



CPED STAFF REPORT
Prepared for the City Planning Commission

CPC Agenda Item #5
September 29, 2014
BZZ-6723

LAND USE APPLICATION SUMMARY

Property Location: 333-359 Hoover Street NE; 332-346 Delano Street NE; 2524 Winter Street NE
Project Name: Hoover Street Auto Storage
Prepared By: [Mei-Ling Anderson](#), City Planner, (612) 673.5342
Applicant: 359 Hoover, LLC
Project Contact: James T. Smith
Request: To allow a motor vehicle storage lot.
Required Applications:

Conditional Use Permit	To allow a motor vehicle storage lot in the I2 Medium Industrial District.
Site Plan Review	For a transportation use.

SITE DATA

Existing Zoning	I2 Medium Industrial District
Lot Area	90,615 square feet / 2.08 acres
Ward(s)	I
Neighborhood(s)	Southeast Como Improvement Association
Designated Future Land Use	Industrial
Land Use Features	Community Corridor (East Hennepin Avenue)
Small Area Plan(s)	Industrial Land Use and Employment Policy Plan

Date Application Deemed Complete	September 3, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 2, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a total of 13 parcels at the southeast corner of the intersection of Hoover Street NE and Winter Street NE, approximately two blocks north of East Hennepin Avenue. The site currently contains a two-story building that was constructed in 1962 and a vehicle storage lot that was previously used by Cedar Towing. The principal building on the site occupies a 9,408 square foot footprint and is located in the northwest corner of the site and is adjacent to Hoover Street NE and Winter Street NE. The southern boundary of the property is adjacent to a railroad line that runs east to west. To the east of the site is a large industrial warehouse and factory. The property currently contains a landscaped area along the west and south property lines with trees, a hedge, and a chain-linked fence with barbed wire.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are primarily industrial uses in the immediate vicinity of the property. The property across Winter Street NE contains commercial uses, as does one of the properties to the west of the property. However, the majority of the properties north of Hennepin Avenue are industrial in nature. The properties to the south of Hennepin Avenue have low-density residential housing with commercial uses along the Hennepin Avenue corridor.

PROJECT DESCRIPTION. The applicant is proposing to use the property for a motor vehicle storage lot. The applicant currently owns an automobile salvage and auction business based out of St. Paul. The subject site would be used to store vehicles, but customers would not visit this property. The existing building would contain a limited production and processing use, including an office, a de-canner for processing catalytic converters for recycling, a wire chopper for processing and recycling plastic-covered copper wires, and used tire storage. The applicant states that no automobile wrecking or dismantling would be conducted on this site. The proposed site improvements include removing and replacing the existing fence with an eight-foot tall chain link fence, resurfacing the portions of the lot that do not currently meet the zoning code’s surfacing requirements, adding wheel stops to the parking area facing Winter Street SE, and adding or replacing landscaping materials along the north, west, and south property lines.

The applicant’s site plan shows 382 parking spots, of which 53 would be for employee or visitor parking and 329 would be automobile storage spaces.

A motor vehicle storage lot requires a conditional use permit and site plan review in the I2 Medium Industrial District.

RELATED APPROVALS. A site plan for this property was approved in 2003 for Cedar Towing but was not fully implemented.

Planning Case #	Application	Description	Action
BZZ-1059	CUP for towing service, Variance from the paving/surfacing requirements, Site Plan Review.	Cedar Towing	City Planning Commission approved on March 31, 2003

PUBLIC COMMENTS. Staff has not received any public comments as of the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a motor vehicle storage lot in the I2 Medium Industrial District based on the following [findings](#):

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

If managed properly, the use should not prove detrimental to or endanger public health or safety provided the project complies with the City's stormwater management ordinance and controls the runoff or leaching of automotive fluids. The applicant has stated that motor vehicles at the property shall be conducted in full compliance of all safety and environmental protection laws and regulations.

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 use, which would be the storage of vehicles as well as limited production and processing, would have the potential to generate significant off-site impacts related to stormwater runoff, traffic, and emissions. Further, outdoor storage of vehicles can have a negative impact on the area in terms of visual blight. However, these types of impacts reflect the reasons for limiting outdoor vehicle storage to the industrial districts. To the extent feasible, these impacts must be mitigated through existing controls such as the stormwater management ordinance, landscaping and screening through site plan review, and by ensuring users of the site would have access to off-street parking.

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

The Public Works Department will review the final plan for any issues, such as stormwater management and vehicular access. The applicant has indicated that the final plan will reflect that all parking areas would comply with the surfacing requirements of Chapter 541 of the zoning code. It is expected that much of the traffic coming to the site would arrive via East Hennepin Avenue, which is a Community Corridor with a good deal of residential property along its south side.

