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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 1715 and 1717 Lake Street E  
*Project Name:* 1715 and 1717 Lake Street E Rezoning  
*Prepared By:* Lindsey Wallace, City Planner, (612) 673-2653  
*Applicant:* JWT Lake Street, LLC  
*Project Contact:* Matthew Meinholz  
*Request:* To rezone the properties at 1715 and 1717 Lake Street E to allow grocery store with a tobacco license within an existing building.

*Required Applications:*

<b>Rezoning</b>	Petition to rezone the properties located at 1715 and 1717 Lake Street E from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.
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**SITE DATA**

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<b>Existing Zoning</b>	C1 Neighborhood Commercial District PO Pedestrian Oriented Overlay District
<b>Lot Area</b>	9,239 square feet / 0.21 acres
<b>Ward(s)</b>	9
<b>Neighborhood(s)</b>	Powderhorn Park; adjacent to East Phillips
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Lake Street)
<b>Small Area Plan(s)</b>	N/A

Date Application Deemed Complete	January 25, 2018	Date Extension Letter Sent	February 7, 2018
End of 60-Day Decision Period	March 26, 2018	End of 120-Day Decision Period	March 25, 2018

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## BACKGROUND

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**SITE DESCRIPTION AND PRESENT USE.** The subject site consists of two parcels located along the south edge of Lake Street E, a Commercial Corridor. The site is occupied by three connected storefront buildings. The building at the corner of Lake Street E and 18<sup>th</sup> Ave S is two stories. The other two buildings are one story. The building at 1715 Lake Street E has recently been leased by a new tenant who is currently selling clothing and related merchandise. The two buildings at 1717 Lake Street E each contain one retail space each.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties along Lake Street E consist of a mix of commercial and residential uses. Buildings along Lake Street are primarily one and two-story commercial buildings. The subject site is located within a C1 zoning district that extends west along Lake Street. The site borders a C2 zoning district along the north and east. Low density residential uses are located away from the commercial corridor.

**PROJECT DESCRIPTION.** The new tenant of 1715 Lake Street E wishes to establish a grocery store with tobacco sales. City of Minneapolis Business Licensing does not issue new tobacco licenses to properties located in C1 zoning. The applicant has proposed to rezone the properties at 1715 and 1717 Lake Street E from the C1 district to the C2 district to allow a new grocery store with tobacco sales at 1715 Lake Street E. The applicant has noted flexibility for future commercial tenants at 1717 Lake Street E as a reason for requesting the rezoning of both properties together.

The submitted floor plan shows shelving in front of existing ground floor windows. Section 535.95 of the zoning code prohibits shelving from being placed in front of required ground floor windows. The final layout will need to comply with this section.

**PUBLIC COMMENTS.** Staff has received two public comments opposing the proposed rezoning which are attached to this 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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### REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1715 and 1717 Lake Street E from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable policies of The Minneapolis Plan for Sustainable Growth. The property is designated as mixed use on the future land use map.

The following principles and policies outlined in the plan apply to this proposal:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.
- 1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.
- 1.5.3 Promote the preservation of traditional commercial storefronts wherever feasible.

**Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.**

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- 1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

2. *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The main purpose of the amendment is to increase flexibility for a single property owner in utilizing the existing storefront buildings on site. Staff finds that the proposed amendment would not provide a significant benefit to the public interest.

3. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The existing uses of property and existing zoning in the general area are compatible with the proposed zoning classification. Lake Street is a commercial corridor. There are a wide variety of commercial uses located along Lake Street in both directions. The existing zoning along Lake Street is primarily C1 and C2. The subject site is located in a C1 district that is immediately adjacent to a C2 district to both the north and east.

4. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

There are reasonable uses of the property under the existing zoning classification. The C1 Neighborhood Commercial District allows a wide variety of uses including retail sales and services, food and beverage uses, entertainment uses, and dwelling units. However, there are certain limitations upon businesses located in C1. Minneapolis Business Licensing does not issue new tobacco licenses to businesses in C1 zoning. Certain types of businesses are prohibited in C1 zoning, specifically auto oriented uses, and commercial uses in C1 are limited to 5,000 square feet per use. Rezoning to C2 will allow for more opportunities to reuse the existing storefront building on the site, and the PO Overlay will prevent automobile-oriented uses in this location despite C2 zoning.

5. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

There have been minor site improvements to nearby properties in recent years as commercial tenants have changed. In December, 2017, the City Planning Commission approved a conditional use permit for a shopping center across the street to allow the existing convenience store to establish a tobacco store within

the same building. In general, the changes in the area have been consistent with an evolving commercial district.

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**FOR REZONINGS ONLY**

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**ZONING PLATE NUMBER.** 26

**LEGAL DESCRIPTION.**

1715 Lake Street E

Subdivision of J.G. Lennon's Block 16 Out Lots to Minneapolis (E 24 Ft of W 48 Ft of Lot 1, E 24 Ft of W 48 Ft of Lot 2, and N 11 8/10 Ft of E 24 Ft of W 48 Ft of Lot 3), Hennepin County, Minnesota.

1717 Lake Street E

Subdivision of J.G. Lennon's Block 16 Out Lots to Minneapolis (E 73.76 Ft of Lots 1 & 2, also the E 73.65 Ft of N 11.8 Ft of Lot 3), Hennepin County, Minnesota.

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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(s) by Matthew Meinholz for the properties located at 1715 and 1717 Lake Street E:

**A. Rezoning.**

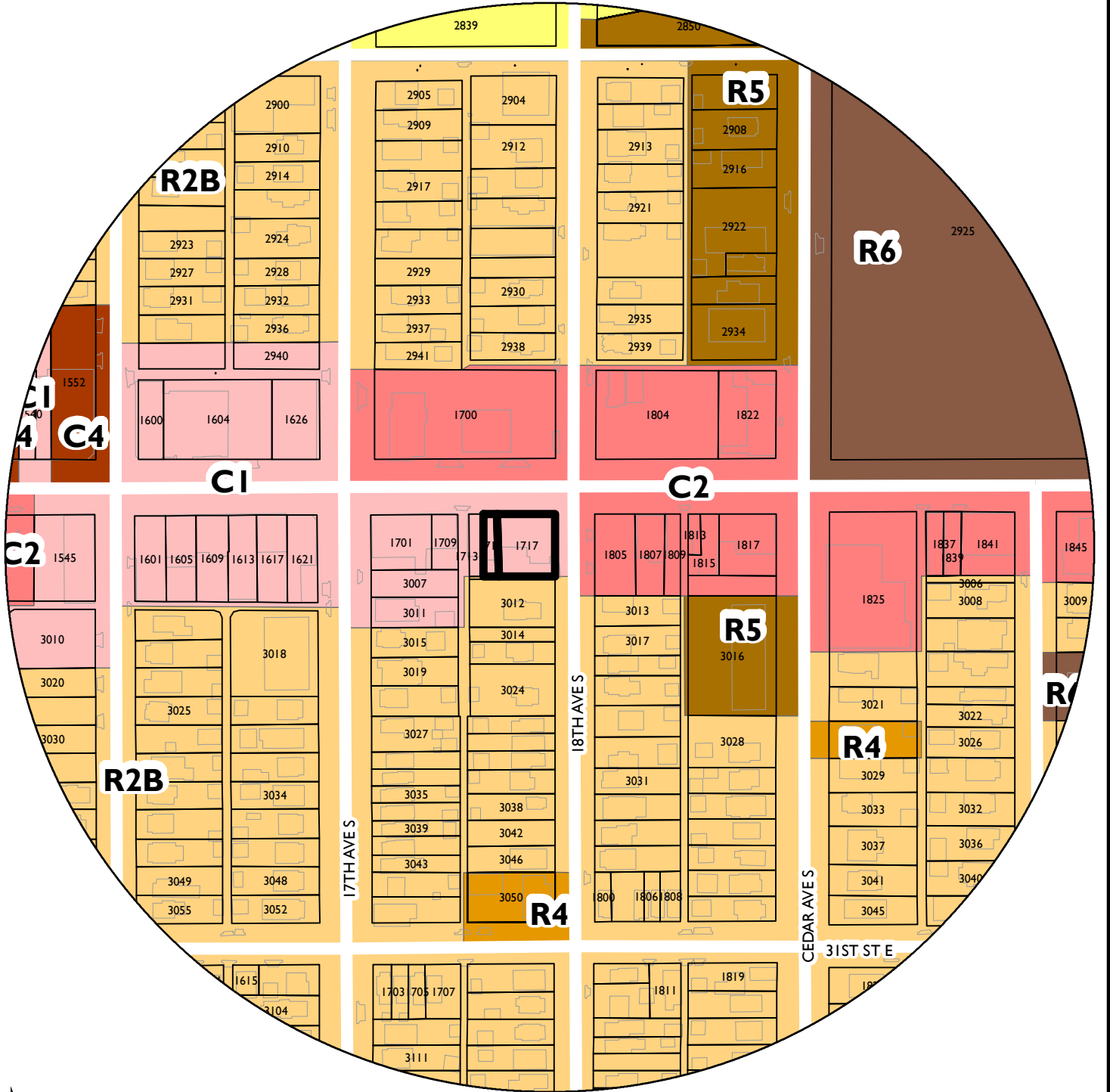
Recommended motion: **Approve** the application to rezone the properties at 1715 and 1717 Lake Street E from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.

