

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Hilary Dvorak](#), Principal Planner, (612) 673-2639

DATE: September 10, 2015

SUBJECT: Village Market, 912 East 24th Street, 2301 Elliot Avenue South and 2218-20 10th Avenue South

SITE DATA

Existing Zoning	II Light Industrial District with IL Industrial Living Overlay District R2B Two Family District with TP Transitional Parking Overlay District
Lot Area	101,250 square feet / 2.35 acres
Ward(s)	6; adjacent to 9
Neighborhood(s)	Ventura Village; adjacent to Midtown Phillips
Designated Future Land Use	Transitional Industrial and Urban Neighborhood
Land Use Features	Community Corridor (Chicago Avenue, one block to the west)
Small Area Plan(s)	Not applicable

The property is located in south Minneapolis along East 24th Street. The property stretches between 10th Avenue South and Elliot Avenue South and occupies the southern portion of the block. The site is currently used as a shopping center with accessory surface parking. The applicant also owns the property located on the northeast corner of East 24th Street and 10th Avenue South. This property is used as a surface parking lot.

This development was discussed at the August 17, 2015, City Planning Commission hearing. The project was continued to the September 21, 2015, City Planning Commission and the applicant was asked to explore the following ideas:

- Traffic issues including looking at converting Elliot and 10th to one-way streets.
- TDMP strategies from the approved plan that need to be implemented.
- Street signs in various languages.
- Adding additional parking attendants and security personnel.
- Trash.
- Loitering.
- Public gathering space within the building.
- Redesign of the addition with storefront glass and doors on 24th.

The original 60 days for this project expires on September 6, 2015. CPED has extended the time frame for review by an additional 60 days or to November 5, 2015. Factoring in an appeal to the Zoning & Planning Committee, the City Planning Commission will need to take action on the project at the September 21, 2015, City Planning Commission hearing.

PROJECT DESCRIPTION

The applicant is proposing to construct an addition to the existing building. The addition would be constructed on the southeast corner of the site. A two-story addition would be constructed on the corner of East 24th Street and 10th Avenue South and a one-story addition would be constructed on the west and north sides of the existing Gulet Deli and Grocery to the rest of the building. In 2001, when the building was first converted from a manufacturing use to what it is today, it was determined that one of the uses within the building was a farmer's market per the Minneapolis Zoning Code. However, in June of 2006, as farmer's markets were becoming more popular in the City of Minneapolis, the City Council defined the use and established them as an open-air establishment. Given this change in policy, it has been determined that the use is now classified as a shopping center per the Minneapolis Zoning Code.

The property where the building and the proposed addition are located is zoned II Light Industrial District. Shopping centers are not allowed in the II zoning district therefore the applicant has applied for an expansion of a non-conforming use application. Site plan review is also required because of the size of the addition.

APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

- Expansion of a legal nonconforming use to add floor area to an existing shopping center in the II Light Industrial zoning district.
- Site plan review.



