

# HARRISS ARCHITECTS

3207 Central Ave NE, Minneapolis MN 55418 p: 612.339.2190 f: 612.339.4783

October 18, 2010

To: Kimberly Hollien, Planner, CPED  
**Re: Narrative for Auto-Giants Project**  
From: John Harriss, Harriss Architects

The Auto Giants Project is a redesign and reconstruction of a facility that has previously burned down on April 30, 2010. The Owner, Jameel Amed, is interested in rebuilding at the same location, and is planning to upgrade the entire appearance and function of the property.

The proposed building will accommodate both sales and maintenance/repair operations. The office portion of the building, located on the east side of the building, will house the office/sales part of the business. The western portion of the building will be a three bay garage.

The building will be a pre-engineered metal building, erected and fabricated by Wick Buildings. Originally, a masonry structure was considered, but the cost of such a structure turned out to be too high.

The building will be a combination of a one and two story structure. The office portion will be two stories, and the garage will be a single story. The finish of the metal will be applied in the factory, of a yet as undetermined color. The front of the building that will face Central Avenue, will have a brick finish, to complement the surrounding structures. In addition, there will be awnings on the first floor windows that face the street.

The site will also undergo major upgrades and improvements, to meet City of Minneapolis standards. New site lighting, landscaping and signage will be installed, along with a completely redone bituminous parking area. The entrance will be off 37<sup>th</sup> Avenue NE, at the location of the existing curb cut. An additional exit will be located off the alley on the southwest part of the site. A new electronic message sign will be located at the northeast corner of the site. The office portion of the building will be accessed both off Central Avenue and from the north, through the lot itself.

The existing drainage patterns on the site will be maintained, to generally flow out the alley egress on the southwest. Landscaping will be a variety of overstory trees, primarily along the alley and on the southeast side of the site. The rest of the site will be surrounded by shrubs and grasses. A wrought iron fence will be installed on the east and north sides of the site and a 90% opaque wood fence will be installed all along the alley on the west side of the property.

### **Conditional Use Permit**

- 1) The establishment, maintenance and operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare. The improvements to the property will enhance the surroundings and the neighborhood, with a new building and landscaping. All repair work will be done inside the garage.
- 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 the surrounding property for uses permitted in the district. Use of the property relating to the CUP (minor auto-repair for the cars on the lot), will all be done inside the building and will have no negative impact on the neighborhood.
- 3) Adequate utilities, access, drainage will be provided. The existing curb cut to the north will be utilized, as well as a new curb cut to the alley. Existing drainage patterns will be utilized.
- 4) Adequate measures will be taken to reduce traffic congestion, by eliminating the curb cut on Central Avenue.
- 5) The conditional use is consistent with the applicable policies of the comprehensive plan, as a Mixed Development Corridor.
- 6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

### **Change of Non- Conforming Use**

- 1) Hours of operation: 8 am – 7 pm, Monday through Saturday
- 2) Signage will consist of (1) freestanding, electronic/message sign at the NE corner of the site, approx. 4' x 8'; and one internally lit, building mounted sign, above the main entrance on Central Avenue. This sign will be approx. 2' x 16'.
- 3) Traffic generation will be unchanged, and traffic will be eliminated for access on Central Avenue.
- 4) There will be (11) parking spaces. There will be no provision for loading, as it is unnecessary for the intended use.
- 5) The nature of the business operation is used car sales, with incidental, minor vehicle repair, which will take place in the enclosed garage.
- 6) Number of employees: 2-3
- 7) Building bulk: Total area: 3920 square feet. The building footprint is 2880 square feet.
- 8) The building will have no negative impacts on the surrounding area. The portion of the building that faces Central, will be brick faced to match the building directly to the south, and complement the existing CVS across the street. The

- remainder of the building will be a simple gabled end, metal sided structure, whose massing and bulk will be harmonious with the existing residential context.
- 9) There will be no noise, odor, heat or vibration from the structure that will be above the normal conditions found in the area. The parking/lot lighting will conform to City standards. The existing lighting does not.

**Expansion or Alteration of Non-Conforming Use**

- 1) Rezoning of the property would be extremely difficult due to the intense up-zoning that would be required.
- 2) The new structure will be compatible to uses in the neighborhood, and be an improvement, in terms of building aesthetics, landscaping, site access and lot lighting.
- 3) The new structure will relieve parking congestion and traffic, by removing the curb cut on Central and adding new parking areas.
- 4) The new development will enhance the neighborhood with an aesthetically pleasing building, new landscaping and lighting. It will help to maintain the commercial viability of the corner.
- 5) There are no dwelling units associated with this Project.
- 6) The project is not located in the Floodway District.