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

Vehicle storage would be the primary use on site. The site would exceed the minimum number of off-street parking spaces required for the use. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

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

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

Land Use Policy I.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- I.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes

pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.14: 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.
- 1.14.5 Encourage and implement buffering through the site plan review process to mitigate potential conflicts between industrial uses and adjacent other 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.
- 10.12.5 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.

The site is located approximately 350 feet from the nearest residential property. Although light industrial uses are preferred users of industrial land, motor vehicle storage lots are allowed as a conditional use in the I2 and I3 zoning districts. The applicant is proposing landscaping and screening to minimize potential impacts of the vehicle storage lot on nearby properties.

- 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 I2 Medium Industrial District. The applicant is aware that used car sales are prohibited in the I2 district, so customers would not be allowed to visit the site. In addition, all medium industrial limited production and processing activities, including salvaging and scrapping, must take place within an enclosed building, and no inoperable vehicles (including those with invalid tabs) may be parked outside at any time.

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 building is existing on the site and the applicant is no proposing to make any exterior alterations. It is placed up to the front lot line at the corner of Hoover Street NE and Winter Street NE. The first floor of the building is therefore within eight feet of the front lot line on both sides.
- The principal entrance is located on the northwest corner of the site and building and faces Hoover Street NE. There is also a principal entrance facing the on-site parking area at the southwest corner of the building.

- The exterior materials on the existing building consist of brick and painted concrete block and are considered durable materials. Plain face concrete block is not a proposed material for the building. All sides of the building are compatible with and similar to each other. Again, the building currently exists on the site and no additions are proposed.
- The walls of the building contain windows, doors, and recesses to break the building into smaller, identifiable sections.
- The windows are vertical in nature and are evenly distributed along the building walls.
- 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 not more than four feet above the adjacent grade. The existing building does not have at least 30 percent of its first floor façade as windows, however this is an existing condition.
- Parking, loading, storage, and mechanical rooms cannot exceed 30 percent of the linear building frontage in order to be considered an active ground floor function. Neither of the building frontages along Hoover Street NE and Winter Street NE contain active functions, as the applicant is proposing to use the main floor for mechanical equipment related to limited production and processing, which is permitted in the I2 district. Alternative compliance is requested.
- The pitch of the building's roof line is flat and matches that of other industrial properties in the surrounding area.

Access and Circulation – Meets requirements

- The applicant is proposing to add a walkway to the area along the south side of the building to connect the off-street parking area to the principal entrance.
- There are no transit shelters on or proposed for the site.
- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic. There is one curb cut providing access from Hoover Street NE and one providing access from Winter Street NE.
- There is no maximum impervious surface requirement in the I2 district. The applicant is proposing a site plan that would contain 14,531 square feet of landscaping (16 percent of the site) and 76,084 square feet of impervious surfaces (84 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.
- 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 90,615 square feet and the building footprint is 9,611 square feet. The difference is 81,004 square feet, and 20 percent of this number is 16,201 square feet. The applicant is proposing approximately 14,531 square feet of landscaping on the site, or approximately 18 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 33 and the shrub requirement is 162. The applicant is providing a total of 7 canopy trees and 68 shrubs on site, as well as eight trees in the adjacent public right-of-way. The applicant would need to provide 18 additional canopy trees and 98 shrubs on-site to comply with the ordinance, so this item requires alternative compliance.

- The site contains a parking area with 53 spaces and an automobile storage area with 329 storage spaces, for a total of 382 spaces. A minimum nine-foot landscaped yard and three-foot screen that is 60 percent opaque is required between all parking areas and the adjacent public street or sidewalk. In this case, the landscaping and screening requirement apply to the north (Winter) and west (Hoover) property lines. The applicant is proposing to provide an on-site landscaped yard of approximately seven feet along the west parking lot frontage (15 including the public right-of-way) and 15 feet along the north parking lot frontage. The west parking lot frontage does not meet the minimum required width of nine feet, so alternative compliance is requested.
- The applicant is proposing to replace the current chain link fence with a new, eight-foot tall chain link fence along the north and west parking lot frontages as well as a combination 64 shrubs of varying height to meet the screening requirements in this location.
- The corners of all parking areas contain landscaping.
- The site contains 53 off-street vehicle parking spaces and this northern portion of the site is subject to the requirement that no parking space may be more than 50 feet from an on-site deciduous tree. The parking spaces on the northernmost portion of the site meet this standard, as do the parking spaces nearest the curb cut on Hoover Street NE; however this requirement is not met for the rest of the parking area. 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. The north parking lot frontage would be required to provide 5 trees to meet this requirement and the applicant is proposing two. The west parking lot frontage would need 8 trees, and the applicant is proposing zero trees on-site but eight trees in the adjacent public right-of-way. Alternative compliance is being requested.
- All areas not occupied by buildings, parking, and loading areas would contain landscaping.
- The plant schedule that was provided as part of the landscaping plan lists Summit Ash as the proposed species of canopy tree, and Crown Vetch as a proposed perennial. These were proposed as part of the 2003 site plan, but they are now known to be susceptible to disease or are considered invasive species, which conflicts with the zoning code’s restriction for plant material standards in section 530.220. This item requires alternative compliance.

