



## LAND USE APPLICATION SUMMARY

*Property Location:* 4159 Hiawatha Avenue  
*Project Name:* Starbucks and Office Development  
*Prepared By:* Lindsey Silas, Senior City Planner, (612) 673-2653  
*Applicant:* Nick Boosalis, Wash Me Corporation  
*Project Contact:* Richard Andron  
*Request:* To construct two new one-story commercial buildings and a drive-through.  
*Required Applications:*

<b>Site Plan Review</b>	For two, new one-story commercial buildings and a drive-through.
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## SITE DATA

<b>Existing Zoning</b>	I1 Light Industrial District IL Industrial Living Overlay District
<b>Lot Area</b>	25,026 square feet / 0.57 acres
<b>Ward(s)</b>	12
<b>Neighborhood(s)</b>	Hiawatha; adjacent to Standish
<b>Designated Future Land Use</b>	Transitional Industrial
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	<u>N/A</u>

Date Application Deemed Complete	July 30, 2019	Date Extension Letter Sent	September 11, 2019	Date 120-day Deadline Extended by Applicant	October 1, 2019
End of 60-Day Decision Period	September 28, 2019	End of 120-Day Decision Period	November 27, 2019	New Decision Deadline	December 15, 2019

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**BACKGROUND**

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**SITE DESCRIPTION AND PRESENT USE.** The proposed site is located at the northeast corner of 42<sup>nd</sup> Street East and Hiawatha Avenue. There is currently a one-story car wash with seven bays built in 1985 that is proposed to be demolished if the applications are approved. There are two existing curb cuts on 42<sup>nd</sup> Street East to access the site.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a shopping center directly north, railroad parcels identified for a potential future trail to the east, and a vacant building with a current redevelopment proposal for a self-storage facility to the south. To the west are Hiawatha Avenue and a low-density residential neighborhood with light rail stations located four blocks north and three blocks south along Hiawatha Avenue. The site is located between two LRT stations, though it is over half a mile from either station.

**PROJECT DESCRIPTION.** The applicant is proposing two buildings, one is a single-story drive-through at the interior of the lot while the other would contain a restaurant and office space which would surround the drive-through building and would have frontage on E 42<sup>nd</sup> Street and Hiawatha Avenue. A 17-stall surface parking lot is proposed along the east side of the property. The submitted materials indicate that the buildings will be engineered to accommodate up to nine additional stories in the future.

The applicant received a CUP and site plan review from the City Planning Commission on June 11, 2018 to construct a new four-story building with a coffee shop drive-through and 43 dwelling units. The approved building had a very similar footprint as the currently proposed building. Those approvals expire two years from the date of approval on June 11, 2020. The applicant has indicated they prefer to construct the first floor at this time without the upper residential floors which requires a new application to Planning Commission.

The City of Minneapolis recently adopted a regulation that prohibits new drive-through facilities city-wide. The ordinance went into effect on August 17, 2019. The City Council passed a staff direction to allow any application deemed complete pursuant to Minn. Stat. 15.99 prior to August 8, 2019, to proceed through the regulatory review process under the regulations for drive-through facilities in effect at the time of submittal of the complete application. The present application was deemed complete on July 30, 2019, and therefore is permitted to proceed per the adopted staff direction.

**RELATED APPROVALS.**

Planning Case #	Application(s)	Description	Action
PLAN6392	CUP and site plan review.	Applications for a new four-story building with a coffee shop drive-through and 43 dwelling units.	Approved by Planning Commission on June 11, 2018.

**PUBLIC COMMENTS.** No public comments have been received as of the writing of this staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

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**ANALYSIS**

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**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:

**Applicable Standards of Chapter 530, Site Plan Review**

*BUILDING PLACEMENT AND DESIGN*

**Building placement – Meets requirements**

- The first floor of the building is located within eight feet of the front lot lines along Hiawatha Avenue and 42<sup>nd</sup> Street East.
- The placement of the building reinforces the street wall and maximizes natural surveillance and visibility on 42<sup>nd</sup> Street East and Hiawatha Avenue. Pedestrian access and circulation are reinforced on both streets as well.
- The building is set within two feet of the property lines abutting the public street. The site contains bike parking and landscaping to the east of the site between E 42<sup>nd</sup> Street and the surface parking lot.
- All on-site accessory parking is located to the rear or interior of the site. The surface parking lot is located on the east end of the property, visible from 42<sup>nd</sup> Street East. Landscape buffers of 13 feet and 18 feet in depth separate the surface parking from the property line.

