



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #4
 October 27, 2014
 BZZ-6811

LAND USE APPLICATION SUMMARY

Property Location: 2715 Pacific Street
Project Name: Goodin Company Parking Lot
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Goodin Company
Project Contact: Goodin Company, Attn: Greg Skagerberg, (612) 588-7811
Request: To construct a 48 space principal surface parking lot and outdoor storage area.
Required Applications:

Conditional Use Permit	To allow a principal parking facility for 48 vehicles on the subject property.
Site Plan Review	To allow a principal parking facility for 48 vehicles and an outdoor storage area on the property that would be used by Goodin Company, a wholesale plumbing and heating distributorship located on the property at 2700 2nd Street North.

SITE DATA

Existing Zoning	I2 District MR Overlay District
Lot Area	84,438 square feet / 1.94 acres
Ward(s)	5
Neighborhood(s)	Hawthorne Area Community Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	The property is located just outside the boundaries of the Upper River Industrial Employment District (#4).
Small Area Plan(s)	Above the Falls Master Plan Update ; Mississippi River Critical Area Plan

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is currently a vacant industrial parcel with frontage on Pacific Street. The rear of the property abuts active Canadian Pacific Railroad tracks that serve the neighboring industrial uses. The parcel is located approximately two blocks east of Interstate 94 and approximately one block west of the Mississippi River. In the past, the property has largely been an unmaintained parcel with industrial outdoor storage leased to numerous companies.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties surrounding the site have industrial zoning designations predominantly I2 and I3. The uses within the area are industrial in nature and include metal recycling, concrete production, and warehouses/industrial storage facilities. The subject property is located approximately 500 feet west of the Mississippi River. A principal parking facility was recently approved by the Planning Commission on the property immediately north of the subject site.

Date Application Deemed Complete	September 18, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 17, 2014	End of 120-Day Decision Period	N/A

PROJECT DESCRIPTION. Goodin Company, a wholesale plumbing and heating distributorship located at 2700 2nd Street North, recently acquired the subject parcel located at 2715 Pacific Street in order to expand available employee parking and to allow for additional outdoor storage of plastic and cast iron pipe products. Goodin Company's current facility is located due west of the subject site across the railroad tracks. Goodin Company has negotiated an agreement with Canadian Pacific Railroad for a private crossing between their existing facility and the subject property in order to provide a connection for easier access between the properties for employees and truck access. The property is zoned I2 and is located in the MR Overlay District.

The applicant proposes a 48 space surface parking lot on the property with access via one curb cut off of Pacific Street. An approximate 22,600 square foot outdoor storage area located in the southeast corner of the site would accompany the surface parking lot. A conditional use permit (CUP) is required in order to allow a principal parking facility in the I2 District. Site plan review is also required as the principal parking facility exceeds 10 spaces.

PUBLIC COMMENTS. Staff has not received official correspondence from the Hawthorne Area Community Council or any neighborhood letters prior to the printing of this report. 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 for a principal parking facility in the I2 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.*

It is Staff's position that allowing the establishment of a principal parking facility that consists of 48 spaces and an accompanying outdoor storage area on the property would not be detrimental to or endanger the public health, safety, comfort or general welfare. The property has historically been an unmaintained property utilized for industrial outdoor storage. The proposal would allow for aesthetic improvements to the site as the property is proposed to be cleaned up and landscaped/screened in compliance with City requirements.

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 proposal to establish a 48 space surface parking lot and outdoor storage area would not be expected to be injurious to the use and enjoyment of other property in the vicinity or impede the normal and orderly development improvement of surrounding property for uses permitted in the district. The subject property is located in an industrial area and is surrounded by industrial uses. The applicant proposes to landscape and screen the parking lot and storage area in compliance with City requirements to mitigate any potential impacts. Further, the outdoor storage would be subject to a more stringent screening requirement than the proposed parking lot adjacent to the public street per Section 550.280 (e) of the Zoning Code. The proposal is expected to be an improvement over the past use of the site by various industrial businesses as a storage yard that was not well-maintained.