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**ATTACHMENTS**

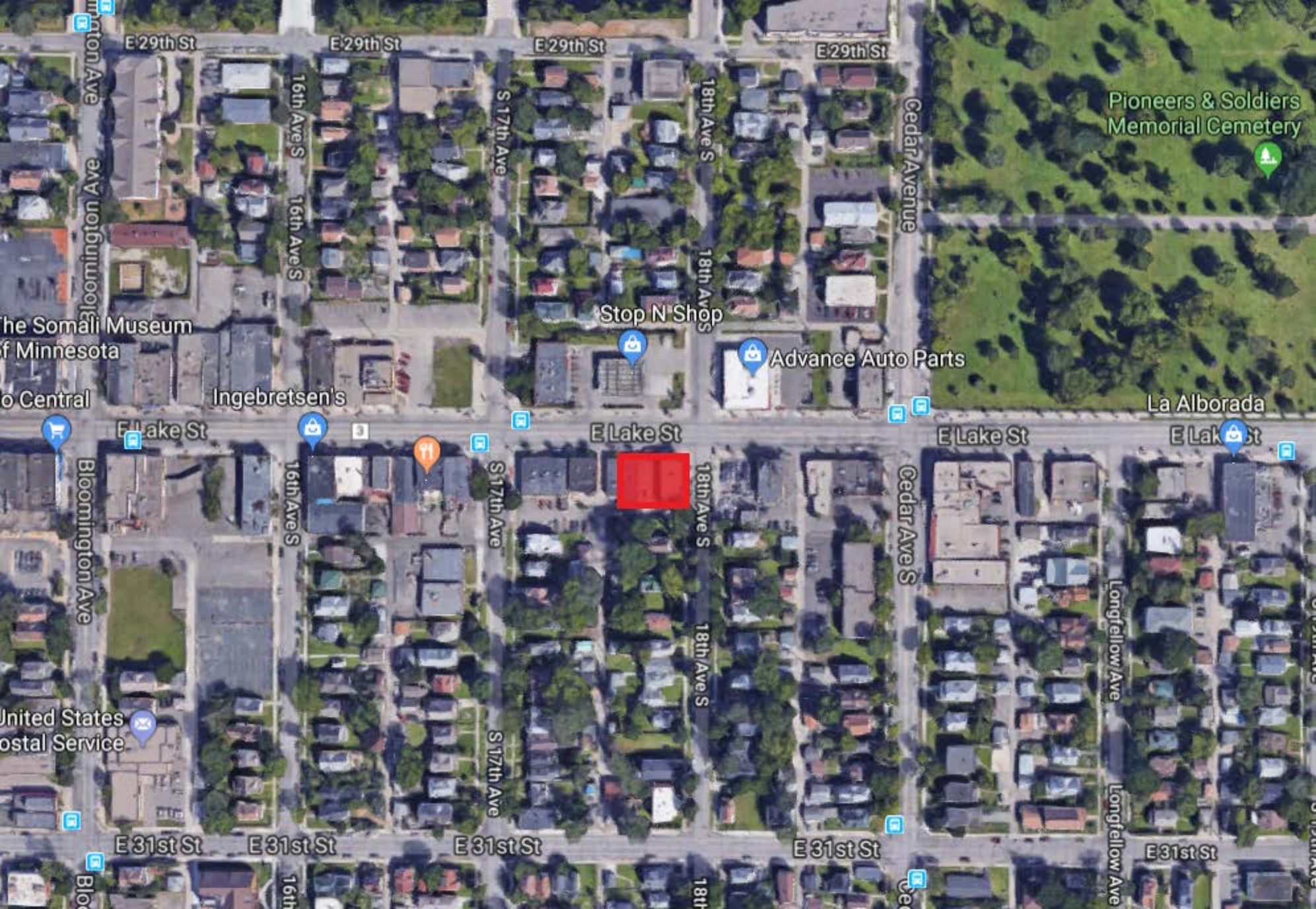
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1. Rezoning ordinance
2. Zoning map
3. Oblique aerial photo
4. Written description and findings submitted by applicant
5. Site plan
6. Floor plan for 1715 Lake Street E
7. Photo