**Principal entrances – Meets requirements**

- The building is oriented so that at least one principal entrance faces the front property line. The principal entrance for the office space faces Hiawatha Avenue and the principal entrance for the restaurant faces E 42<sup>nd</sup> Street. There are also entrances to the coffee shop, restaurant, and office space from the surface parking lot.
- All principal entrances are clearly defined and emphasized through the use of storefront windows and awnings.

**Visual interest – Meets requirements**

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are no blank, uninterrupted wall exceeding 25 feet in length.

**Exterior materials – Meets requirements**

- The applicant is proposing masonry and 5/8” fiber cement panel as the building’s primary exterior materials. Each elevation would comply with the City’s durability standards for exterior materials (see Table 1). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

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

Material	Allowed Max	North	South	East	West
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<b>Glass</b>	100%	19.7%	46.2%	59.8%	46.7%
<b>Masonry</b>	100%	8.3%	9.2%	8%	8.7%
<b>Fiber Cement (≥ 5/8")</b>	75%	72%	44.6%	32.2%	44.6%

**Windows – Meets requirements**

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The project is in compliance with the minimum window requirement (see Table 3).
- All windows are vertical in proportion and are evenly distributed along the building walls.

**Table 2. Window Requirements for Non-Residential Uses**

	Code		Proposed	
<b>1st floor (West)</b>	30% minimum	252 sq. ft.	50.8%	427 sq. ft.
<b>1st floor (South)</b>	30% minimum	247 sq. ft.	54.9%	452 sq. ft.
<b>1st floor (East)</b>	30% minimum	312 sq. ft.	51.6%	537 sq. ft.

**Ground floor active functions – Meets requirements**

- The ground floor facing Hiawatha Avenue contains 100 percent (105 feet) active functions. The ground floor facing E 42<sup>nd</sup> Street contains 100 percent (103 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

**Roof line – Meets requirements**

- The principal roof line of the building will be flat, which is similar to that of surrounding buildings.

**Parking garages – Not applicable**

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

**ACCESS AND CIRCULATION**

**Pedestrian access – Meets requirements**

- The submitted lighting plan does not show proposed lighting for the restaurant entrance. Staff is recommending a condition of approval that lighting plan be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
- As conditioned, there are clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

**Transit access – Not applicable**

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

**Vehicular access – Requires alternative compliance**

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. Curb cuts have been consolidated from two down to one on 42<sup>nd</sup> Street East.
- Public Works and Planning staff have concerns that vehicular traffic access to the proposed drive-through may impact the flow of traffic on E 42<sup>nd</sup> Street and in the intersection of Hiawatha Avenue and E 42<sup>nd</sup> Street. Alternative compliance is required.
- There are no public alleys adjacent to the site.
- Service vehicle access does not conflict with pedestrian traffic.
- There is no maximum impervious surface requirement in the I1 zoning district. According to the materials submitted by the applicant, 86 percent of the site would be impervious, while 100 percent of the existing site is impervious.

**LANDSCAPING AND SCREENING**

**General landscaping and screening – Requires alternative compliance**

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 3,466 square feet of landscaping on site, or approximately 20 percent of the site not occupied by buildings (see Table 4).
- The applicant is not proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 7 and the applicant is proposing a total of 3 trees. Alternative compliance is required.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 35 and the applicant is proposing 80 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

**Table 3. Landscaping and Screening Requirements**

	<b>Code</b>	<b>Proposed</b>
<b>Lot Area</b>	--	25,026 sq. ft.
<b>Building Footprint</b>	--	7,950 sq. ft.
<b>Remaining Lot Area</b>	--	17,076 sq. ft.
<b>Landscaping Required</b>	3,415 sq. ft.	3,466 sq. ft.
<b>Canopy Trees (1:500 sq. ft.)</b>	7 trees	3 trees
<b>Shrubs (1:100 sq. ft.)</b>	35 shrubs	80 shrubs

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

- There is no surface parking proposed for the site, so the site is not subject to the screening and landscaping requirements for parking areas per section 530.170.
- The parking and loading area facing the public street or public sidewalk contains an on-site landscaped yard of at least seven feet in width.
- The applicant is proposing a three-foot screen consisting of a hedge that is at least 60 percent opaque.
- There is at least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage.

