



CITY OF MINNEAPOLIS LANDSCAPE REQUIREMENTS:

NOT LESS THAN 20% OF THE SITE NOT OCCUPIED BY BUILDINGS INCLUDING ALL REQUIRED LANDSCAPED YARDS SHALL BE LANDSCAPED.

SITE SF NOT OCCUPIED BY BUILDINGS = 62,834

REQUIREMENTS	CALCULATION	REQUIRED	PROVIDED
LANDSCAPE AREA	62,834 * 20%	12,566 SF	15,382 SF
SHRUBS	2,566 SF / 100 SF	126 SHRUBS	126 SHRUBS
TREES	12,566 SF / 500 SF	25 TREES	25 TREES
PARKING LOT TREES	242 LF / 25 LF	10 TREES	10 TREES

LANDSCAPE AREAS:

A LANDSCAPED YARD OF AT LEAST 7 FT WIDE SHALL BE PROVIDED ALONG THE PUBLIC STREET, PROPERTY LINE, SIDEWALK OR PATHWAY EXCEPT WHERE A GREATER YARD IS REQUIRED.

PARKING LOT SCREENING CONSISTING OF EITHER A MASONRY WALL, FENCE, BERM OR HEDGE OR COMBINATION THEREOF THAT FORMS A SCREEN 3 FT IN HEIGHT AND NOT LESS THAN 60% OPAQUE SHALL BE PROVIDED.

NOT LESS THAN (1) TREE SHALL BE PROVIDED FOR EACH 25 LINEAR FT OR FRACTION THEREOF OF PARKING OR LOADING AREA LOT FRONTAGE.

IN PARKING LOTS OF (10) SPACES OR MORE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50 FT FROM THE CENTER OF AN ON-SITE DECIDUOUS TREE. TREE ISLANDS LOCATED WITHIN THE INTERIOR OF A PARKING LOT SHALL HAVE A MINIMUM WIDTH OF 7 FT IN ANY DIRECTION.

SCREENING IS REQUIRED IN ALL PARKING AREAS FRONTING ALONG A PUBLIC STREET, PUBLIC SIDEWALK OR PUBLIC PATHWAY. SCREENING SHALL BE SIX (6) FEET IN HEIGHT UNLESS AND AT LEAST NINETY-FIVE (95) PERCENT OPAQUE

LEGEND

- 1 GRASS PAVER AREA
- 2 PLANTING BEDS (TYP)
- 3 POLYEDGER (TYP)
- 4 OVERSTORY TREE (TYP)
- 5 EVERGREEN SHRUB (TYP)
- 6 BIKE PARKING (TYP)
- 7 PATIO SEATING AREA



PROPOSED SITE SUMMARY

MUNICIPALITY:	CITY OF MINNEAPOLIS		
PROJECT ADDRESS:	4225 HIAWATHA AVENUE, MINNEAPOLIS, MN 55406		
LOT SIZE:	2.18 ACRES		
IMPERVIOUS AREA:	75,107 SQ. FT / 1.72 AC.		
GREENSPACE PROVIDED:	19,838 SQ. FT / 0.46 AC.		
ZONE:	I1 - LIGHT INDUSTRIAL		
OVERLAY DISTRICT:	ILOD - INDUSTRIAL LIVING		
PROPOSED USES:	SELF-STORAGE - PERMITTED PRINCIPAL USE TRUCK RENTAL - CONDITIONAL RETAIL - PERMITTED IN OVERLAY DISTRICT		
SETBACKS:	BUILDING	PARKING	
FRONT YARD	0'-0"	7'-0"	
SIDE YARD	0'-0"	7'-0"	
REAR YARD	0'-0"	7'-0"	
FAR:	MAX. ALLOWED= 2.70 (255,490 SF) PROPOSED FAR= 1.14 (108,419 SF)		
* HEIGHT LIMIT:	ALLOWED	PROPOSED	
	4 STORIES OR 56'	5 STORIES / 64'-3" (+8'-3")	
** PARKING:	PROPOSED RETAIL AREA = 6,634 SF RETAIL PARKING REQUIRED = 14 (1 SPACE PER 500 SF) PROPOSED WAREHOUSE AREA = 101,785 SF WAREHOUSE PARKING REQUIRED = 25 (1 SPACE PER 3,000 SF UP TO 30,000 SF) (1 SP4E PER 5,000 SF OVER 30,000 SF) TOTAL PARKING REQUIRED = 38 TOTAL PARKING PROVIDED = 19 H.C. PARKING STALLS REQUIRED = 2 H.C. PARKING STALLS PROVIDED = 2		
* 2040 COMPREHENSIVE PLAN ALLOWS A HEIGHT LIMIT OF 2-10 STORIES			
** 2040 COMPREHENSIVE PLAN REMOVES ALL MINIMUM PARKING REQUIREMENTS			