Table 1. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	90,615 sq. ft.
Building footprint	--	9,611 sq. ft.
Remaining Lot Area	--	81,004 sq. ft.
Landscaping Required	16,201 sq. ft.	14,531 sq. ft.
Canopy Trees (1: 500 sq. ft.)	33 trees	7 trees
Shrubs (1: 100 sq. ft.)	162 shrubs	64 shrubs

Additional Standards – Meets requirements

- The parking area design incorporates wheel stops to provide on-site retention and filtration of stormwater.
- Views of significant features would not be blocked, and there are no known historic buildings in the immediate vicinity of the property.
- The proposed site plan will have no impact on shadowing of the public sidewalk, with the exception of landscaping, and will have no impact on wind speed or direction in the vicinity.
- The site should be appropriately lit from a crime prevention standpoint.

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

The proposed use is *conditional* in the I2 District.

Off-street Parking and Loading – Meets requirements

- The minimum parking requirement for a motor vehicle storage lot is one space per 500 square feet of gross floor area in excess of 4,000 square feet (minimum four spaces) plus one space per 4,000 square feet of motor vehicle storage area. The gross floor area of the existing building is 18,816 square feet (30 spaces required) and the motor vehicle storage area is approximately 34,350 square feet (9 spaces). The total minimum off-street parking requirement for the site is 39 spaces. The applicant is proposing 53 off-street parking spaces for the use.
- The maximum allowed parking for this use is one space per 300 square feet of gross floor area plus one space per 2,000 square feet of motor vehicle storage area. The maximum allowed parking for the use is 80 spaces based on the building area (63 spaces) and storage area (17 spaces). The development falls within the maximum allowed parking requirement.
- The storage lot does not have a bicycle parking or loading space requirement.

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

	Minimum Parking Requirement	Maximum Parking Allowed	Proposed
Motor vehicle storage lot	39	80	53

Building Bulk and Height – Meets requirements

- The proposed building would have 18,816 square feet of gross floor area. The development would be well within the allowed bulk and height requirements of the I2 zoning district.

Table 3. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	90,615 sq. ft. / 2.08 acres
Gross Floor Area (GFA)	--	18,816 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	2.7	0.21
Maximum Building Height	4 stories or 56 feet, whichever is less	2 stories

Residential Lot Requirements – Not applicable

Impervious Surface Area – Not applicable

Yard Requirements – Meets requirements

- In general, uses in industrial districts are not subject to minimum yard requirements. The property is not adjacent to any residential uses or districts and therefore there are no required building setbacks. The site must comply with required landscaped yards.

Signs – Not applicable

- Signs are subject to Chapter [543](#) of the Zoning Code. The applicant has indicated that they would like to attach two signs to the building but have not provided specific designs for the sign. All new signs are required to meet the requirements of Chapter 543 of the zoning code and a separate permit must be obtained from CPED.

Dumpster Screening – Meets requirements

- The refuse storage containers must be screened as required by section 535.80 of the zoning code. The applicant is proposing to place the refuse container within an existing shed at the northeast corner of the site.

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

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

- The applicant must provide a level of lighting that will offer adequate security. There are no nearby residential properties that would be affected by headlight glare emanating from the site.
- Existing and proposed lighting must comply with Chapters 535 and 541 of the zoning code.

Specific Development Standards – 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 Industrial on the future land use map. Industrial parcels include areas that are suited for industrial development and limited supporting commercial uses. They are generally found within Industrial Employment Districts, with a high level of policy protection and an emphasis on job retention and creation. Industrial uses have primacy over other uses. The parcel is located in an Industrial Employment District and would contain a commercial use allowed in the Industrial district, as supported by policies in the comprehensive plan.

Please refer to finding #5 of the Conditional Use Permit analysis for the project's relevant policies and implementation steps found in *The Minneapolis Plan for Sustainable Growth*.

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

The site falls within Employment District 7 – Mid-City Industrial Area of the Industrial Land Use and Employment Policy Plan (2006). Employment districts are designed to protect prime industrial space with strong long-term market fundamentals. Therefore, City policy protects these areas from being converted to residential zoning classifications, which is not applicable to this project as the proposed use

is an automobile storage lot. The plan encourages buffering for new structures within the employment districts and new structures in transition areas. While the subject site is surrounded by industrial uses, the proposed design incorporates landscaped yards and screening on the north, west, and south sides of the property.

