
LAND USE APPLICATION SUMMARY

Property Location: 2933 Pleasant Avenue
Project Name: Yusef
Prepared By: Andrew Liska, Sr. City Planner, (612) 673-2264
Applicant: Basim Sabri
Project Contact: Brian Houwman
Request: For a new 6-story, non-residential development

Non-Residential Uses	Grocery: 16,290 sq. ft. Office: 8,880 sq. ft. Commercial: 26,515 sq. ft.
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Required Applications:

Rezoning	Petition to rezone the property located at 2933 Pleasant Avenue from the I1 Light Industrial District to the C2 Neighborhood Corridor Commercial District and PO Pedestrian Oriented Overlay District
Conditional Use Permit	To allow a shopping center in the C2 Neighborhood Corridor Commercial District
Site Plan Review	For a 6-story, non-residential development

SITE DATA

Existing Zoning	I2 Medium Industrial District BFC6 Corridor 6 Built Form Overlay District
Lot Area	16,110 square feet / .37 acres
Ward(s)	10
Neighborhood(s)	Wittier
Future Land Use	Urban Neighborhood
Goods and Services Corridor	Lake Street W / Lake Street E, one parcel to the south
Built Form	Corridor 6

BACKGROUND

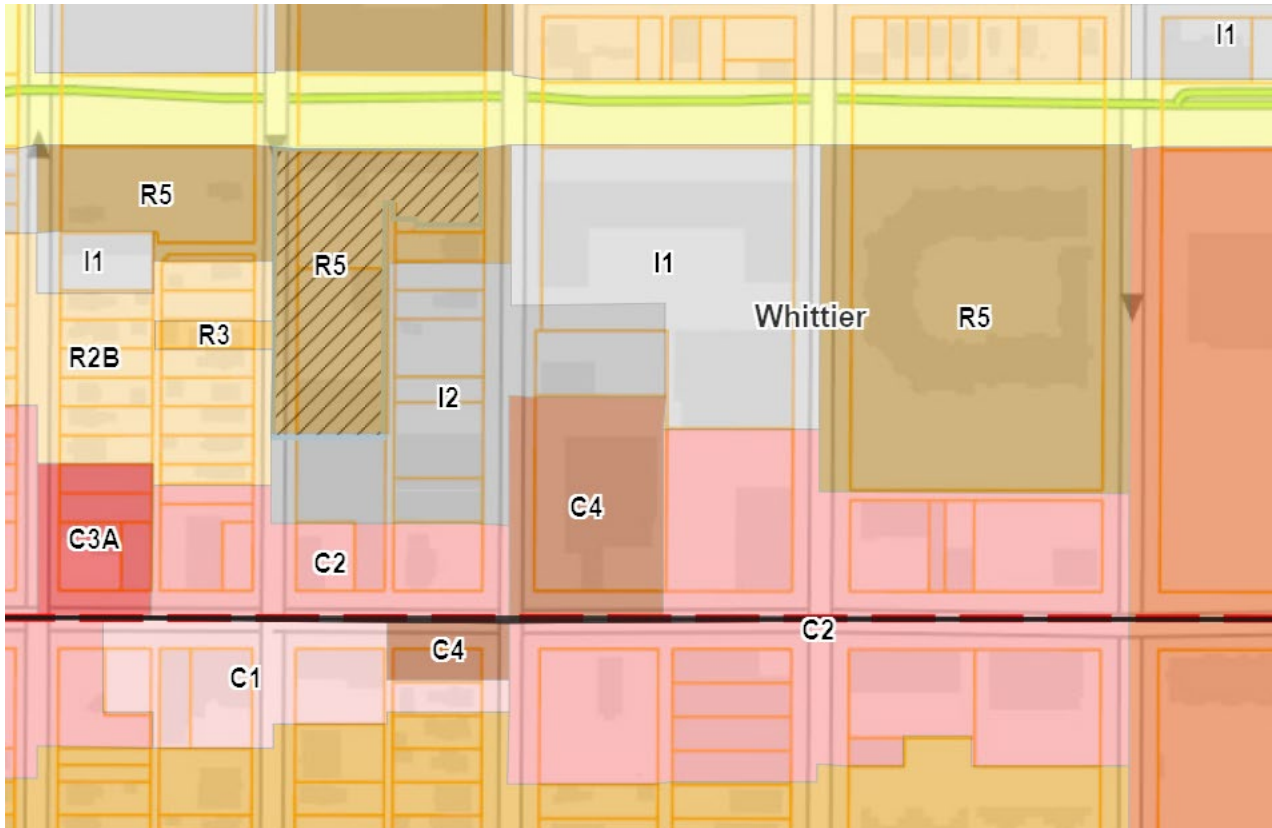
SITE DESCRIPTION AND PRESENT USE. The site was a former towing service. A 1-story building with parking lot exists with a curb cut off Pleasant Avenue. A private alley exists to the rear and is owned by the applicant.

Date Application Deemed Complete	May 3, 2022	Date Extension Letter Sent	May 17, 2022
End of 60-Day Decision Period	July 2, 2022	End of 120-Day Decision Period	August 31, 2022

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Karmel Plaza, a 4-story structure with a large shopping center, mosque, and enclosed parking is to the north of the subject site. To the east is Karmel Square, a 9-story mixed-use development with 91 dwelling units, offices, and shopping center uses. To the south is a 1-story structure and parking lot associated with a vehicle rental business.

The zoning map below does not accurately reflect the current zoning on the Karmel Plaza site due to a recent rezoning of that parcel. The parcel is zoned C2 and PO.

There is a mix of residential and commercial uses in the immediate area. The Midtown Greenway is located one parcel to the north of the site and Lake Street is one parcel to the south.



PROJECT DESCRIPTION. The proposed structure is 6-stories in height and contains a grocery store on the first and second floors. Floors three through six are offices and retail. With retail not having direct access into and out of contains a few different uses within. The retail component proposed meets the definition of a shopping center. The existing curb cut is proposed to be removed redirecting all loading to the rear of the site utilizing the private alley.

The proposal requires three land-use applications: A rezoning from I2 to C2 and PO, a CUP for the shopping center proposed in the C2 zoning, and site plan review for the new six-story development.

This item is recommended for continuance of one cycle to the June 13, 2022 City Planning Commission meeting to allow the applicant additional time to prepare necessary documentation of a shared loading agreement to be reviewed by the city attorney and to accurately reflect building placement that complies with the PO, Pedestrian Oriented Overlay district.

The 60-day decision period has been extended and the 120-day deadline is August 31, 2022.

RECOMMENDATIONS

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission and/or City Council adopt staff findings for the applications by Brian Houwman for the property located at 2933 Pleasant Avenue:

A. Rezoning.

Recommended motion: The City Planning Commission continues the petition to rezone the property at 2933 Pleasant Avenue S from the I2, Medium Industrial district to the C2, Neighborhood Corridor Commercial district and PO, Pedestrian Oriented Overlay district, retaining the BFC6 Corridor 6 Built Form Overlay district for one cycle, to the June 13, 2022 CPC meeting.

B. Conditional Use Permit.

Recommended motion: The City Planning Commission continues the conditional use permit to allow a shopping center in the C2 zoning district for one cycle, to the June 13, 2022 CPC meeting.

C. Site Plan Review.

Recommended motion: The City Planning Commission continues the site plan review for a new 6-story development for one cycle, to the June 13, 2022 CPC meeting.