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

Currently there are two curb cuts that serve the property off of Pacific Street. The applicant proposes to eliminate both of the existing curb cuts and install a new curb cut on the northern portion of the property. The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the plan be approved. This would be required to ensure that all procedures are followed in order to comply with City and other applicable requirements.

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

Given that the proposed parking lot is being constructed in order to serve employees that work at Goodin Company, the applicant has taken adequate measures to minimize traffic congestion in the public streets.

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

In *The Minneapolis Plan for Sustainable Growth*, the land use designation for this parcel is urban neighborhood; however, the property is located within an entirely industrial area and just outside the boundaries of the Upper River Industrial Employment District (#4). In general, urban neighborhoods are not intended to accommodate significant new growth or density. The following policies and implementation steps of *The Minneapolis Plan for Sustainable Growth* apply to this proposal to construct a principal parking lot that includes 48 spaces as well as an outdoor storage area:

- **Land Use Policy 1.1:** “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.”
- **Land Use Policy 1.6:** “Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.”

(1.6.1) “Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.”

- **Urban Design Policy 10.18:** “Reduce the visual impact of automobile parking facilities.” This policy includes the following applicable implementation steps:

(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.”

(10.18.18) “Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.”

The proposal to allow the establishment of a principal parking facility and outdoor storage area on the subject property is consistent with the above listed policies and implementation steps of the

Comprehensive Plan. The proposal is in keeping with the comprehensive plan in that it would retain the existing zoning district to the extent that it is consistent with other city goals and does not adversely impact surrounding areas.

There are two additional plans that must be considered when evaluating the proposal; the *Above the Falls Master Plan Update*, which was approved in 2013, and the *Mississippi River Critical Area Plan*, which was also approved in 2006.

The *Above the Falls Master Plan Update*, was developed to reflect a renewed vision of the original Above the Falls Master Plan (adopted in 2000), focused on “developing the Mississippi riverfront into a regional park amenity in north and northeast Minneapolis.” Likewise, this plan update supports addressing land use conflicts, improving environmental quality, and supporting new investment –in order to leverage the unique and valuable asset that is the Mississippi River. The plan identifies the subject site as Transitional Industrial. Transitional Industrial areas are typically existing industrial uses which may remain for an uncertain time frame, with the expectation that they will eventually transition to other uses compatible with the vision for the area, such as residential. Given the flexibility of this definition, the site’s proposed use as a parking facility serving industrial uses is compatible with the policies as outlined in the plan.

The plan further supports the proposed development in its direction for Subarea 5, the Broadway to Lowry Riverfront District. The plan acknowledges that a transition to higher value office/industrial development is likely to be an incremental process. The proposed use for the site would bring activity to an underutilized parcel while supporting an existing industrial use located adjacent to the site. In particular, the plan recommends, in the near term, supporting mitigation of the impacts of the existing heavy industry mix, including greening of sites and operations, and screening from other uses. The project’s proposed landscaping and screening improvements would be consistent with this recommendation from the plan. The proposed project is also consistent with the following general land use design guidelines and principles recommended in the plan for the Upper Riverfront area:

Site Design and Public Realm

- Incorporate sustainable stormwater management solutions (Best Management Practices, BMPs) to minimize runoff and improve surface water quality, and to contribute to public realm and open space; create linkages and synergy between public and private open spaces.
- Ensure there is adequate lighting throughout sites to promote a safe environment.

Office/Industrial Development

- Encourage retrofits to existing uses where possible to make sites, buildings, and operations more green and sustainable.
- Reduce dust, noise, vibration, air pollution, and other negative impacts on surrounding uses through improved design, site management, buffering and screening, and other strategies.

The site is also located within the study area of the *Mississippi River Critical Area Plan*. The site is located in the Upper River area, which is suited for new housing, industrial and office jobs, and an extended parkway system. The proposed development would be considered appropriate for this location rather than housing, as it is not located immediately on the riverfront.

It is CPED Staff’s position that the proposal is consistent with both adopted policy documents as discussed above.

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/zoning applications are approved, the proposal would comply with the applicable provisions of the I2 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 – *Not applicable*

- No buildings are proposed on the subject site. The applicant proposes to establish a principal surface parking lot and outdoor storage area. Due to the fact that the proposed 48-space surface parking lot is a principal parking facility, it is not subject to the provision requiring that on-site accessory parking facilities be located to the rear or interior of the site, within the principal building served, or entirely below grade.