VILLAGE MARKET

GULET DELI & GROCERY

GULET GROCERY & HALAL M
GOAT MEAT • BEEF • CHICKEN • CAMEL F. MORE GROCER
ACCEPT EBT 612-874-6970

NO PARKING
EXCEPT FOR
LOADING UNLOADING

STOP





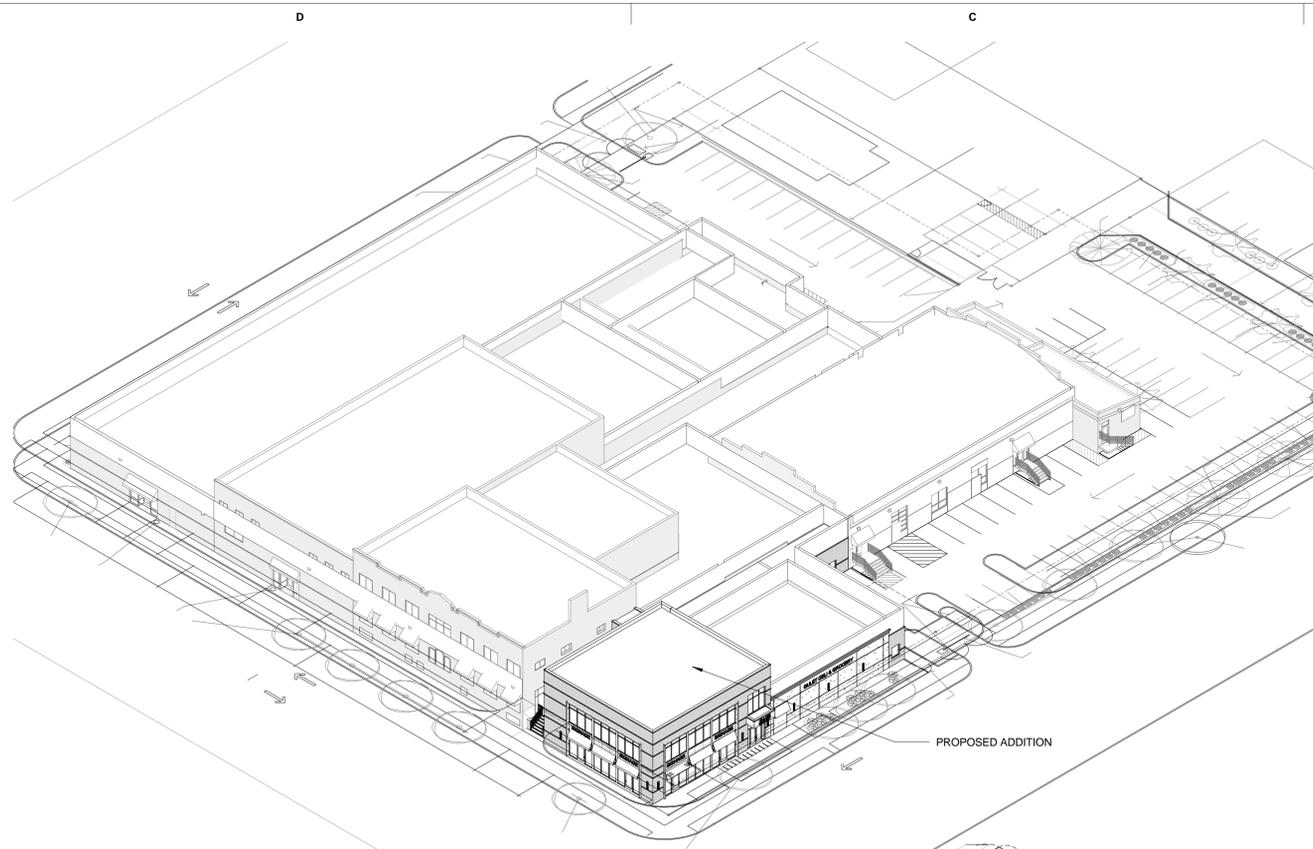
Village Market

Minneapolis, Minnesota