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:

- **Ground floor active functions.** Parking, loading, storage, and mechanical rooms cannot exceed 30 percent of the linear building frontage in order to be considered an active ground floor function. Neither of the building frontages along Hoover Street NE and Winter Street NE contain active functions, as the applicant is proposing to use the main floor for mechanical equipment related to limited production and processing, which is permitted in the I2 district. While the motor vehicle storage lot is considered a commercial use, the applicant is not proposing a retail component and it would be reasonable for the Planning Commission to grant alternative compliance for the ground floor active functions requirement.
- **Twenty-percent landscaping.** 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 90,615 square feet and the building footprint is 9,611 square feet. The difference is 81,004 square feet, and 20 percent of this number is 16,201 square feet. The applicant is proposing approximately 14,531 square feet of landscaping on the site, or approximately 18 percent of the site not occupied by the building. Provided that the site is identified as Industrial in the future land use map and the applicant is proposing to provide the required screening along the parking lot frontage areas, it would be reasonable for the Planning Commission to grant alternative compliance for this requirement. However, the previous site and landscaping plan was not fully implemented the parking and landscaped areas are currently in a state of disrepair. Therefore, staff recommends that the applicant be required to implement all proposed site improvements within one year as a conditional of approval.
- **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 33 and the shrub requirement is 162. The applicant is providing a total of seven trees and 68 shrubs on site, as well as eight trees in the adjacent public right-of-way. The applicant would need to provide 18 additional canopy trees and 98 shrubs on-site to comply with the ordinance. Staff recommends granting alternative compliance provided that the site complies with the screening requirements for the north and west parking lot frontage areas and the proposed chain link fence be vinyl coated. The applicant is proposing a site and landscaping plan that is nearly identical to the one that was approved by the City Planning Commission in 2003, which further supports the rationale for granting alternative compliance in this case.
- **Landscaped buffer.** The site contains a parking area with 53 spaces and an automobile storage area with 329 storage spaces, for a total of 382 spaces. A minimum nine-foot landscaped yard and three-foot screen that is 60 percent opaque is required between all parking areas and the adjacent public street or sidewalk. In this case, the landscaping and screening requirement apply to the north (Winter) and west (Hoover) property lines. The applicant is proposing to provide an on-site landscaped yard of approximately seven feet along the west parking lot frontage (15 including the public right-of-way) and 15 feet along the north parking lot frontage. The west parking lot frontage does not meet the minimum required width of nine feet, so alternative

compliance is requested. Staff recommends granting alternative compliance for this item, as the landscaped yard would be approximately 15 feet in width along both parking lot frontages if the public right-of-way is included in the calculation, which exceeds the nine-foot minimum requirement.

- **Parking spaces within 50 feet of an on-site deciduous tree.** The site contains 53 off-street vehicle parking spaces and this northern portion of the site is subject to the requirement that no parking space may be more than 50 feet from an on-site deciduous tree. The parking spaces on the northernmost portion of the site meet this standard, as do the parking spaces nearest the curb cut on Hoover Street NE; however this requirement is not met for the rest of the parking area. Staff finds that it would be reasonable to grant alternative compliance for this standard given that the parcel contains an automobile storage lot use. The applicant's proposal to place the deciduous trees primarily along the perimeter of the site will allow for the most flexible transition for other industrial uses for the site proposed in the future. The previously approved site plan from 2003 did reflect compliance with this standard and it was not a landscaping requirement in Chapter 530, Site Plan Review at that time. Staff finds it reasonable to grant alternative compliance for this standard at this time.
- **Linear tree requirement.** Surface parking areas are required to have no less than one tree per each 25 linear feet of parking or loading area frontage. The north parking lot frontage would be required to provide 5 trees to meet this requirement and the applicant is proposing two. The west parking lot frontage would need 8 trees, and the applicant is proposing zero trees on-site but eight trees in the adjacent public right-of-way. Staff recommends granting alternative compliance for the linear tree requirement for both parking lot frontages since the west parking frontage would meet the linear tree requirement if the eight trees in the right-of-way were included, and it would not be practical to add three additional trees in the landscaped area along Winter Street Northeast. However, staff finds that it would be practical to require the addition of one canopy tree in the landscaped area along Winter Street NE.
- **Plant material standards.** The plant schedule that was provided as part of the landscaping plan lists Summit Ash as the proposed species of canopy tree, and Crown Vetch as a proposed perennial. These were proposed as part of the 2003 site plan, but they are now known to be susceptible to disease or are considered invasive species, which conflicts with the zoning code's restriction for plant material standards in section 530.220. Staff believes it would be practical to require compliance with this standard, and the applicant should be required to choose a different species, other than Ash, for any trees that would be planted on this property from this point forward.