Access and Circulation – *Requires alternative compliance*

- No walkways are proposed that would connect the parking lot to the building it serves or to the public sidewalk. Alternative compliance is necessary. In this circumstance, given that the parking lot is a principal parking facility, separated from the building it is intended to serve by railroad tracks owned by a different entity, it would not be practical to require compliance. Similarly, connecting to the public sidewalk would not make sense as employees utilizing the parking lot would not access the building via the public sidewalk; instead by utilizing the private crossing across the railroad tracks.
- No transit shelters are included in the development.
- The proposed development has been somewhat designed to minimize conflicts with pedestrian traffic despite the inclusion of a surface parking lot. Curb cuts to the site have been reduced. There are no surrounding residential uses.
- There is no public alley adjacent to the site.
- The site as proposed is primarily covered by a surface parking lot and large outdoor storage area. While the site meets perimeter landscaping and screening requirements, it does not meet the 20% requirement or the landscape quantities. Alternative compliance is necessary. Planning Staff would recommend that the Planning Commission require compliance in order to reduce the impervious surfaces on site as noted below.

Landscaping and Screening – *Requires alternative compliance*

- The composition and location of landscaped areas somewhat complement the scale of the development and its surroundings.
- Typically, a 7-foot wide landscaped yard is required between the parking lot and the public street. The screening requirement is 3 feet in height and 60% opaque and not less than one tree shall be provided for each 25 linear feet of parking lot frontage. Outdoor storage is located along much of the frontage along Pacific Street, and is subject to more stringent screening regulations, more specifically, screening not less than six (6) feet in height and not less than ninety-five (95) percent opaque. The applicant is proposing an 8-foot tall vinyl-coated chain link fence setback 7 feet from the property line and a landscaped yard that is 7 feet wide. The applicant is proposing to provide a 6-foot hedge to meet the screening requirement and a

canopy tree is being provided for each 25 linear feet of parking lot and storage area frontage. Rip rap is proposed at the entrance to the parking lot due to the grade change that exists from Pacific Street up to the parcel.

- The Zoning Code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 84,438 square feet and no building is proposed. A total of 16,888 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 15,246 square feet of landscaping, or 18% of the area not covered by buildings. Alternative compliance is required. Given the size of the site, and the proposed use of the property, it would be practical to require compliance with the provision; as such Staff recommends that the Planning Commission require compliance in this specific circumstance.
- The Zoning Code requires that at least 34 canopy trees and 169 shrubs be provided. The applicant is proposing to install 13 trees, and 3 trees would remain for a total of 16 trees. The applicant proposes a total of 32 shrubs. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require partial compliance by requiring that 20 total deciduous trees be provided on site as well as 12 coniferous trees (in lieu of the required deciduous trees) to provide more of a screening buffer for the proposed parking lot and outdoor storage areas that occupy the majority of the site. Further, Staff would recommend that the Planning Commission require that the applicant meet the shrub requirement on the premises as it would be practical to comply given the size of the site.
- The corners of the on-site parking lot are not landscaped. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance provided the applicant improves the overall site landscaping.
- The surface parking lot consists of 48 spaces. There are 12 parking spaces within the interior of the parking lot that are more than 50 feet from an on-site deciduous tree. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance provided the applicant improves the overall site landscaping.
- No tree islands are proposed.
- The installation and maintenance of all landscape materials shall comply with 530.210

Table 1. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	N/A	84,438 sq. ft.
Building footprint	N/A	N/A
Remaining Lot Area	N/A	84,438 sq. ft.
Landscaping Required	16,888 sq. ft.	15,246 sq. ft.
Canopy Trees (1: 500 sq. ft.)	34	16 trees (3 existing to remain)
Shrubs (1: 100 sq. ft.)	169	32 shrubs

Additional Standards – Meets requirements with Conditions of Approval

- The on-site parking lot has been designed to provide on-site retention and filtration of stormwater. The applicant is currently working with Public Works on a stormwater management plan for the site.
- The proposed parking lot would not result in the blocking of views and it would not have impacts on blocking views of important city elements. The proposed parking lot would not result in any shadowing impacts on adjacent properties and would not have any negative impacts on light, wind and air in relation to the surrounding area as well.
- The proposal appears to comply with standards regarding crime prevention through environmental design including but not limited to surveillance, space delineation, natural access

control, etc. No lighting plan was submitted, however. The applicant will be required to submit a lighting plan prior to final approval to ensure that the subject site is being adequately lit.