- The parking area abutting a residence district contains an on-site landscaped yard of at least seven feet in width.
- The applicant is proposing a six-foot screen that is at least 95 percent opaque for the parking lot area facing the residential district or use.
- The corners of the parking lot that are unavailable for parking or vehicular circulation are landscaped as specified for a required landscaped yard.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. None of the proposed parking spaces are located within 50 feet of the center of an on-site deciduous tree. Alternative compliance is required.

**Additional landscaping requirements – Meets requirements with Conditions of Approval**

- As conditioned, the plant materials, and the installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

**ADDITIONAL STANDARDS**

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

- The parking lot is defined by a six-inch by six-inch continuous concrete curb.

**Site context – Meets requirements**

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

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

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks.
- The submitted lighting plan does not demonstrate lighting for the restaurant entrance. Staff is recommending a condition of approval that lighting plan be revised to demonstrate how the entrances will be lit. As conditioned, the project would provide lighting on site, at all building entrances, and along walkways that maintains a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

**Historic preservation – Meets requirements**

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

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**Applicable Regulations of the Zoning Ordinance**

The proposed use is permitted in the I1 District.

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

- The off-street vehicle parking requirement for the offices and restaurant is the minimum parking requirement of 4 spaces each. The off-street vehicle parking requirement for the coffee shop is 1 space per 500 sq. ft. of GFA up to 2,000 sq. ft. and 1 space per 300 sq. ft. of GFA in excess of 2,000 square feet. The proposed 2,149 square foot coffee shop has a parking requirement of 5 spaces. The total number of spaces required at this site is 13. The applicant has proposed 17 surface parking spaces along the east of the site (see Table 5).
- The minimum bicycle parking requirement for each use is three spaces, not less than 50 percent of which should meet the definition of short-term bike parking. The applicant has proposed 16 short-term bicycle parking spaces, one located to the west of the curb cut and one adjacent to the coffee shop building (see Table 6).
- There is no off-street loading requirement for the proposed uses on-site (see Table 7).

**Table 4. Vehicle Parking Requirements Per Use (Chapter 541)**

Use	Minimum	Reductions	Overall Minimum	Maximum Allowed	Proposed
Coffee Shop	5	--	5	11	--
Restaurant	4	--	4	26	
Offices	4	--	4	16	--
	--	--	<b>13</b>	<b>53</b>	<b>17</b>

**Table 5. Bicycle Parking Requirements (Chapter 541)**

Use	Minimum	Short-Term	Long-Term	Proposed
Coffee Shop	3	Not less than 50%	--	8
Restaurant	3	Not less than 50%	--	4
Offices	3	Not less than 50%	--	4
	<b>9</b>	--	--	<b>16</b>

**Table 6. Loading Requirements (Chapter 541)**

Use	Loading Requirement	Loading Spaces	Proposed
Coffee Shop	Low	None	None
Restaurant	Low	None	None
Offices	Medium	None	None
		<b>None</b>	<b>None</b>

**Building Bulk and Height – Meets requirements**

- The proposed building meets the building bulk and height requirements of the I1 District (see Table 8):

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

	<b>Code</b>	<b>Bonuses</b>	<b>Total</b>	<b>Proposed</b>
<b>Lot Area</b>	--	--	--	25,026 sq. ft. / 0.57 acres
<b>Gross Floor Area</b>	--	--	--	7,414 sq. ft.
<b>Min. Floor Area Ratio</b>	N/A	--	--	0.3
<b>Max. Floor Area Ratio</b>	2.7	--	2.7	0.3
<b>Max. Building Height</b>	4 stories or 56 feet, whichever is less			2 stories or 35 ft.