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 a motor vehicle storage lot in the I2 Medium Industrial District at the properties located at 333-359 Hoover Street NE, 332-346 Delano Street NE, and 2524 Winter Street NE, subject to the following conditions:

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

of approval.

2. All limited production and processing activities, including salvaging and scrapping, must take place within an enclosed building, and no inoperable vehicles (including those with invalid tabs) may be parked outside at any time.

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 a motor vehicle storage lot at the properties located at 333-359 Hoover Street NE, 332-346 Delano Street NE, and 2524 Winter Street NE, subject to the following conditions:

1. Approval of the final site, floor, and landscaping plans by CPED.
2. All site improvements shall be completed by September 29, 2015, 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 shall be removed and all new signage shall require a separate permit from CPED.
4. The addition of one canopy tree in the landscaped area adjacent to Winter Street NE, for a total of three canopy trees in this location.
5. The submission of a revised landscaping plan that demonstrates with section 530.200, particularly in relation to the restriction on species that are susceptible to disease or are considered invasive species.
6. The proposed chain link fence shall be vinyl-coated.
7. The final site plan shall show that the dimensions of all non-storage, off-street vehicle parking spaces and drive aisles be labeled with dimensions that comply with section 541.330 of the zoning code.
8. All parking and maneuvering areas shall be paved as required by section 541.300 of the zoning code.
9. The applicant shall obtain an encroachment permit for all improvements in the public right-of-way.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Plans
4. Photos

August 1, 2014

City of Minneapolis
Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

**RE: 359 Hoover Street NE, Minneapolis, MN
STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROJECT**

Dear Sir or Madam:

This letter shall constitute our Statement of Proposed Use and Description of Project for purposes of completing our conditional use application for the above stated property.

We propose to principally use the 529 Hoover Street NE, Minneapolis, MN property to store motor vehicles. The existing building will be unaltered and will be used for medium industrial production and processing permitted uses within the property's current zoning I2 designation.

Sincerely,

329 Hoover, LLC

Clarification Answer Regarding the Paving Surfacing Requirements of Chapter 541 of the Minneapolis Zoning Code:

359 Hoover, LLC will comply with the surfacing requirements of Chapter 541 of the Minneapolis Zoning Code, which includes paving the parking areas at 359 Hoover Street NE with asphalt or another material specifically authorized and referenced in Chapter 541 of the Minneapolis Zoning Code. At this time asphalt is the material of choice for any repaving needs for applicable parking areas.

September 17, 2014

City of Minneapolis
Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

**RE: 359 Hoover Street NE, Minneapolis, MN
STATEMENT OF FINDINGS**

Dear Sir or Madam:

359 Hoover Street NE does hereby make the following findings:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The storage of motor vehicles at the property shall be conducted in full compliance of all safety and environmental protection laws and regulations.
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.
3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
5. The conditional use is consistent with the applicable policies of the comprehensive plan.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Sincerely,