- The site is vacant; therefore, there are no eligible or designated historic structures on the subject site. Further, the property is not located in a historic district or identified as a historic resource.

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

The proposed use of the site for a principal parking facility is *conditional* in the I2 District and outdoor storage is permitted subject to the provisions outlined in 550.280(e):

- (1) Areas fronting along or visible from public streets or sidewalks. A landscaped yard at least five (5) feet wide and screening not less than six (6) feet in height and not less than ninety-five (95) percent opaque shall be provided along the public street or sidewalk, as specified in Chapter 530, Site Plan Review.

Off-street Parking and Loading – Meets requirements

- The parking facility would support a medium industrial use with approximately 100,000 square feet of gross floor area; 20,000 square feet would be attributed to office functions and approximately 80,000 square feet to warehousing. Based on Chapter 541, the minimum requirement for this use is 52 spaces and the maximum allowed is 140 spaces. The applicant currently has a total of 52 spaces on their property at 2700 2nd Street North. The applicant proposes an additional 48 spaces for a total of 100 spaces. The addition of the principal parking facility would not result in parking that exceeds that maximum permitted for the subject use.
- The development is not subject to a minimum bicycle parking requirement as it is a principal parking facility.

Table 2. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Maximum Parking Allowed	Existing Parking	Proposed Parking Spaces	Proposed
Office/Warehousing	52	140	52	48	100
Total	52	140	52	48	100

Building Bulk and Height – Not applicable

Residential Lot Requirements – Not applicable

Yard Requirements – Not applicable

Signs – Not applicable

- No signs are proposed at this time. Signs are subject to Chapters 531 and 543 of the Zoning Code. Any future signs are required to meet the requirements of Chapter 543 of the Zoning Code.

Dumpster Screening – *Not applicable*

Screening of Mechanical Equipment – *Not applicable*

Lighting – *Meets requirements with Conditions of Approval*

- The applicant has not provided any information regarding the proposed lighting of the parking lot. A photometric plan was not submitted as part of the application but would be required should the project be approved. All lighting must be downcast and shielded to avoid undue glare. All lighting would need to comply with Chapters 535 and 541 and Planning Staff would need to review the details of the fixtures in the final review prior to permit issuance.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Not applicable*

MR Critical Area Overlay District Standards –

- The project is in compliance with the requirements of the MR Critical Area Overlay District. The Mississippi River is located approximately 500 feet from the subject site; therefore, the Shoreland (SH) Overlay District standards do not apply to this development. Further, there are no buildings proposed on the property and as such the district's height limitations do not apply.

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

See the above listed response to finding #5 in the conditional use permit application to allow a principal parking facility on the subject property. The policies and implementation steps apply to the site plan review application as well.

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

See the above listed response to finding #5 in the conditional use permit application to allow a principal parking facility. The policies outlined in the *Above the Falls Master Plan Update* and the *Mississippi River Critical Area Plan* apply to the site plan review application as well.

5. Alternative compliance.

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

- **Walkway requirement.** No walkways are proposed that would connect the parking lot to the building it serves or to the public sidewalk. Alternative compliance is necessary. In this circumstance, given that the parking lot is a principal parking facility, separated from the building it is intended to serve by railroad tracks owned by a different entity, it would not be practical to require compliance. Similarly, connecting to the public sidewalk would not make sense as employees utilizing the parking lot would not access the building via the public sidewalk; instead by utilizing the private crossing across the railroad tracks.
- **Impervious surfaces.** The site as proposed is primarily covered by a surface parking lot and large outdoor storage area. While the site meets perimeter landscaping and screening

requirements, it does not meet the 20% requirement or the landscape quantities. Alternative compliance is necessary. Planning Staff would recommend that the Planning Commission require compliance in order to reduce the impervious surfaces on site as noted below.