PROPERTY ADDRESS  
**1715 and 1717 Lake Street E**

FILE NUMBER  
**PLAN5829**



Pioneers & Soldiers  
Memorial Cemetery

Stop N Shop

Advance Auto Parts

Ingebretsen's

La Alborada

E Lake St

E Lake St

E Lake St

The Somali Museum  
of Minnesota

o Central

E Lake St

16th Ave S

S 17th Ave

18th Ave S

Cedar Ave S

Longfellow Ave

Longfellow Ave

United States  
Postal Service

E 31st St

E 31st St

E 31st St

E 31st St

E 31st St

16th

18th

Ced

Longfellow Ave

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To Whom It May Concern:

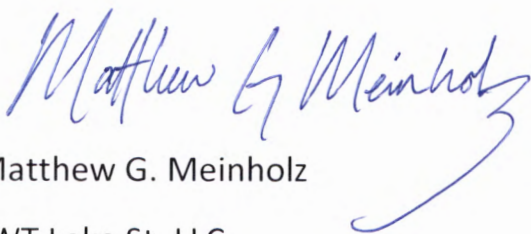
At the properties located at 1715 and 1717 Lake St. E in Minneapolis, MN, we are submitting an application seeking approval for a change from C1 to C2 zoning classification. We are doing so in an effort to better serve our tenants and the surrounding neighborhood, as a C2 classification allows for a more diverse range of businesses.

The tenant in 1715 in particular is seeking a change so that he may be able to open a grocery store with tobacco products, as C2 classification would allow this business to exist within the commercial structure. The 1717 tenant currently runs a popular local barber's shop.

We are currently taking steps towards pursuing this change in zoning classification, and feel that it would be a benefit to the surrounding neighborhood. We are submitting the Petition for the Amendment of the Zoning Code as well as an Affidavit Related to Rezoning Request.

I will be working as a representative for the building ownership and tenants, and any questions you may have can be sent to me.

Thank you for your consideration,



Matthew G. Meinholz

JWT Lake St. LLC

2400 Blaisdell Ave, Suite 100, Minneapolis, MN 55404

pro1management1@gmail.com

715-226-0998

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

We find that the plan is consistent with the comprehensive plan. The property is along a business corridor which is increasingly being zoned in C2. The businesses held within the proposed buildings are a currently running barber shop and a grocery and tobacco store.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The proposed use of the businesses are the continuation of a popular local barber shop, Cutz Too Barbershop, and the startup of a local grocery and tobacco store. We find this to be in the public interest as it will provide another location for local people to buy affordable and healthy food within walking distance.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of the property.

The property at 1715 currently does not comply with the business use proposed by the tenant. The tenant has been informed by the city that the premises is too small to carry grocery use unless the property is amended. It is the tenant's intention to also be a tobacco vendor, and the city has informed the tenant that they may not receive a tobacco license without the inclusion of a grocery store, making the current zoning untenable. The barbers shop is currently an applicable use under current classification, the intent to change the property to C2 is so that it stays in line with the surrounding zoning trend.