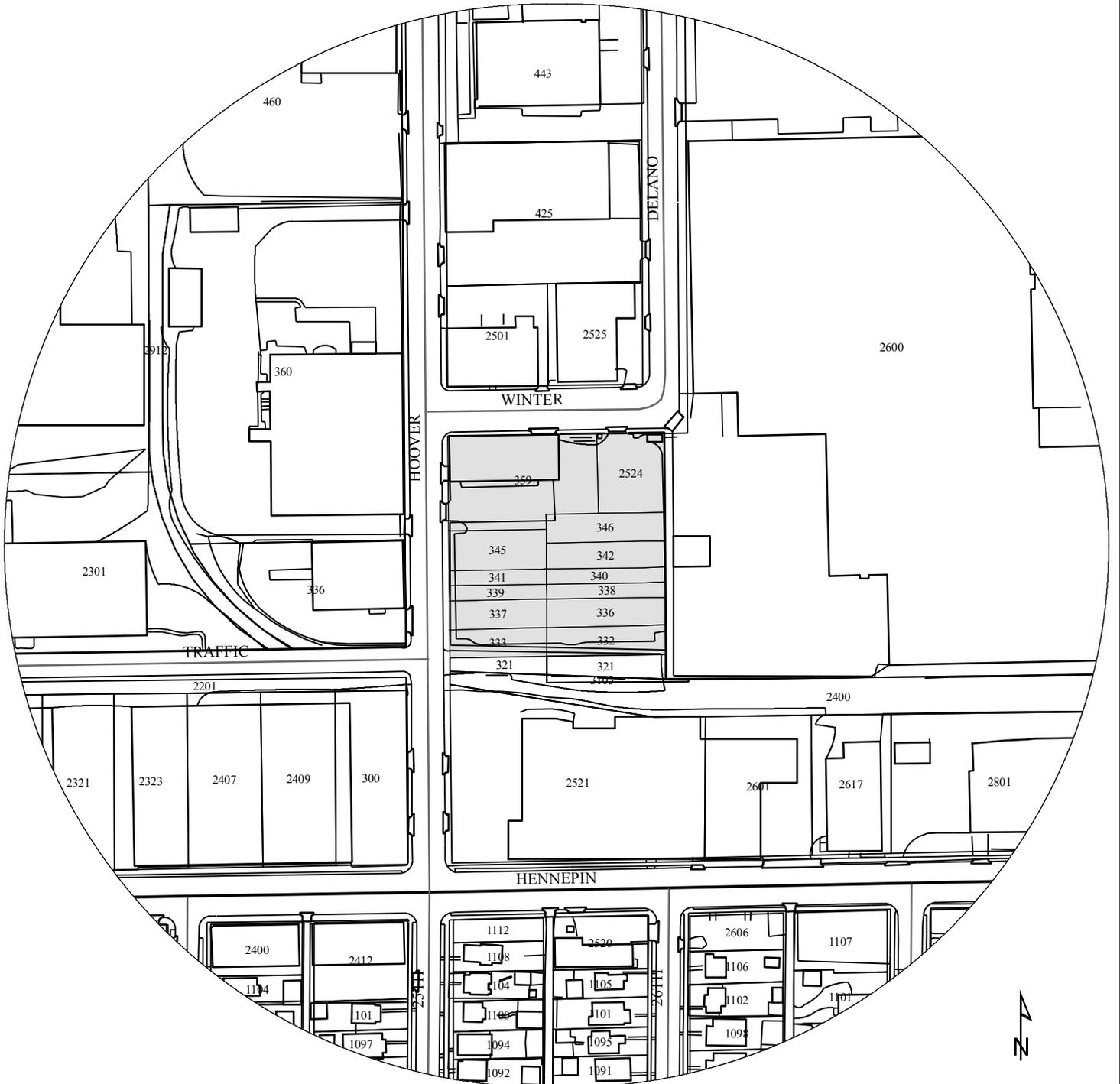
359 Hoover, LLC

359 Hoover, LLC

1st

NAME OF APPLICANT

WARD

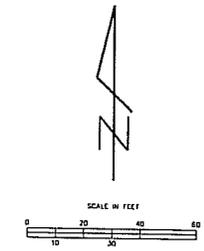
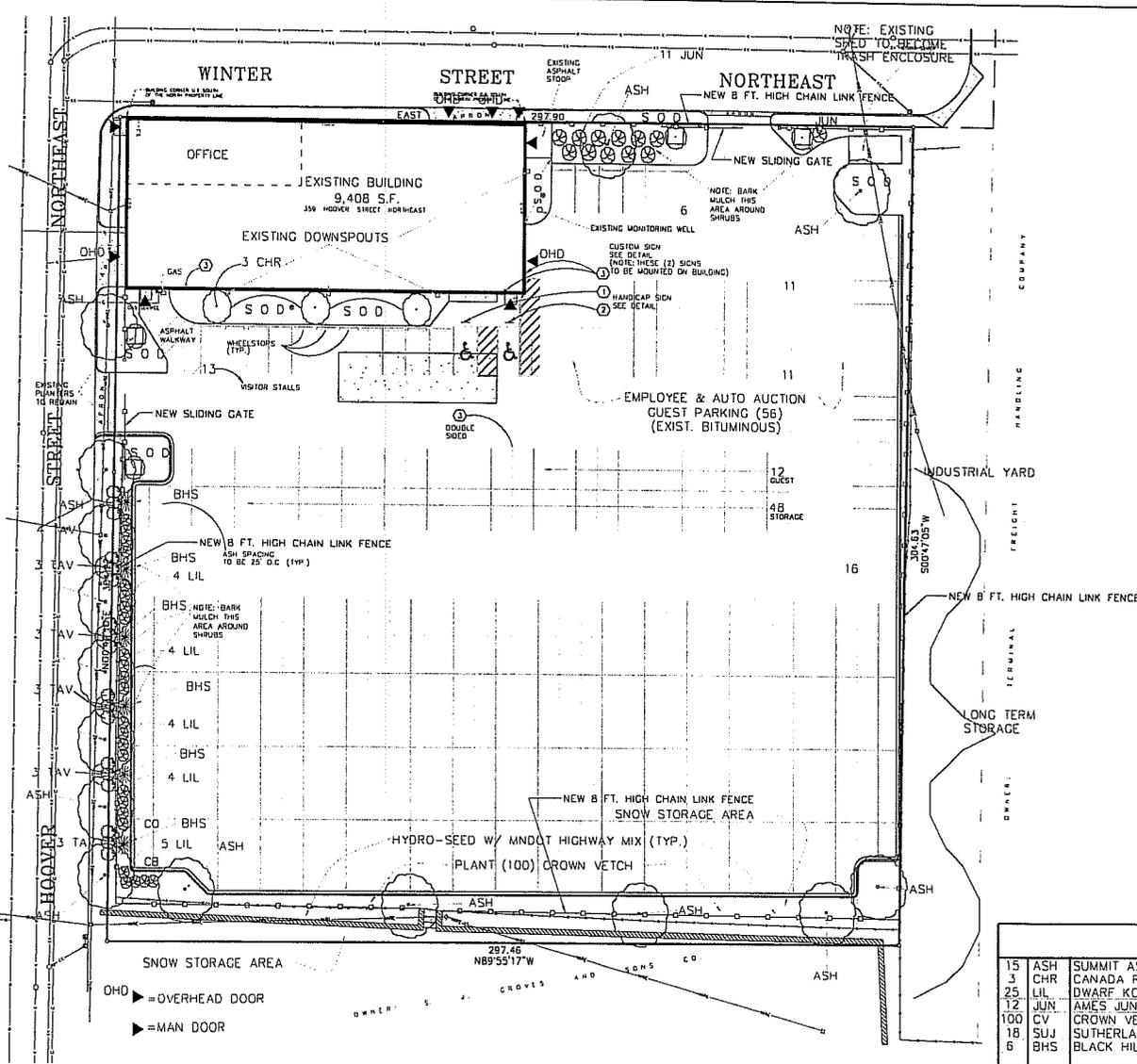


