
LAND USE APPLICATION SUMMARY

Property Location: 2401 E Lake Street
Project Name: The Lift Garage Expansion
Prepared By: Lindsey Silas, Senior City Planner, (612) 673-2653
Applicant: The Lift Garage
Project Contact: Cathy Heying
Request: To allow an addition to an existing minor auto repair facility.
Required Applications:

Expansion of Nonconforming Use	To allow an addition to an existing minor auto repair facility.
Site Plan Review	For an addition to an existing minor auto repair facility.

SITE DATA

Existing Zoning	C3A Community Activity Center District PO Pedestrian Oriented Overlay District
Lot Area	13,811 square feet / 0.32 acres
Ward(s)	9
Neighborhood(s)	Longfellow
Designated Future Land Use	Destination Mixed Use
Goods and Services Corridor	E Lake Street
Built Form Guidance	Transit 10

Date Application Deemed Complete	December 31, 2019	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	February 29, 2020	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is 13,811 square feet in size. There is an existing one-story building on site that contains 3,338 square feet of gross floor area. Of the floor area in the building, 518 square feet is dedicated to office and administrative functions while 2,820 square feet is dedicated to automobile servicing.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located along E Lake Street which is lined by mixed-use and commercial buildings. There is a large commercial project located to the north of E Lake Street which contains a Target, Cub Foods, and strip mall buildings. The project site is located in the Pedestrian Oriented Overlay District as it is part of the Lake Street Transit Station Area. A large portion of the surrounding area is zoned commercial (C1, C2, C3A, C3S, and C4). Properties to the south of the site along Hiawatha are primarily zoned for industrial uses.

PROJECT DESCRIPTION. The applicant has proposed to construct a 680 square foot addition to the front of the building. The proposed addition would be used for offices and administrative functions. The addition would not include any additional space for automobile repair functions. The applicant has proposed landscaping along E Lake Street, some of which would screen existing surface parking spaces from the street.

The site is located within the Pedestrian Oriented Overlay District which prohibits automobile-oriented uses. The existing use on site is nonconforming. The proposal to construct a 680 square foot addition to the existing building requires an expansion of nonconforming use and site plan review.

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

ANALYSIS

EXPANSION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application for an expansion of a nonconforming use based on the following findings:

1. *A rezoning of the property would be inappropriate.*

The site is located approximately one block from the East Lake Station serving the Blue Line LRT and near a high-density destination commercial shopping area. The surrounding area is located within the Pedestrian Oriented Overlay District. The Pedestrian Oriented Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses. Minor auto repair is prohibited in the PO Overlay. The existing minor auto repair facility is nonconforming. Rezoning the site to remove the PO Overlay would be inappropriate given the guidance for high-density, pedestrian-oriented uses in the area.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

The proposed building expansion would be compatible with adjacent property and the neighborhood. The proposed 400 square foot addition would not significantly change the building bulk or use on the site. The

addition would be used for office space, not for automobile uses. The addition would bring the front façade of the building closer to E Lake Street, resulting in a more pedestrian-oriented design on site.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

The proposed building expansion will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion. The applicant has not proposed to increase the volume of service on the site and has stated that the addition is to accommodate additional office space within the building due to the non-profit nature of the organization. The parking requirement for a minor auto repair facility is one space per 500 square feet of gross floor area, excluding service bays, and two spaces per service bay. Area outside of service bays with the new addition will be 1,216 square feet and there are 5 service bays resulting in a total base parking requirement of 13 spaces. The site is located within the Pedestrian Oriented Overlay District which reduces the parking requirement by 75 percent for nonresidential uses. The overall parking requirement for the site is 10 parking spaces. There are 10 parking spaces provided on site. In addition, the site has great access to transit and bicycle facilities. The Blue Line LRT is one block away, and the high-frequency bus route 21 runs down E Lake Street. The Hiawatha bike trail is accessible within a block of the site which connects to downtown and the Midtown Greenway.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

The proposed addition will bring the front elevation closer to E Lake Street which will result in a building that better complies with the standards of the Pedestrian Oriented Overlay District. The applicant has proposed to add additional landscaping between the existing surface parking spaces and the street, which will improve the appearance and stability of the neighborhood.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

There are no dwelling units proposed on-site.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The site is not located in a Floodway 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:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – Requires alternative compliance

- The existing first floor elevation abutting E Lake Street is set back 44.6 feet from the front lot line. The proposed building addition will bring a section of the building forward so that it is 12.4 feet from the front lot

line abutting E Lake Street. The building is still located further than 8 feet from the front property line. Alternative compliance is required.

- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- The area between the building and lot line includes landscaping.
- There are three existing parking spaces between the building and the street. The remaining seven surface parking spaces are located to the rear of the building.

Principal entrances – Meets requirements

- The building is oriented so that at least one principal entrance faces the front property line.
- All principal entrances are clearly defined and emphasized through the use of storefront windows.

Visual interest – Requires alternative compliance

- The building walls provide architectural detail and contain windows in order to create visual interest.
- There is a blank, uninterrupted wall exceeding 25 feet in length on the east elevation. Alternative compliance is required.

Exterior materials – Requires alternative compliance

- The applicant is proposing fiber cement panel and metal panel as the addition’s primary exterior materials. The existing building primarily consists of CMU. The east and north elevations exceed the allowed percentage for fiber cement panel. Alternative compliance is required (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	East	West
Glass	100%	20.5%	0%	21.9%
Metal Panel	75%	36.7%	0%	17.2%
Fiber Cement (≤ 5/8")	30%	33%	98%	55.3%

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. In addition, at least 40 percent of the first floor façade of a nonresidential use facing a public street or sidewalk is required to be windows or doors with clear or tinted glass in the Pedestrian Oriented Overlay District. 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 2).
- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Window Requirements for Non-Residential Uses

	Code		Proposed	
1st floor (North)	40% minimum	115 sq. ft.	40%	115 sq. ft.
1st floor (West)	40% minimum	87 sq. ft.	46%	100 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing E Lake Street contains 100 percent (36 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 roof pitch of the proposed addition will be flat and is compatible with the principal roof pitch of the existing building.

Parking garages – Meets requirements

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

ACCESS AND CIRCULATION

Pedestrian access – Requires alternative compliance

- The submitted plans show pedestrian walkways of 3.9 feet in the front yard. There are not walkways of at least four feet in width connecting building entrances and the adjacent public sidewalk and on-site parking facilities. Alternative compliance is required.
- The applicant has not submitted a lighting plan demonstrating that walkways are well-lit. Staff is recommending a condition of approval that the applicant submit a lighting plan 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 – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses.
- There is one existing curb cut to access the site that will remain.
- 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 C3A zoning district. According to the materials submitted by the applicant, 91.7 percent of the site will be impervious, while 86.8 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.
- Less than 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 1,382 square feet of landscaping on site, or approximately 2 percent of the site not occupied by buildings (see Table 3). Alternative compliance is required.
- 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 4 and the applicant is proposing a total of 3 trees. Alternative compliance is required.
- The applicant is not 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 18 and the applicant is proposing 0 shrubs. Alternative compliance is required.
- The remainder of the proposed landscape area is shown as being covered with rock over landscaping fabric instead turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees. Alternative compliance is required.

Table 3. Landscaping and Screening Requirements

	Code	Proposed
Lot Area	--	12,904 sq. ft.
Building Footprint	--	3,987 sq. ft.
Remaining Lot Area	--	8,917 sq. ft.
Landscaping Required	1,783 sq. ft.	1,382 sq. ft.
Canopy Trees (1:500 sq. ft.)	4 trees	3 trees
Shrubs (1:100 sq. ft.)	18 shrubs	0 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- The parking and loading area facing the public street or public sidewalk does not contain an on-site landscaped yard of at least seven feet in width. Alternative compliance is required.
- The applicant is not proposing a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque. Alternative compliance is required.
- There is at least one tree provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage.
- 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. The submitted landscaping plan does not show that each parking space is within 50 feet of the center of an on-site deciduous tree. Alternative compliance is required.

Additional landscaping requirements – Meets requirements

- Information included in the landscape plan indicates that the plant materials, and 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 applicant did not submit a lighting plan showing entry way and walkway lighting. Staff recommends a condition of approval that would require the final site plan 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.

Applicable Regulations of the Zoning Ordinance

The proposed use is nonconforming in the C3A District.