- **20% landscaping requirement.** The Zoning Code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 84,438 square feet and no building is proposed. A total of 16,888 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 15,246 square feet of landscaping, or 18% of the area not covered by buildings. Alternative compliance is required. Given the size of the site, and the proposed use of the property, it would be practical to require compliance with the provision; as such Staff recommends that the Planning Commission require compliance in this specific circumstance.
- **Landscape quantities.** The Zoning Code requires that at least 34 canopy trees and 169 shrubs be provided. The applicant is proposing to install 13 trees, and 3 trees would remain for a total of 16 trees. The applicant proposes a total of 32 shrubs. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require partial compliance by requiring that 20 total deciduous trees be provided on site as well as 12 coniferous trees (in lieu of the required deciduous trees) to provide more of a screening buffer for the proposed parking lot and outdoor storage areas that occupy the majority of the site. Further, Staff would recommend that the Planning Commission require that the applicant meet the shrub requirement on the premises as it would be practical to comply given the size of the site.
- **Landscaped corners of the parking lot.** The corners of the on-site parking lot are not landscaped. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance provided the applicant improves the overall site landscaping.
- **Proximity to deciduous tree.** The surface parking lot consists of 48 spaces. There are 12 parking spaces within the interior of the parking lot that are more than 50 feet from an on-site deciduous tree. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance provided the applicant improves the overall site landscaping.

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 48 space principal parking facility on the property located at 2715 Pacific Street, subject to the following condition:

- 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:

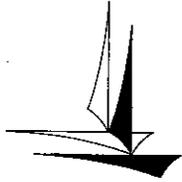
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow for

the establishment of a 48 space principal parking facility and outdoor storage area on the property located at 2715 Pacific Street subject to the following conditions:

1. All site improvements shall be completed by October 27, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
2. Approval of the final site, landscaping, and lighting plans by CPED.
3. The site/landscape plan shall be modified to comply with the 20% landscaping requirement.
4. The site/landscape plan shall be modified to include 20 deciduous trees, 12 coniferous trees and a total of 169 shrubs.
5. All areas not identified as parking or for outdoor storage shall be landscaped as required.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Correspondence
4. Zoning map
5. Site survey
6. Plans – plat, site, construction plans, floor plans
7. Building elevations
8. Renderings
9. Photos



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001241
Applicant:	GOODIN COMPANY 2700 2ND ST N MINNEAPOLIS, MN 55411
Site Address:	2715 PACIFIC ST
Date Submitted:	10-SEP-2014
Date Reviewed:	22-SEP-2014

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.

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

Parking lot improvements with an area for outdoor storage.

Review Findings (by Discipline)

Zoning - Planning

- Based on a cursory review of the proposal, the following land use applications appear necessary:
- Conditional Use Permit to establish a principal parking facility;
- Site Plan Review.
- Additional applications may be identified once the submitted land use application has been reviewed for completeness.
- Slats in fencing are prohibited in the City.
- These comments are for preliminary purposes only.

*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.

❑ Construction Code Services

- Accessible parking needs to be shown on site plan with accessible route closest to accessible entrance.

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparcs.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.

❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- The plans indicate proposed work on BN Railroad property. The City of Minneapolis cannot approve work on adjacent properties. The Applicant shall either, remove all indications of proposed work on neighboring properties, or the Applicant shall provide documentation that the BN Railroad has approved the work.

❑ Street Design

- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter. Please refer to the following:
http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-1000 Series - Curbs and Gutters (ROAD-1003, and ROAD-1010) to the plans.

❑ Traffic and Parking

- All existing curb cuts along Pacific St. not intended for use shall be properly removed and replaced with Minneapolis standard curb & gutter and landscaped boulevard established.

❑ Sewer Design

- Stormwater Management: The grading plan indicates the recycled concrete surfacing that is proposed will significantly alter the grades, by as much as 1.5' in some locations. The material is clearly being installed to change the grading of the parking lot, not just as maintenance of the existing surface. These areas would therefore need to be included in the disturbed area of the site, which would mean the site triggers the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- 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.