PROPERTY ADDRESS

333-359 Hoover St. NE; 332-346 Delano St. NE; 2524 Winter St. NE

FILE NUMBER

BZZ-6723



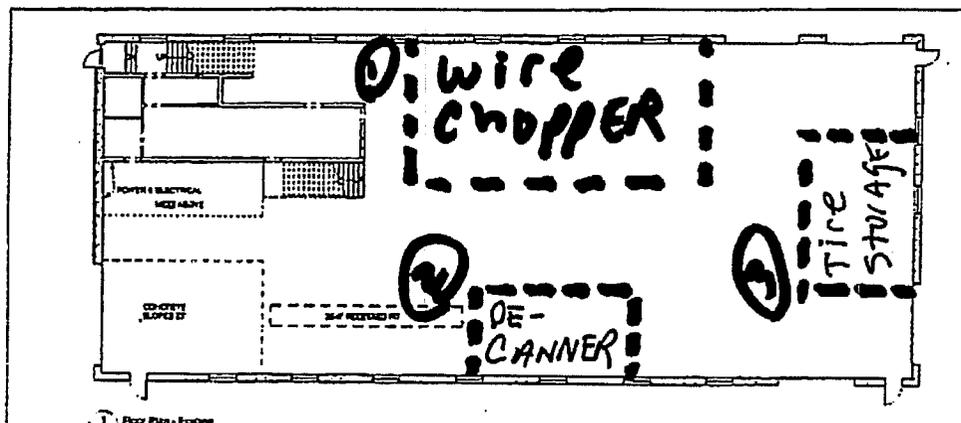
NOTES:
 SNOW STORAGE AREA IS LOCATED AT THE SOUTH PROPERTY LINE. THIS LOCATION WILL BE COVERED WITH CROWN VETCH. THIS PLANTING IS A DEEP ROOTED FAST GROWING FLOWERING COVER PLANT. SNOW STORAGE IMPACT TO THIS TYPE OF PLANT WILL BE MINIMAL.
 SCREENING WILL BE PROVIDED WITH THE 6" CAL PLANTINGS AND THE OVER-STORY ASH TREE PLANTINGS, AS WELL AS THE 6 FT. SPRUCE TREES.
 THE PAVEMENT AREA WILL BE RESTRIPE.

PLANT SCHEDULE				
15	ASH	SUMMIT ASH	FRAXINUS PENNSYLVANICA "SUMMIT"	2" CAL B.B.
3	CHR	CANADA RED CHERRY	PRUNUS VIRGINIANA "SHUBERT"	1" CAL B.B.
25	LIL	DWARF KOREAN LILAC	SYRINGA PALIBINIANA	2 GALLON POT
12	JUN	AMES JUNIPER	JUNIPERUS CHINENSIS "AMES"	2 GALLON POT
100	CV	CROWN VETCH	CORONILLA VANIA	6" POT
18	SUJ	SUTHERLAND JUNIPER	JUNIPERUS SCOPULORUM CV	24" HIGH POT
6	BHS	BLACK HILL SPRUCE	PICEA GLAUCA	6" HIGH