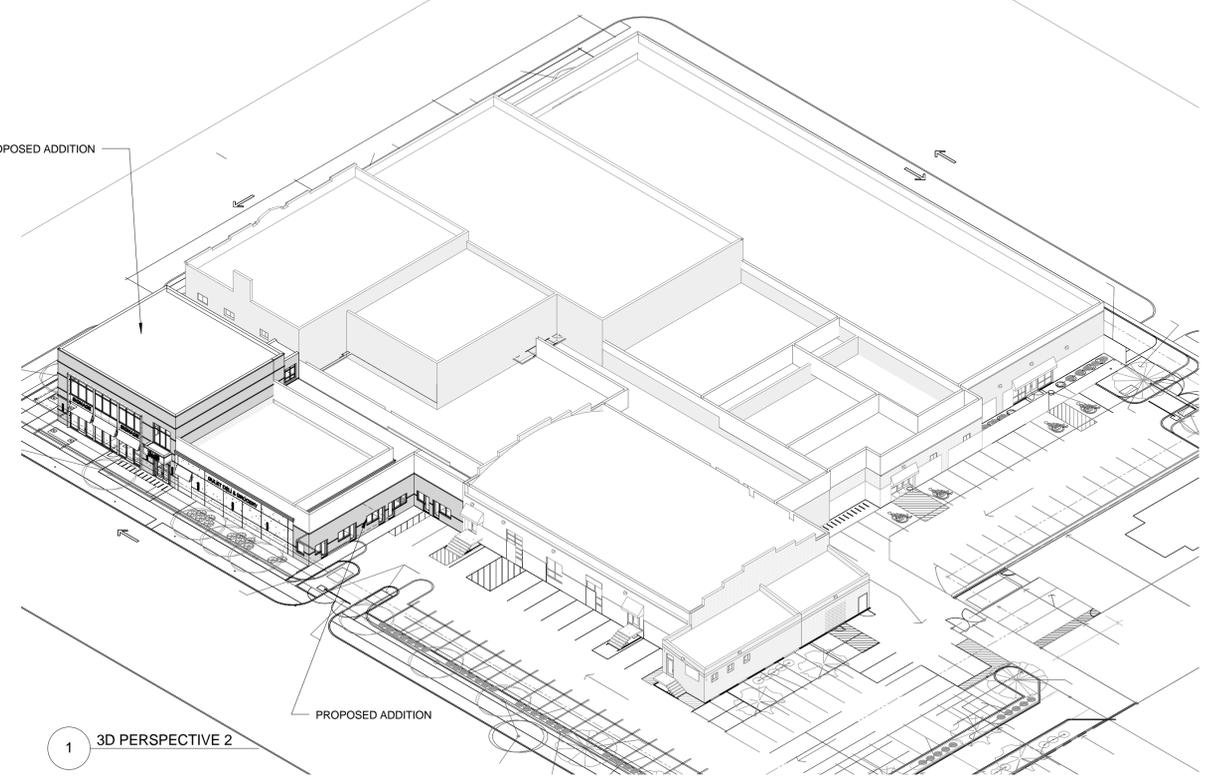
September 2, 2015

Exterior Perspective

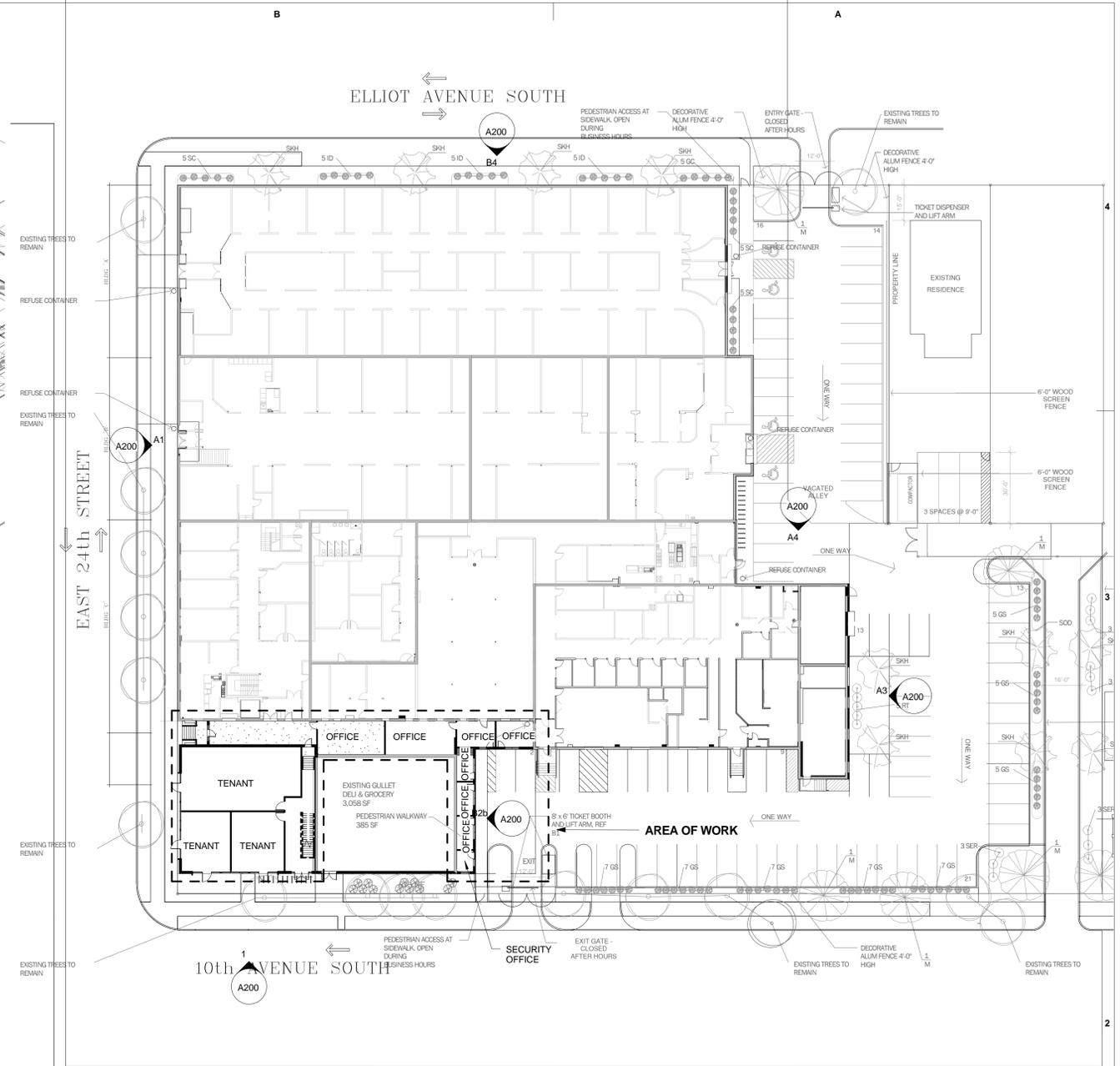
11-025.0



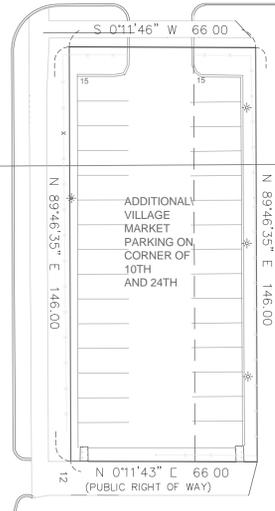
2 3D PERSPECTIVE



1 3D PERSPECTIVE 2



A1 KEY PLAN
1" = 30'-0"



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 under the laws of the State of Minnesota.
SCOTT NELSON
REGISTERED PROFESSIONAL ENGINEER
0883148

Project #: 111-0025-2
Date: 08/31/15
Drawn by: ES
Checked by: SN

ISSUE:	Date:
Site Plan Review/Revising Submittal	03/05/14
Revision 1	03/27/14
2 PDR SUBMITTAL	04/28/14
3 LAND USE SUBMITTAL	06/15/15