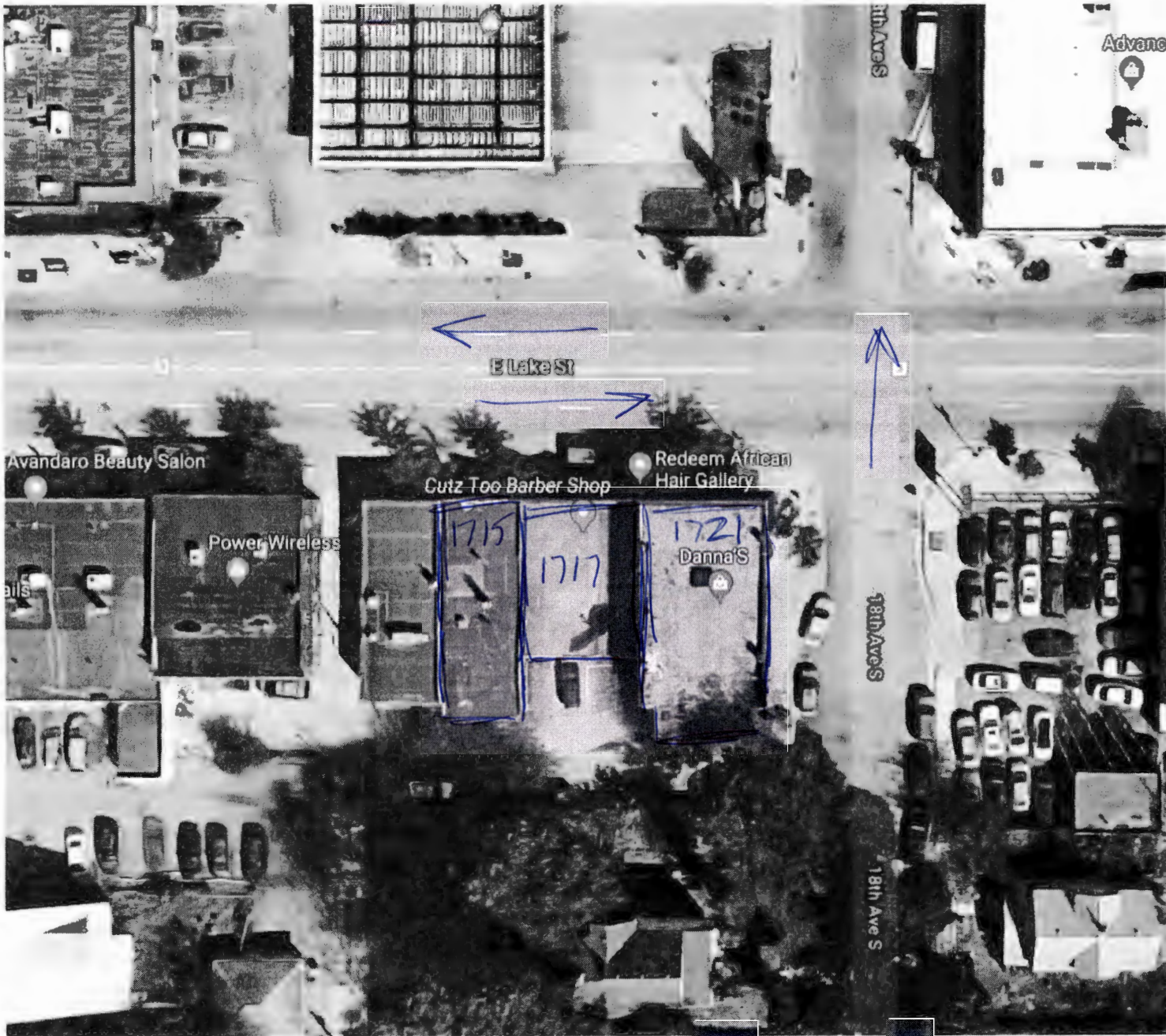
4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

At the 1715 location, no. The tenant is currently trying their best to sell middle eastern clothing and related merchandise in the meantime, but is finding that the market is not solvent. The tenant's intention is to continue to provide this service but to also sell grocery and tobacco to supplement their business, which would require the zoning change to C2. The barbers shop is currently an applicable use under current classification, the intent to change the property to C2 is so that it stays in line with the surrounding zoning trend.