□ Environmental Health

- Historical use of the property cannot be identified by available city records. 2715 Pacific St N is listed as an active Minnesota Pollution Control Agency Voluntary Investigation and Cleanup Program site identified by ID # VP31510. It is recommended that the Goodin Company representatives contact Mark Ostby at 657-757-2283 inquire about the current investigation. Mark is the MPCA project contact. If the proposed project will be encountering impacted soils a contingency plan must approved on how the soils will be addressed. If unidentified impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451. Below is short list of Environment permits that may be required from the City of Minneapolis
- 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



2715 PACIFIC STREET – Project Description

Goodin Company currently operates a wholesale plumbing and heating distributorship out of our 80,000 square foot facility at 2700 North 2nd Street in Minneapolis. We have been operating out of this facility, our company headquarters, since 1980.

Goodin Company has purchased the property at 2715 Pacific Street. We are in the process of completing a land use application with the City of Minneapolis. Our intention is to clean up the property. We will be taking down the damaged fencing and scrub trees on the property and replacing them with new fencing surrounding the entire site and providing new trees and green space per Minneapolis city requirements. The fencing will be gated on both the Pacific Street side and the private crossing side for security purposes. We will be using the property to provide some much needed parking for our employees and some outdoor storage for some of our plastic and cast iron pipe products.

We have an agreement with Canadian Pacific Railroad for a private crossing between our existing property at 2700 North 2nd Street and our new property. This will provide easier access to the property for our employees and relieve traffic pressure on Pacific Street.

Parking for our employees is our most urgent need, and we will use the parking facility during all business hours. The outside storage will enhance our ability to service our customers and will be used daily as needed using the paved surface for truck access. All equipment used for the purposes of loading or unloading material will be used on the storage area only.

We are looking forward to having this area cleaned up. We believe it will be a vast improvement over the current situation, both aesthetically and in use of the property.

If you have any questions, please give me a call at 612-287-1113.

PIERCE PINI & ASSOCIATES, INC.

9298 Central Avenue, Suite 312 Blaine, MN 55434

Phone 763.537.1311 Fax 763.537.1354

September 16, 2014

Ms. Becca Farrar-Hughes
City of Minneapolis Planning Department
250 South 4th Street, Room #300
Minneapolis, MN 55415

RE: Conditional Use Permit Findings
Goodin Parking Lot
2715 Pacific Street
Minneapolis, MN

Dear Ms. Farrar-Hughes:

The proposed project at 2715 Pacific Street will require a Conditional Use Permit to establish a principal parking lot for the site.

This use will not be detrimental to or endanger the public health, safety, comfort or general welfare because the parking lot will be located on an area that is currently utilized as exterior storage for multiple companies. The parking lot use is not much different than the current use. The parking lot will also not increase the amount of traffic to the surrounding streets.

The conditional use will not be injurious to the use and enjoyment of other property in the vicinity because this is currently zoned as an industrial area. Multiple surface parking lots already exist on surrounding properties.

Adequate utilities and access roads are already provided to the site because this area is located in a fully developed portion of the City.

Traffic congestion will not be an issue because of this use, because there will not be an increase in traffic to the area.

The conditional use is consistent with the applicable policies of the comprehensive plan for this area.

The conditional use shall conform to the applicable regulations of the district in which it is located.

Sincerely,
PIERCE PINI & ASSOCIATES, INC.



David J. Knaeble, P.E.
Civil Engineer

David Knaeble

From: Greg Skagerberg <Greg.Skagerberg@goodinco.com>
Sent: Wednesday, September 17, 2014 9:20 AM
To: info@hawthorneneighborhoodcouncil.org; Yang, Blong
Cc: David Knaeble; Greg Skagerberg
Subject: FW: Goodin Company land use application
Attachments: 20140917091249165.pdf

Attached please find a description of the improvements we would like to make to the land we have purchased at 2715 Pacific Street.

Sincerely,
Greg

Greg Skagerberg
CEO

GOODIN COMPANY
(612) 287-1113 (800) 328-8433

www.goodinco.com

-----Original Message-----

From: Credit-scanner@goodinco.com [mailto:Credit-scanner@goodinco.com]
Sent: Wednesday, September 17, 2014 9:13 AM
To: Greg Skagerberg
Subject:

This E-mail was sent from "RNP3255F5" (Aficio MP 5001).