ELLIOT AVENUE SOUTH

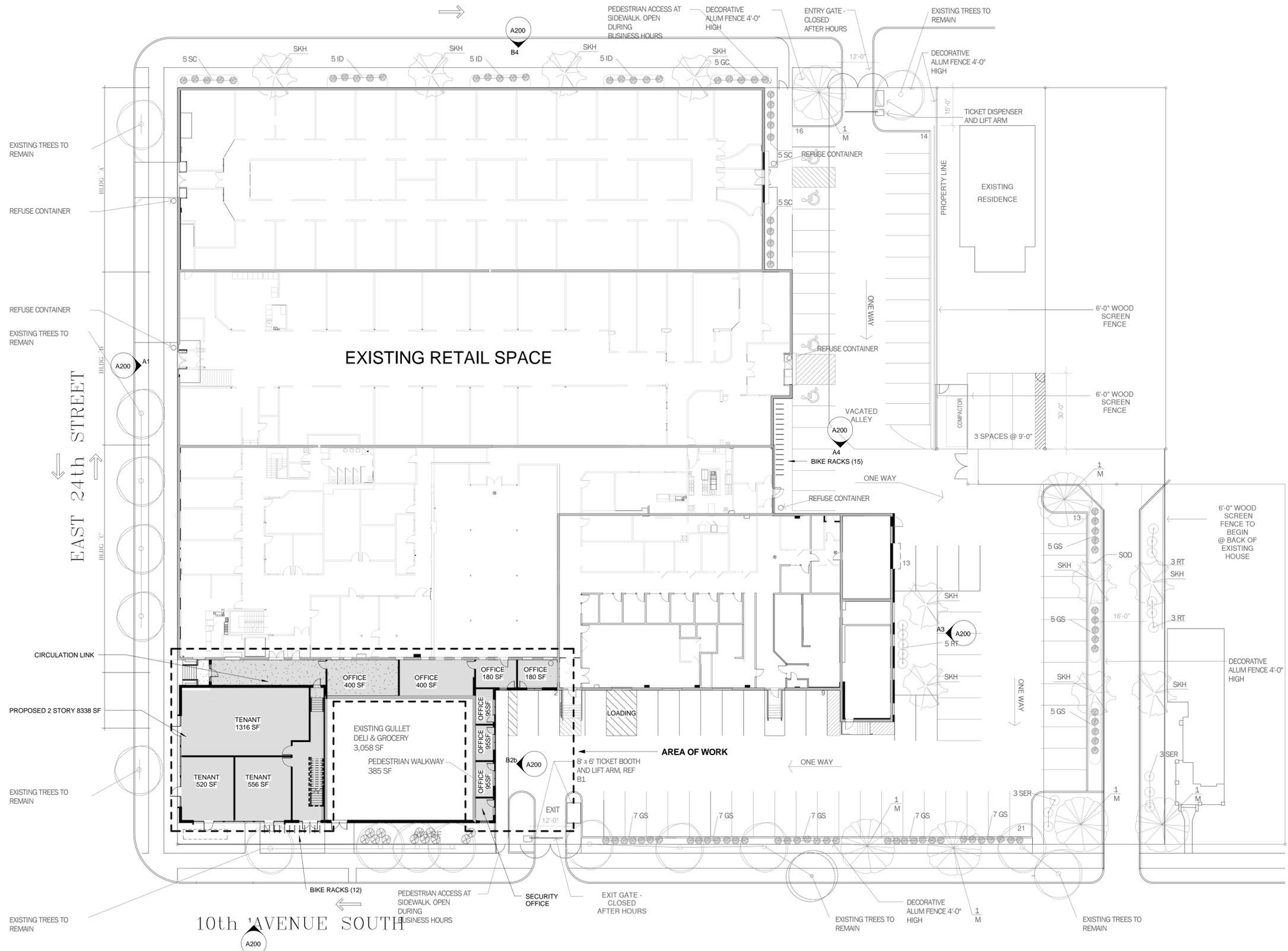
EXISTING RETAIL SPACE

AREA OF WORK

10th AVENUE SOUTH

EAST 24th STREET

1 SITE PLAN/FIRST FLOOR PLAN
1" = 20'-0"



SITE AREA
Total Site Area: 106,090 SF
Site Area on Corner of 24th and 10th: 9636 SF

BUILDING DATA
Existing Building: 1st Floor = 59,358 SF
2nd Floor = 15,742 SF
Total = 75,100
Proposed Addition: 1st Floor = 5,046 SF
2nd Floor = 3,292 SF
Total = 8,338 SF
New Total with Addition: 83,438 SF