5. Whether there has been a change in the character or trend of development in the general area of property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Yes, the surrounding trend is towards C2 Classification. All buildings west of these properties on that side of the street are C2, and the building across the street has also received this C2 classification. Our intention is to broaden the use case of the properties, excluding anything auto-related, so that our current tenants can sustain thriving businesses, and so that the neighborhood may have a wider range of businesses available to them, as has been the current trend.



Advance

E Lake St

18th Ave S

18th Ave S

Cutz Too Barber Shop

Redeem African Hair Gallery

Power Wireless

Avandaro Beauty Salon

1715

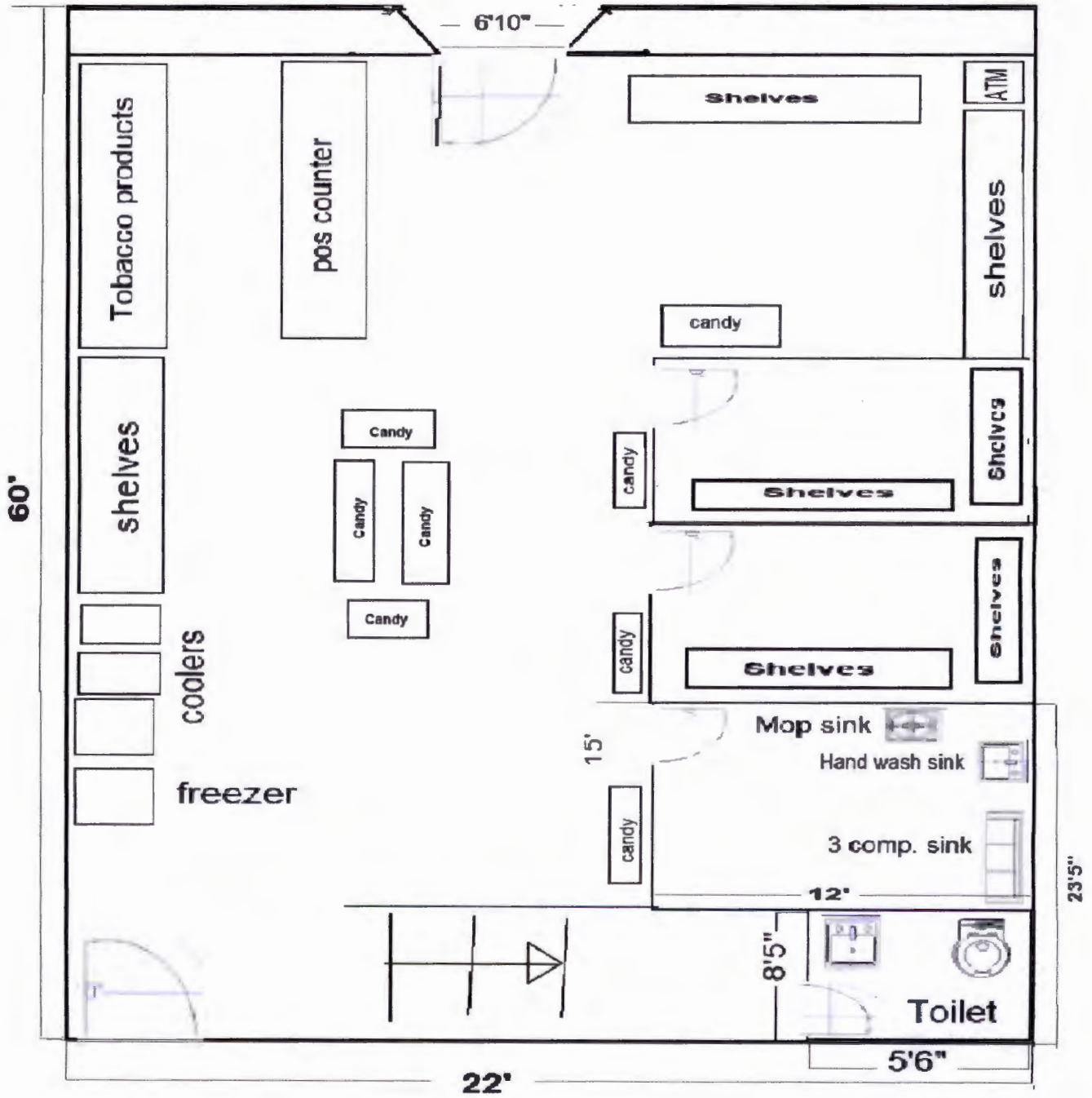
1717

1721

Danna'S

DBA: Day 2 Day L.L.C  
Tobacco and Grocery store  
Address: 1715 east lake st. minneapolis, MN 55407  
Applicant: Akberet Kelete Daniel  
Telephone: 8303990891

Total Floor size: 2,496 sqft  
Floor size interior store 2,268 sqft





CO. BARBER SHOP

BUSINESS - AUTO - HOME - LIFE 1715

612-...-30.0

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1717

1715

★  
1715

## Wallace, Lindsey A

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**From:** Brad Pass <1abjpass@gmail.com>  
**Sent:** Wednesday, February 07, 2018 11:27 AM  
**To:** Wallace, Lindsey A; Cano, Alondra; EPIC  
**Subject:** 1715 & 1717 E Lake St. Rezoning to allow Cigarette sales - Opposed

Lindsey Wallace and Decision-makers,

Based on the disaster foisted on the East Phillips Neighborhood by allowing the SA Service Station at Bloomington Ave. S. & E. 25th St. to sell cigarettes and alcohol, we are opposed to allowing these same sales at 1715 & 1717 E. Lake. Quality food at a competitive price is great but in this area, cigarette sales turn into drug paraphernalia and dealers standing in line to meet the need. Alcohol sales are covered by several full service liquor stores nearby and are not needed here.

Consider these sales in a gas station in your neighborhood.

Brad Pass  
2536 18th Ave. S.  