Scan Date: 09.17.2014 09:12:48 (-0500)
Queries to: Credit-scanner@goodinco.com

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>



September 17, 2014

Goodin Company, a Minneapolis-based wholesale of plumbing and heating products, has purchased the property at 2715 Pacific Street. We are in the process of completing a land use application with the City of Minneapolis. Our intention is to clean up the property. We will be taking down the damaged fencing and scrub trees on the property and replacing them with new fencing and providing new trees and green space per Minneapolis city requirements. We will be using the property to provide some much needed parking for our employees and some outdoor storage for some of our plastic and cast iron pipe products.

We have an agreement with Canadian Pacific Railroad for a private crossing between our existing property at 2700 North 2nd Street and our new property. This will provide easier access to the property for our employees and relieve traffic pressure on Pacific Street.

The land use applications we are requesting for this project are a "conditional use permit" for a parking lot and a "site plan review". These applications are for the property at 2715 Pacific Street.

If you have any questions concerning this application, please contact me:

Greg Skagerberg
Goodin Company
2700 North 2nd Street
Minneapolis, MN 55411
Email: Greg.Skagerberg@goodinco.com

We are looking forward to having this area cleaned up. We believe it will be a vast improvement over the current situation, both aesthetically and in use of the property.

Sincerely,

Greg Skagerberg
CEO/Chairman

Greg Skagerberg

From: Greg Skagerberg
Sent: Tuesday, September 09, 2014 6:06 AM
To: info@hawthorneneighborhoodcouncil.org
Cc: Greg Skagerberg
Subject: 2715 pacific street
Attachments: east property proposal letter.pdf

Again if you have any questions please call.

Sincerely,
Greg

Greg Skagerberg
CEO



GOODIN COMPANY
(612) 287-1113 (800) 328-8433

www.goodinco.com



September 8, 2014

Goodin Company has purchased the property at 2715 Pacific Street. We are in the process of completing a land use application with the City of Minneapolis. Our intention is to clean up the property. We will be taking down the damaged fencing and scrub trees on the property and replacing them with new fencing and providing new trees and green space per Minneapolis city requirements. We will be using the property to provide some much needed parking for our employees and some outdoor storage for some of our plastic and cast iron pipe products.

We have an agreement with Canadian Pacific Railroad for a private crossing between our existing property at 2700 North 2nd Street and our new property. This will provide easier access to the property for our employees and relieve traffic pressure on Pacific Street.

We are looking forward to having this area cleaned up. We believe it will be a vast improvement over the current situation, both aesthetically and in use of the property.

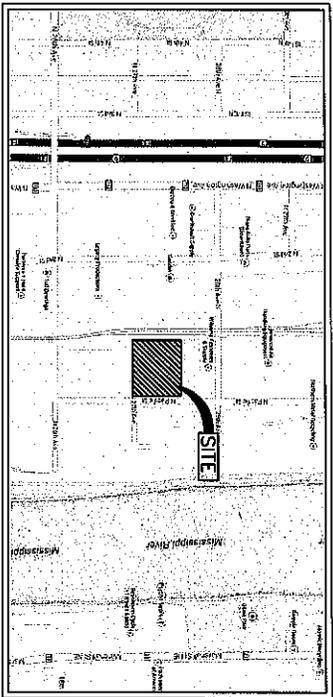
If you have any questions, please give me a call at 612-287-1113

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Skagerberg', is written over the word 'Sincerely,'.

