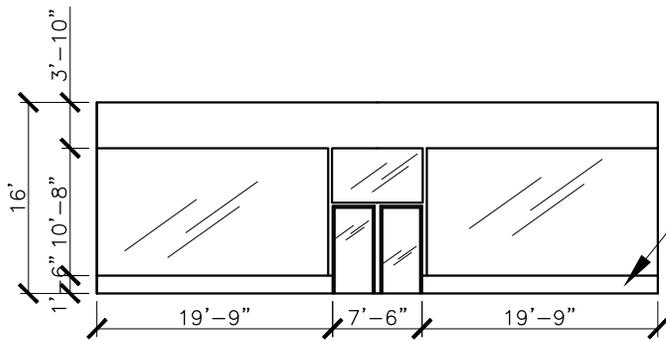
DATE _____ REG. NO. 19522

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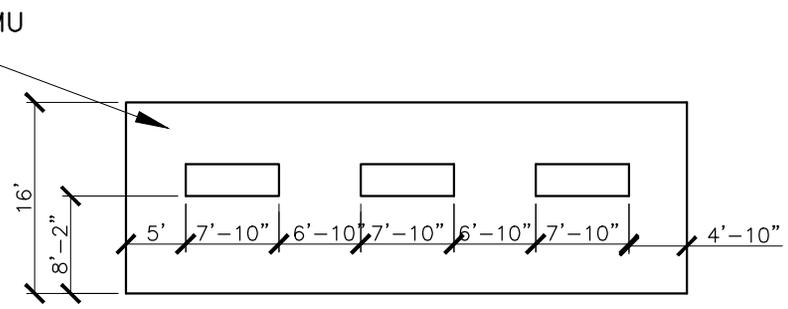


PROJECT: Omar's Auto Repair	TITLE: FLOOR PLAN	REVISIONS: ① ② ③
112, 118, 122 Lake St. East	DATE: 8/22/14	
Minneapolis, MN	SCALE: 1/16"=1'-0"	
55408	PERMIT SET	

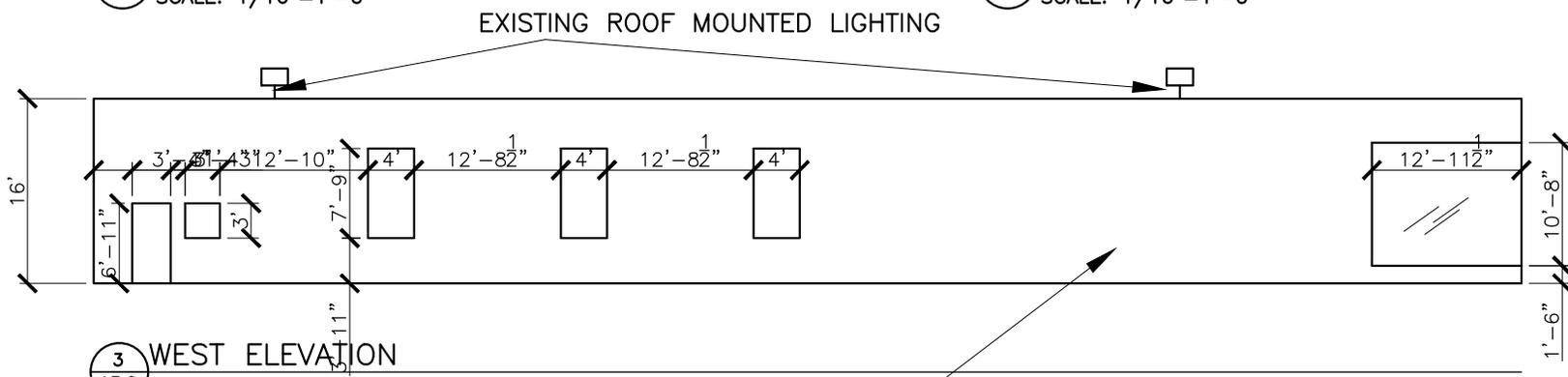
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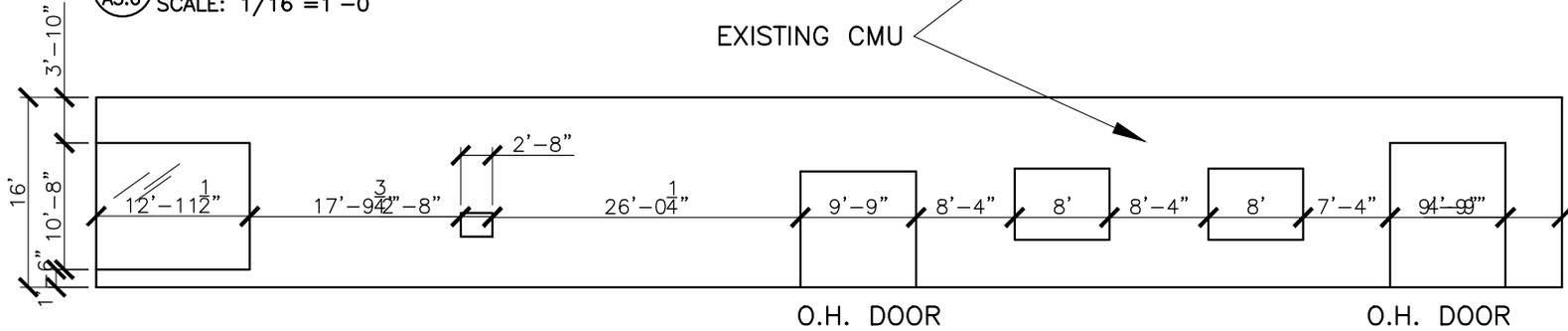
1 SOUTH ELEVATION
A3.0 SCALE: 1/16"=1'-0"



2 NORTH ELEVATION
A3.0 SCALE: 1/16"=1'-0"



3 WEST ELEVATION
A3.0 SCALE: 1/16"=1'-0"



4 EAST ELEVATION
A3.0 SCALE: 1/16"=1'-0"

PROJECT: Omar's Auto Repair	TITLE: ELEVATION IMAGES	REVISIONS: ① ② ③
112, 118, 122 Lake St. East	DATE: 8/22/14	
Minneapolis, MN	SCALE: NTS	
55408	PERMIT SET	



1 SOUTH IMAGE
A3.1 SCALE: NOT TO SCALE



2 NORTH IMAGE
A3.1 SCALE: NOT TO SCALE

EXISTING ROOF MOUNTED LIGHTING



3 WEST IMAGE
A3.1 SCALE: NOT TO SCALE



4 EAST IMAGE
A3.1 SCALE: NOT TO SCALE

**CAREFREE
RENTALS**

PARKING LOT
UNDER 24
HOUR VIDEO
SURVEILLANCE





PARKING LOT
UNDER 24
HOUR VIDEO
SURVEILLANCE

CTI Wireless
PAY YOUR BILL HERE
• PREPAID PHONES
• ACCESSORIES
• UNLOCK

NEW MONEY EXPRESS
PARKING
PLEASE PUT LITTER IN CANS

PARKING LOT
UNDER 24
HOUR VIDEO
SURVEILLANCE

Simple Choice
50 60 70
OPEN











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mulcahy

612.227.4047

PROJECT: Omar's Auto Repair
112, 118, 122 Lake St. East
Minneapolis, MN
55408

TITLE: AERIAL IMAGE
DATE: 8/22/14
SCALE: 1"=40'-0" APPROX
PERMIT SET

REVISIONS:
  

SHEET:
A1.1