Mpls., MN 55404  
612-916-8478

February 2, 2018

### **NOTICE OF A PUBLIC HEARING**

Matthew Meinholz, on behalf of JWT Lake Street LLC, has filed an application to rezone the properties at 1715 and [1717 E Lake St](#) from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District to allow a grocery store with tobacco sales within the existing building at [1715 E Lake St](#).

The City Planning Commission will meet on **Tuesday, February 20, 2018 at 4:30 p.m.**, in Room 317 City Hall, [350 S. 5th St., Minneapolis, MN](#). Interested parties are invited to attend and be heard. Planning Department staff will issue a recommendation to the Planning Commission. After hearing from the public, the Planning Commission will make a determination based on required legal findings of fact. Please visit [www.minneapolismn.gov/meetings/planning](http://www.minneapolismn.gov/meetings/planning) for the agenda with staff reports (web page will be updated by the end of the day Wednesday prior to the meeting date).

In accordance with the Zoning Code, all property owners within 350 feet of the subject property are notified of this public hearing. If you have questions about the project, please contact the City staff person listed below. If you would like to submit comments, you can make them verbally at the meeting or submit them in writing to:

## Wallace, Lindsey A

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**From:** Steve Sandberg <steve@stevesandberg.com>  
**Sent:** Thursday, February 08, 2018 11:27 AM  
**To:** Brad Pass  
**Cc:** Wallace, Lindsey A; Cano, Alondra; EPIC  
**Subject:** Re: 1715 & 1717 E Lake St. Rezoning to allow Cigarette sales - Opposed

Yes, thanks Brad, well said. I live on 17th, a half block from the corner, and as block club leader, I can assure you that we are whole heartedly opposed to a tobacco shop and the type of traffic it would generate.

We vote No!

Steve Sandberg

Sent from my iPhone

On Feb 7, 2018, at 11:26 AM, Brad Pass <[1abjpass@gmail.com](mailto:1abjpass@gmail.com)> wrote:

Lindsey Wallace and Decision-makers,

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