Greg Skagerberg
CEO/Chairman

GOODIN PARKING LOT MINNEAPOLIS, MN



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONTACTS

OWNER:

GOODIN COMPANY
2700 SECOND STREET NORTH
MINNEAPOLIS, MN 55411
CONTACT: GREG SKAGERBERG
PHONE NO.: 612-287-1113
EMAIL ADDRESS: GREG.SKAGERBERG@GOODINCO.COM

CIVIL ENGINEER:

PIERCE PINI AND ASSOCIATES
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
CONTACT: RHONDA PIERCE
PHONE NO.: 763-537-1311
EMAIL: RHONDA@PIERCEPINI.COM

ENVIRONMENTAL
ENGINEER:

LANDMARK ENVIRONMENTAL, LLC
2042 WEST 98TH STREET
BLOOMINGTON, MN 55431
CONTACT: JERRY MULLIN
PHONE NO.: 952-887-9601 EXT. 203
EMAIL: JMULLIN@LANDMARKENV.COM

PARKING DATA TABLE-2715 PACIFIC STREET

FACILITY TYPE	EXIST. SPACES	REQD. SPACES (MIN)	REQD. SPACES (MAX)	ADJ. SPACES	TOTAL SPACES
PARKING LOT	0	NA	NA	48	48

PARKING SHALL BE USED 9:30P
PARKING REQUIREMENTS (MINNEAPOLIS, MN)
PARKING REQUIREMENTS (MINNEAPOLIS, MN)

PARKING DATA TABLE-2700 2ND STREET

FACILITY TYPE	EXIST. SPACES	REQD. SPACES (MIN)	REQD. SPACES (MAX)	ADJ. SPACES	TOTAL SPACES
INDUSTRIAL-DEVELOPMENT	25	52	140	47	52

PARKING SHALL BE USED 9:30P
BUILDING WITH 20000 SF OFFICE AND 8000 SF WAREHOUSE
PARKING REQUIREMENTS (MINNEAPOLIS, MN) 1 SPACE/200 SF OFFICE IN EXCESS OF 4000 SF + 1 SPACE/2000 SF WAREHOUSE (MINNEAPOLIS, MN)
PARKING REQUIREMENTS (MINNEAPOLIS, MN) 1 SPACE/200 SF OFFICE OVER 4000 SF + 1 SPACE/2000 SF WAREHOUSE (UP TO 3000 SF) + 1 SPACE/2000 SF WAREHOUSE OVER 3000 SF

SITE DATA TABLE-2715 PACIFIC STREET

FACILITY TYPE	SITE AREA	EXISTING PAVED AREA	PROPOSED PAVED AREA	PERM. TO IMPV. ROAD
PARKING LOT	1.94 AC	1.56 AC	1.56 AC	0.35

LANDSCAPE DATA TABLE-2715 PACIFIC STREET

FACILITY TYPE	SITE AREA	LANDSCAPE PAVED AREA	LANDSCAPE BUFFER	THREE-BARRIER TREES	PROV. ROAD	PROV. ROAD
PARKING LOT	1.94 AC	0.35 AC	18.02	8	8	8

EXISTING TREES ON SITE: 58 (ALL RETAINED)
TREES BEING REMOVED ON SITE: 54
TOTAL TREES: 4 (2 CONFIRMED) 1 (PROV)
TOTAL TREES: 102 (CONFIRMED) 1 (PROV)
PROPOSED SPECIES: 12 (5" TALL (MIN)) 1 (5" TALL (MIN)) OR APPROVED EQUIVALENT

CALL 48 HOURS BEFORE DIGGING
GOPHER STATE ONE CALL
1-800-252-1166

SHEET INDEX

- C000 TITLE SHEET
- C100 CIVIL NOTES
- C200 SITE DEMOLITION AND EROSION CONTROL PLAN
- C300 SITE LAYOUT AND PAVING PLAN
- C400 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- C500 CIVIL DETAILS
- C501 CIVIL DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

**GOODIN
PARKING LOT**
2715 PACIFIC STREET
MINNEAPOLIS, MN

PIERCE PINI &
ASSOCIATES
9298 CENTRAL AVENUE NE,
SUITE 312
BLAINE, MN 55434
TEL: 763.537.1311
FAX: 763.537.1354

Preliminary Documents
Drawing Title
TITLE SHEET
C000

I hereby certify that this plan or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
FOR PIERCE PINI & ASSOCIATES, INC.

Date	2/27/14
Drawn by	DK
Checked by	RP
Scale	3/8"=1'
Project No.	14-048
Client No.	DK
Design No.	RP
Drawn by	DK
Checked by	RP
Date	2/27/14





IF RED LIGHT ON PLEASE CALL 911/988











NO PARKING