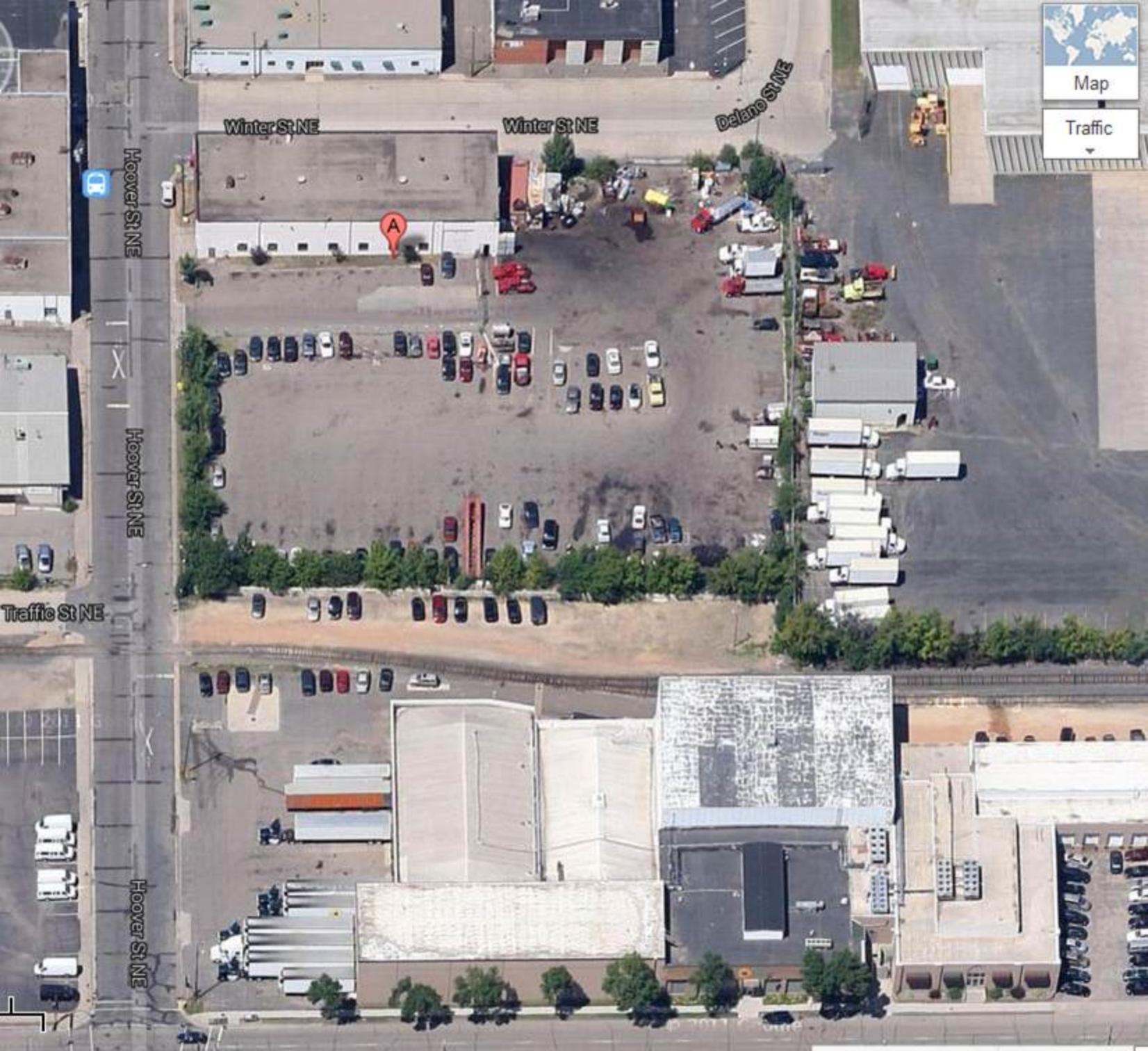
REVISIONS 	PROJ. NO: 214050.21 DRAWN: GBJ CHECKED: GBJ SCALE: AS SHOWN FIELD BOOK: A DATE: 7-31-14	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota. Signature: <i>Grant D. Jacobson</i> License No: 23189 Print Name: GRANT D. JACOBSON Date: 7-31-14	JACOBSON ENGINEERS & SURVEYORS jacobsonengsurvey.com 21029 HERM WAY (612) 465-4328 LAKEVILLE, MN 55044 FAX (612) 465-4824	PREPARED FOR: Kiehm Construction, Inc. 8415 220th Street West Lakeville, MN 55044	SITE PLAN AND LANDSCAPE PLAN	CEDAR TOWING MINNEAPOLIS, MN	SHEET NO. C-1
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Designated Areas:

- 1) wire chopper - For processing and recycling wire
- 2) De-canner - For processing catalytic converters for recycling
- 3) TIRE STORAGE - STORAGE OF USED TIRES



1. Floor Plan - Exone



Map

Traffic

Hoover St NE

Winter St NE

Winter St NE

Delano St NE

Hoover St NE

Traffic St NE

Hoover St NE