PARKING RECAP

	Existing	Proposed
Standard:	102	97
Compact:	14	14
Handicap:	7	7
Total:	123	117

FENCE KEY

PROPERTY LINE	_____
4'-0" DECORATIVE ALUMINUM FENCE	_____
6'-0" WOOD SCREEN FENCE	_____

DJR
ARCHITECTURE, INC.
333 Washington Ave N., Suite 210
St. Paul, MN 55102
612.676.2700 www.djr-inc.com

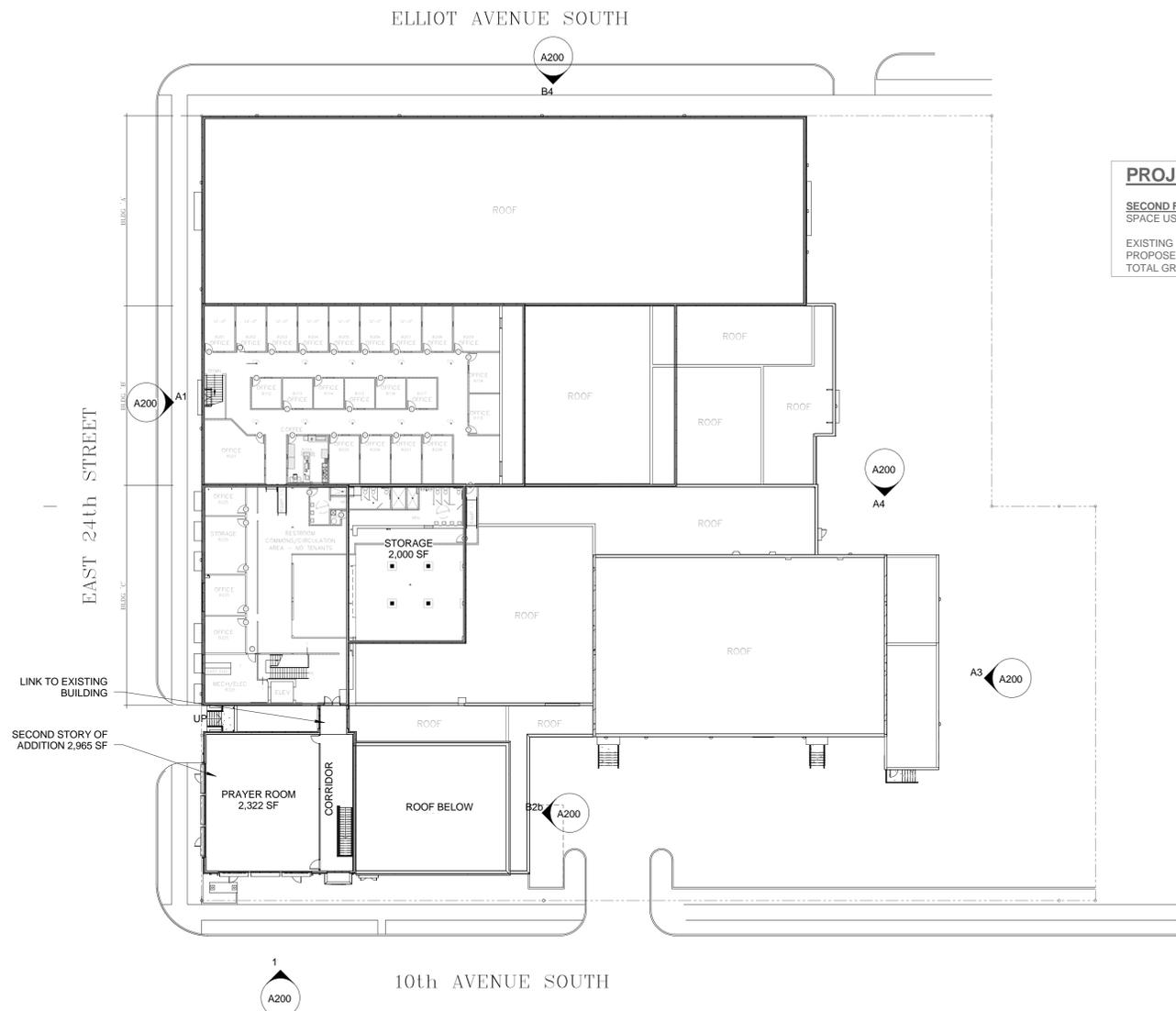
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.
Scott Nelson
REGISTERED PROFESSIONAL ENGINEER
08/23/15