**Lot and Residential Unit Requirements – Meets requirements**

- The proposed project complies with the lot requirements. There are no dwelling units proposed (see Table 9).

**Table 8. Lot and Residential Unit Requirements Summary**

	<b>Code</b>	<b>Proposed</b>
<b>Min. Lot Area</b>	N/A	25,026 sq. ft.
<b>Min. Lot Width</b>	N/A	112 ft.
<b>Max. Impervious Surface Area</b>	N/A	86%
<b>Max. Lot Coverage</b>	N/A	32%
<b>Dwelling Units (DU)</b>	--	N/A
<b>Density (DU/acre)</b>	--	N/A

**Yard Requirements – Meets requirements**

- There are no setback requirements on the west, north, or south property lines. The east (rear) setback requirement is five feet. The buildings and refuse containers meet the setback requirements of the I1 district adjacent to residential zoning (see Table 10).

**Table 9. Minimum Yard Requirements**

<b>Setback</b>	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front (West)</b>	0 ft.	--	0 ft.	0 ft.
<b>Interior Side (North)</b>	0 ft.	--	0 ft.	12.5 ft.
<b>Corner Side (South)</b>	0 ft.	--	0 ft.	0 ft.
<b>Rear (East)</b>	0 ft.	5 feet when adjacent to residential zoning	5 ft.	80 ft.

**Signs – Meets requirements**

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing one monument sign and six wall signs. Five of the wall signs would be on the building facing the public street and one would be located on the coffee shop building at the interior of the site. The sign plan meets the I1 requirements (see Table 11).
- The total square footage allowed for wall signs is one square foot per one foot of primary building wall. The office building is allowed a total of 280 square feet of signage. The proposed sign plan shows 117 square feet of attached signs for the office building.
- The coffee shop building only has one primary building wall on the east side which is 32.8 feet in length and is therefore allowed 32.8 square feet of signage. The applicant has proposed 20 square feet of signage.
- Lighting proposed includes spot lighting for both wall signs and the freestanding sign.

**Table 10. Signage Summary,**

	<b>Max. Size Allocation</b>	<b>Max. Area Per Sign</b>	<b>Proposed Area</b>	<b>Max. Height</b>	<b>Proposed Height</b>
<b>Monument</b>	--	80 sq. ft.	16 sq. ft.	8 ft.	6 ft.
<b>Projecting (Starbuck's)</b>	--	20 sq. ft.	17.5 sq. ft.	34 ft.	22 ft.
<b>Projecting (Starbuck's)</b>	--	20 sq. ft.	17.5 sq. ft.	34 ft.	22 ft.
<b>Attached (NTB Group)</b>	--	180 sq. ft.	30 sq. ft.	34 ft.	14.5 ft.
<b>Attached (Future Restaurant)</b>	--	180 sq. ft.	26 sq. ft.	34 ft.	13 ft.
<b>Attached (Future Restaurant)</b>	--	180 sq. ft.	26 sq. ft.	34 ft.	13 ft.
<b>Attached (Starbuck's)</b>	32.8 sq. ft.	180 sq. ft.	20 sq. ft.	34 ft.	14 ft.

**Screening of Mechanical Equipment – Meets requirements**

- The submitted plans do not indicate the location of mechanical equipment. Staff is recommending a condition of approval that all mechanical equipment including electrical transformers be screened to comply with section 535.70 of the zoning code.

**Refuse Screening – Meets requirements**

- The applicant is proposing two refuse enclosures, both located five feet from the east property line. One refuse container would be located next to the primary vehicular access point on 42<sup>nd</sup> Street East, while the second would be located at the northeast corner of the site. Both are proposed to be screened to comply with section 535.80 of the zoning code.

**Lighting – Meets requirements with Conditions of Approval**

- The submitted lighting plan does not show proposed lighting for the restaurant entrance. Staff recommends a condition of approval requiring the applicant to submit a lighting plan that demonstrates compliance with lighting standards in Chapter 535 and Chapter 541 of the zoning code.