Off-street Parking and Loading – Meets requirements

- The off-street vehicle parking requirement for a minor auto repair facility is one space per 500 square feet of gross floor area, excluding service bays, and two spaces per service bay. Area outside of service bays with the new addition will be 1,216 square feet and there are 5 service bays resulting in a total base parking requirement of 13 spaces. The site is located within the Pedestrian Oriented Overlay District which reduces the parking requirement by 75 percent for nonresidential uses. The overall parking requirement for the site is 10 parking spaces. There are 10 parking spaces provided on site. (see Table 4).
- There is no bicycle parking requirement for minor auto repair facilities (see Table 5).
- The off-street loading requirement for minor auto repair is medium but the subject facility is less than 10,000 square feet in size and therefore has no loading requirement (see Table 6).

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

Use	Minimum	Reductions	Overall Minimum	Maximum Allowed	Proposed
Minor Auto Repair	13	PO Overlay (3)	10	13	10
	--	--	10	13	10

Table 5. Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Minor Auto Repair	N/A	--	--	N/A
	N/A	--	--	N/A

Table 6. Loading Requirements (Chapter 541)

Use	Loading Requirement	Loading Spaces	Proposed
Minor Auto Repair	Medium	None	None
	Medium	None	None

Building Bulk and Height – Meets requirements

- The site is subject to a minimum floor area ratio of 1.0. The existing building has a floor area ratio of 0.31. With the proposed addition, the building will have a floor area ratio of 0.36. The proposed addition is building a nonconforming building closer to conformity and therefore does not require a variance. The proposed building meets the building bulk and height requirements for the district (see Table 7):

Table 7. Building Bulk and Height Requirements

	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	12,904 sq. ft. / 0.3 acres
Gross Floor Area	--	--	--	4,630 sq. ft.
Min. Floor Area Ratio	1.0	--	--	0.36
Max. Floor Area Ratio	2.7	--	2.7	0.36
Max. Building Height	4 stories or 56 feet, whichever is less			1 story or 17 ft.

Lot and Residential Unit Requirements – Meets requirements

- The project meets the lot requirements for the district (see Table 8). No residential units are proposed.
- Inclusionary housing does not apply to this project, which has no residential units.

Table 8. Lot and Residential Unit Requirements Summary

	Code	Proposed
Min. Lot Area	N/A	12,904 sq. ft.
Min. Lot Width	N/A	71 ft.
Max. Impervious Surface Area	N/A	N/A
Max. Lot Coverage	N/A	N/A
Dwelling Units (DU)	--	N/A
Density (DU/acre)	--	N/A

Yard Requirements – Meets requirements

- The site is surrounded by commercial zoning and has no yard requirements (see Table 9).

Table 9. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (North)	0 ft.	--	0 ft.	3.9 ft.
Interior Side (West)	0 ft.	--	0 ft.	27.1 ft.
Interior Side (East)	0 ft.	--	0 ft.	0 ft.
Rear (South)	0 ft.	--	0 ft.	56.8 ft.

Signs – Meets requirements

- There is an existing nonconforming, changeable copy, pole sign at the site. No changes to signage are proposed as part of the project.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- Mechanical equipment is not clearly indicated on the plans. Staff is recommending a condition of approval that the final plans indicate the location of any mechanical equipment and that all mechanical equipment be screened to comply with section 535.70 of the zoning code.

Refuse Screening – Meets requirements with Conditions of Approval

- Refuse and recycling is not clearly indicated on the plans. Staff is recommending a condition of approval that the final plans indicate the location of refuse and recycling containers and that containers be screened to comply with section 535.80 of the zoning code.

Lighting – Meets requirements with Conditions of Approval

- A lighting plan was not provided with the application. 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

- No fences are proposed as part of the project.

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the specific development standards for minor automobile repair in Chapter 536.

Pedestrian Oriented Overlay District Standards – Meets requirements

- The proposed addition brings the existing building closer to compliance with the Pedestrian Oriented Overlay District standards.

Applicable Policies of the Comprehensive Plan

The proposed zoning would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*:

Future Land Use	Guidance	Staff Comment
Destination Mixed Use	Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Multi-story development is required. Contiguous expansion of commercial zoning is allowed.	The minor automobile repair facility on-site is existing. The proposal to extend the façade towards the sidewalk should result in a building that is more pedestrian friendly. In addition, the front façade will include more windows than currently exist on the building. The proposed building changes will bring the building more in line with the guidance from Minneapolis 2040.
Goods and Services Corridor	Goods and Services Corridors serve two purposes: 1) To indicate where commercial uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.	The site is an existing nonconforming commercial use that fronts on E Lake Street.