Project #: 111-0025-2
Date: 08/21/15
Drawn by: ES
Checked by: SN
ISSUE: 3 LAND USE SUBMITTAL

Village Market
Enter address here
Copyright 2015 DJR Architecture, Inc.
SITE PLAN/FIRST FLOOR PLAN

A100

CIVIL
STRUCTURAL
CONTRACTOR
CLIENT



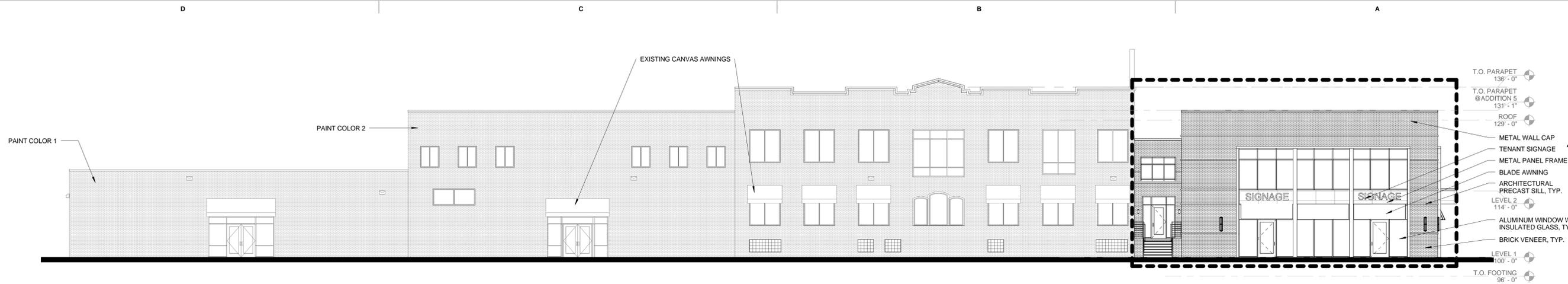
PROJ
SECOND FLOOR
SPACE US
EXISTING
PROPOSE
TOTAL GR

1 LEVEL 2
1" = 30'-0"

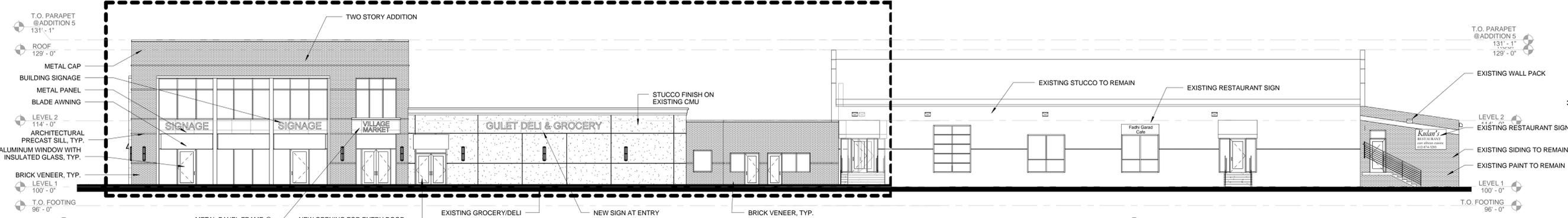
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional architect under the laws of the State of Minnesota.
APPROVE
[Signature]
SIGNATURE
REGISTRATION NUMBER 0863115
DATE 08/31/15