**Fences – Meets requirements**

- Fences must comply with the requirements in Chapter 535. The applicant is proposing a six-foot-tall wood fence on the east property line to comply with screening requirements.

**Specific Development Standards – Meets requirements**

- The applicant’s proposal meets the specific development standards for a coffee shop in Chapter 536.

**IL Industrial Living Overlay District Standards – Meets requirements**

- The proposal is in compliance with the IL Industrial Living Overlay District standards.

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**Applicable Policies of the Comprehensive Plan**

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*The Minneapolis Plan for Sustainable Growth* identifies the site as Transitional Industrial on the future land use map. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

**Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.**

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.

**Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.**

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.7 Encourage the renovation of existing commercial buildings.

**Urban Design Policy 10.11: Seek new commercial development that is attractive, functional and adds value to the physical environment.**

- 10.11.1 Require the location of new commercial development (office, research and development, and related light manufacturing) to take advantage of locational amenities and coexist with neighbors in mixed-use environments.
- 10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

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

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**Applicable Development Plans or Objectives Adopted by the City Council**

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There are no adopted plans that apply to the subject site. The site is located between two LRT stations but is not covered by the associated plans: *38<sup>th</sup> Street Station Area Plan* (adopted 2006) and *46<sup>th</sup> and Hiawatha Station Area Master Plan* (adopted 2001).

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### Alternative Compliance

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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:

- **Vehicular Access.** The proposed vehicular access would use the existing curb cut along 42<sup>nd</sup> Street E. In this location, 42<sup>nd</sup> Street E eastbound contains only one travel lane. The proposed coffee shop drive-through would be anticipated to generate high traffic volume over the day and during peak traffic times. Staff is concerned that vehicles on 42<sup>nd</sup> Street E waiting to turn left into the coffee shop may impede vehicular traffic both on 42<sup>nd</sup> Street E and potentially into the intersection with Hiawatha Ave. Therefore, staff is recommending two conditions of approval that would prohibit left turns into and out of the site.
- **Landscaping trees.** The tree requirement for the site is 7 canopy trees and the applicant has proposed 3 canopy trees. During the preliminary development review process, the Park Board Forestry department identified some previously proposed tree locations as not being suitable for canopy trees due to the location of overhead power lines. The applicant has proposed an additional 8 trees on-site that do not meet the definition of a canopy tree that are suitable for planting under power lines. The applicant is proposing to add an additional 7 trees in the boulevard, one of which would be a canopy tree. Staff recommends granting alternative compliance for this request.
- **Parking lot trees.** Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. As mentioned above, much of the site is not suitable for trees that will grow to 35 feet or taller due to the presence of overhead power lines. Each on-site parking space is located within 50 feet of an on-site ornamental tree that is suitable for planting under overhead power lines. Staff recommends granting alternative compliance for this request.

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## RECOMMENDATIONS

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The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Richard Andron for the property located at 4159 Hiawatha Avenue:

### A. Site Plan Review.

Recommended motion: **Approve** the site plan review for two new commercial buildings including a drive-through, subject to the following conditions:

1. All site improvements shall be completed by September 23, 2021, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. Any decreases in floor area shall not be permitted.
5. The portion of the office building along Hiawatha Avenue shall be no less than 16 feet in depth as shown in the submitted floor plans.

6. No business licenses shall be issued for the proposed coffee shop until the liner building fronting Hiawatha Avenue and E 42<sup>nd</sup> Street is constructed.
7. The lighting plan shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
8. Three canopy trees and eight ornamental trees shall be planted on-site as shown in the submitted landscaping plan.
9. The signage, curb cut, and driveway access shall be designed to prevent left turns into and out of the site.
10. The applicant shall work with Public Works to modify the street design of E 42<sup>nd</sup> Street, if required, to prohibit left turns into the site.

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## **ATTACHMENTS**

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1. Zoning map
2. Oblique aerial photo
3. Written description submitted by applicant
4. Survey
5. Site plan
6. Floor plans
7. Building elevations
8. Renderings
9. Photos
10. Sign plan
11. PDR report