Built Form Guidance	Guidance	Staff Comment
Transit 10	New and remodeled buildings in the Transit 10 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 10 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 10 district. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	The applicant has proposed a 680 square foot addition to the existing one-story building. The built form of the existing building is less dense than what is guided for in the 2040 Plan. The proposed addition will add additional bulk and bring the building closer to the street, so will bring the building closer to compliance with City goals.

The following policies and action steps from *Minneapolis 2040* apply to this proposal:

Policy 4. Access to Commercial Goods and Services: Improve access to goods and services via walking, biking and transit.

- a. Allow commercial uses where they currently exist throughout the city.
- b. Designate additional areas for commercial uses in parts of the city where demand for retail goods and services exceeds the supply, and that are well-served by public transportation.
- c. Allow property owners to request expansion of commercial areas where such expansion would improve access to goods and services via walking, biking, and transit.

Policy 5. Visual Quality of New Development: Ensure a high-quality and distinctive physical environment in all parts of the city through building and site design requirements for both large and small projects.

- e. Require adequate distribution of windows and architectural features in order to create visual interest.

Policy 6. Pedestrian-Oriented Building and Site Design: Regulate land uses, building design, and site design of new development consistent with a transportation system that prioritizes walking first, followed by bicycling and transit use, and lastly motor vehicle use.

- a. Orient buildings and building entrances to the street. Encourage multiple entrances to multi-family residential buildings. The number of entrances in non-residential uses should increase in proportion to the length of the building and be located along main corridors or at the street corner.
- b. Encourage multiple storefront bays with direct connections to the sidewalk where active or commercial ground floor uses are required.
- c. Require windows and window treatments on buildings that allow clear views into and out of the building.

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:

- **Building placement.** The existing first floor elevation abutting E Lake Street is set back 44.6 feet from the front lot line. The proposed building addition will bring a section of the building forward so that it is 12.4 feet from the front lot line abutting E Lake Street. The building is still located further than 8 feet from the front property line. The proposed addition brings the nonconforming building closer to conformity with regards to building placement standards. Staff recommends granting alternative compliance for this request.
- **Visual interest.** There is a blank, uninterrupted wall exceeding 25 feet in length on the east elevation. The proposed addition would extend the existing east building wall forward to be closer to the public street. This building wall is built on the property line. The building code does not allow openings in walls that are located on property lines. The existing blank wall on the east elevation is not visible from the public street due to the location of the building on the neighboring property. The addition would be visible from the public street and sidewalk as it would bring the building closer to the street. Staff is recommending a condition of approval that the applicant work with staff to mitigate the blank wall on the east elevation through material changes, a green wall, or a mural. With the recommended condition of approval, staff recommends granting alternative compliance for this request.
- **Exterior materials.** The proposed elevations exceed the allowed amount of >5/8" fiber cement panel on the east and north elevations. The east elevation of the addition contains 98 percent fiber cement panel. Taken

together with the existing east building wall, the total quantity of fiber cement panel on the east elevation would be 36 percent. The north elevation contains 33 percent fiber cement panel. The proposed fiber cement panel on the east elevation would have limited visibility from the public street and would be painted to match the existing CMU. The proposed fiber cement on the north elevation is limited to the eastern section of the addition that comes closer to the street where it would not make sense to have more than one material on such a small building wall. Staff finds that the proposal to exceed the percentage of fiber cement panel per elevation by 3 and 6 percent respectively is reasonable given the small size of the building and even smaller size of the addition. Staff recommends granting alternative compliance for this request.