PROJECT #111-0025.2
DATE: 08/31/15
DRAWN BY: ES
CHECKED BY: SN

CLIENT
CONTRACTOR
STRUCTURAL
CIVIL

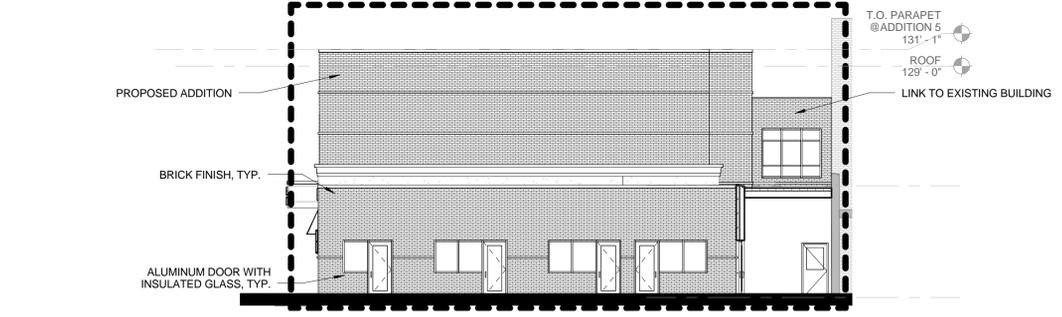


A1 SOUTH (3) ELEVATION
3/32" = 1'-0"



1 EAST (2) ELEVATION
3/32" = 1'-0"

A2 EAST (1) ELEVATION
3/32" = 1'-0"

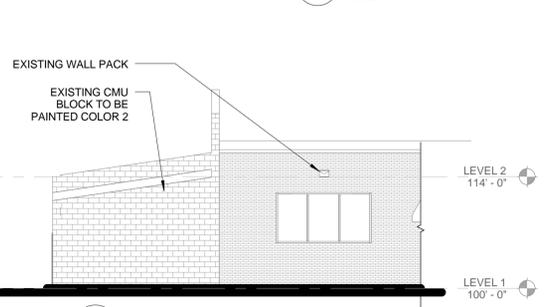


B2b NORTH (3) ELEVATION
3/32" = 1'-0"

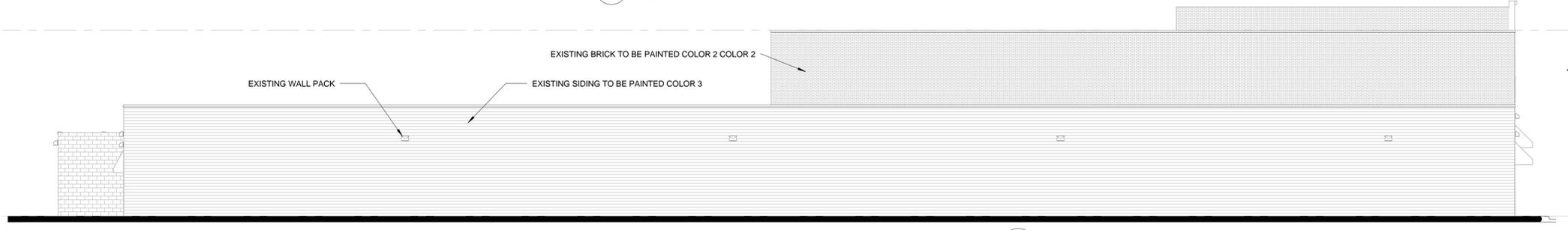


A3 NORTH (1) ELEVATION
3/32" = 1'-0"

C3 NORTH (2) ELEVATION
3/32" = 1'-0"



A4 WEST (1) ELEVATION
3/32" = 1'-0"



B4 WEST (2) ELEVATION
3/32" = 1'-0"



1 CORNER PERSPECTIVE