- **Pedestrian access.** The submitted plans indicate a pedestrian walkway of 3.9 feet connecting the building and on-site surface parking to the public street. Section 530.130 of the zoning code requires that walkways shall be a minimum of four feet in width. There appears to be room on the site plan for the walkway to be expanded to four feet in width. Staff does not recommend granting alternative compliance for this request.
- **General landscaping and screening**
 - **Landscaped area:** The submitted plans indicate that 201 square feet of landscaped area will be provided, or 2 percent of lot area not covered by buildings. The project is an existing minor automobile repair facility that contains a one-story building and ten parking spaces. The proposed addition would bring the front building wall closer to the property line, which will bring it closer to compliance with the Pedestrian Oriented Overlay District standards. This addition also reduces area available for landscaping. Staff is recommending a condition of approval that the area at the base of the monument sign be landscaped with shrubs. With the recommended condition of approval, staff recommends granting alternative compliance for this request.
 - **Canopy trees:** The tree requirement for the site is 4 and the applicant is proposing a total of 3 trees. The submitted landscaping plan only provides partial data for the site and does not show one existing tree that appears to be located on the south side of the site. Staff is recommending a condition of approval that no less than four trees be provided on-site which can include existing and new trees.
 - **Shrubs:** The shrub requirement for the site is 18 and the applicant is proposing 0 shrubs. The submitted plans indicate 19 Karl Foerster grasses on site. Grasses do not meet the shrub requirement. It appears there is sufficient space to provide the required shrubs within the landscaped areas. Staff is recommending a condition of approval that the applicant provide no less than 18 shrubs on-site.
 - **Remainder of landscaped area:** The remainder of the landscaping area is shown as being covered with landscaping fabric and rock. Rock mulch is not permitted to count towards landscaped area. Staff is recommending a condition of approval that all landscaped areas be landscaped with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees and that no rock mulch shall be permitted.
- **Parking and loading landscaping and screening**
 - **Landscaped yards:** The parking and loading area facing the public street or public sidewalk does not contain an on-site landscaped yard of at least seven feet in width. The parking spaces along the public street are existing spaces that are located at an angle towards the front lot line. The distance between the parking spaces and the front property line ranges from 6 inches to 6 feet. The configuration of the parking is existing and all parking spaces on-site are required to satisfy the minimum parking requirement. Staff recommends granting alternative compliance for this request.
 - **Screening:** The applicant is not proposing a three-foot screen consisting of a masonry wall, fence, berm, hedge, or combination thereof that is at least 60 percent opaque between the surface parking spaces and the street. Between the applicant's property and public right-of-way there appears to be sufficient space to screen the northernmost surface parking space from the street. Staff is recommending a condition of approval that a fence, hedge, or combination thereof that is at least 60 percent opaque be provided along the north edge of the surface parking spaces and the public street.
 - **Distance to 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. The submitted

landscaping plan does not show that each parking space is within 50 feet of the center of an on-site deciduous tree. It appears that there is additional turf grass area along the rear of the site adjacent to existing parking spaces. Staff is recommending a condition of approval that each surface parking space be located within 50 feet of the center of an on-site deciduous tree.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Cathy Heying for the properties located at 2401 E Lake Street:

A. Expansion of a Nonconforming Use.

Recommended motion: **Approve** the expansion of a nonconforming use application for an addition to an existing minor auto repair facility, subject to the following conditions:

1. The proposed addition shall only be used for offices and administrative functions.

B. Site Plan Review.

Recommended motion: **Approve** the site plan review for an addition to a minor auto repair facility, subject to the following conditions:

1. All site improvements shall be completed by January 27, 2022, 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. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.
6. The applicant shall work with staff to mitigate the blank wall on the east elevation through material changes, a green wall, or a mural.
7. The pedestrian walkway connecting the building and on-site parking facilities to the public street shall be no less than 4 feet in width.
8. The final plans 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.
9. The final plans shall show the location of any mechanical equipment and all mechanical equipment shall be screened to comply with section 535.70 of the zoning code.
10. The final plans shall show the location of refuse and recycling containers and refuse and recycling containers shall be screened to comply with section 535.80 of the zoning code.
11. The area at the base of the monument sign shall be landscaped with shrubs.
12. Not less than four canopy trees shall be planted on site to comply with section 530.160 of the zoning code. The canopy tree requirement may be met by existing and new trees.
13. Not less than 18 shrubs shall be planted on site to comply with section 530.160 of the zoning code.

14. All required landscaped areas shall be landscaped with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees. No rock mulch shall be permitted.
15. The applicant shall provide a three-foot screen consisting of a fence, hedge, or combination thereof that is at least 60 percent opaque between the north side of the surface parking spaces and the public street.
16. Each surface parking space shall be located within 50 feet of the center of an on-site deciduous tree.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Floor plan
7. Building elevations
8. Photos