

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Mississippi Market Cooperative Inc. **FILE #:** 14-308-782
2. **APPLICANT:** Mississippi Market Cooperative Inc. **HEARING DATE:** July 31, 2014
3. **TYPE OF APPLICATION:** Conditional Use Permit & Variance
4. **LOCATION:** 740 7th St E, SW corner of E. 7th Street and Maple Street
5. **PIN & LEGAL DESCRIPTION:** 322922140235, Auditors Subdivision No 72 Lots 5 Thru Lot 12
6. **PLANNING DISTRICT:** 4 **PRESENT ZONING:** T2
7. **ZONING CODE REFERENCE:** § 65.516; § 65.510; § 61.501; § 63.314(c); § 61.601; § 61.202(b)
8. **STAFF REPORT DATE:** July 24, 2014 **BY:** Spencer Peck
9. **DATE RECEIVED:** July 15, 2014 **60 DAY DEADLINE FOR ACTION:** September 13, 2014

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- A. **PURPOSE:** Conditional use permit for retail use with more than 15,000 sq. ft. of floor area, and variance of landscaping requirement
 - B. **PARCEL SIZE:** 43,310 sq. ft.; 195' (East 7th Street) x 210' (Maple Street)
 - C. **EXISTING LAND USE:** M-Vacant Land (T2)
 - D. **SURROUNDING LAND USE:**
 - North: Mixed commercial/residential (T2), multifamily residential (RT1 & RM2); nursing home/assisted living (T2)
 - East: Various commercial uses along East 7th Street (T2), multifamily residential (RM2 & RT1)
 - South: Multifamily residential (RT1)
 - West: Metropolitan State University campus and parking (B2)
 - E. **ZONING CODE CITATION:** § 65.516 incorporates the standards and conditions for general retail uses by reference; § 65.510 requires a conditional use permit for all retail uses over 15,000 sq. ft. in traditional neighborhoods; § 61.501 lists general requirements for all conditional uses; § 63.314(c) requires parking lots of 20 or more parking spaces to provide fifteen (15) sq. ft. of interior landscaping per 100 sq. ft. of paving; § 61.202(b) authorizes the Planning Commission to grant variances when related to permits, using the required findings of Minn. Stat. § 462.357 subd. 6;
 - F. **HISTORY/DISCUSSION:** The property was first developed for residential and retail use in the 1880s. The site was developed as a laundry business in the early 1920s, which included dry cleaning by the 1940s and through the 1980s. This industrial use was a conforming use for the life of that business. At some point in its life, the building used by the dry cleaning business appears to have extended onto the east side of the site. All buildings on the property were demolished between 2006 and 2008. The site has been vacant since demolition. In 2012/13 the parcel was rezoned to T2 along as part of a rezoning study conducted in the area.
 - G. **DISTRICT COUNCIL RECOMMENDATION:** District 4 Land Use Committee submitted a letter of support for the project.

H. FINDINGS:

Conditional Use Permit

1. Mississippi Market applied for a Conditional Use Permit to construct a cooperative, natural foods grocery store with a gross floor area of roughly 22,450 sq. ft. The proposed store will have 14,110 sq. ft. of retail space, a meeting/community room of 670 sq. ft., 1,560 sq. ft. of administrative space, and 6,110 sq. ft. of other usable space
2. The Traditional Neighborhood 2 (T2) zoning district permits the proposed use as of right. However, § 65.516 requires the proposed use—sales of food and related goods—to conform to the standards and conditions of § 65.510 by reference. Section 65.510 (General Retail) applies the following conditions and standards: *In traditional neighborhood districts, a*

conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.

3. Because the zoning code does not list specific conditions for general retail uses larger than 15,000 sq. ft., the general conditions of § 65.501 apply.
4. Section 61.501 lists five standards that all conditional uses must satisfy:
 - (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan's **Land Use Plan** supports a compatible mix of land uses in traditional neighborhood zoning districts (Policy 5.2.1). The **Land Use Plan** designates East 7th Street as a mixed use corridor and also designates this site as an "opportunity site" (Policy 1.54, Figure LU-B). This site is zoned T2. The **Near East Side Road Map** designates this site as a "redevelopment opportunity for housing, mixed use, or small commercial-industrial" (Figure 3). The proposed grocery store, in conjunction with phased development of residential use on the adjacent parcel, constitutes a mix of uses consistent with this designation. The **East 7th Street Design Guidelines** establish guidelines, supplemental to City ordinances, to facilitate the growth of high quality, long-lasting places. The proposed use, and design elements of the building are consistent with the Guidelines, and other City ordinances as determined in site plan review processes.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Principal automobile ingress and egress to the site will be from Maple Street. The parking lot includes sufficient space for circulation of automobiles. After development of the proposed senior housing complex on the adjacent parcel is complete, secondary access to the site will be from Bates Avenue via a connection to the adjacent housing structure's surface parking lot. Traffic signs (Left-turn Only, and One Way Only) will direct traffic exiting the Market's parking lot back toward East 7th Street.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood, nor endanger the public health, safety and general welfare.* This condition is met. A grocery store is permitted as of right, and is consistent with the spirit of the current T2 zoning for the parcel. Mixed-use development is consistent with the **Near East Side Road Map's** designation of the site as a redevelopment opportunity, as well as the **Land Use Plan**. The surrounding neighborhood, especially the East 7th Street corridor is characterized by a mix of residential and commercial uses, including cafés, automotive retail, a university campus, fast food restaurants, and other commercial services. A grocery store is consistent with, and complements this mix of uses.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. As noted above, a grocery store is appropriate for the site. Moreover, the proposed grocery store is part of a two-phase development of adjacent parcels. Thus, the proposed grocery store is envisioned as part of the normal and orderly development and improvement of surrounding property.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met subject to approval of a variance for the parking lot interior landscaping requirement of § 65.314 described below.

Variance of Parking Lot Interior Landscaping Requirement

1. Mississippi Market applied for a variance to the parking lot interior landscaping requirement to construct a parking lot for the proposed natural foods grocery store. The proposed plan requires a minimum of 41 parking spaces, and provides for a total of 54 parking spaces (137% of the parking minimum). The proposed lot includes 3 accessible, 24 compact, and 27 standard parking spaces.
2. Section 63.314(c) of the zoning code regulates landscaping in parking lots: *Interior Landscape. Parking facilities with more than twenty (20) parking spaces or six thousand (6,000) square feet of paving, whichever is less, shall provide fifteen (15) square feet of interior landscaped area for every one hundred (100) square feet of paving. Interior landscaping may not substitute for perimeter landscaping, but may join perimeter landscaping as long as it extends at least four (4) feet into the parking area from the perimeter landscape line.*
3. The proposed parking lot includes roughly 19,825 sq. ft. of paving, and thus requires at least 2,973.6 sq. ft. of interior landscaping. The applicant proposes a total of 438 sq. ft. of interior landscaping, or about 2% interior landscaping required. As described above, this development is the first phase of a two-phased development of the two parcels at the vacant Hospital Linen site. During the first phase of development, no interior landscaping will be provided because the space required for internal circulation, especially for delivery trucks, is too small. Once the adjacent parcel is fully developed, and the secondary entrance to the parking lot is available, the 438 sq. ft. of interior landscaping will be established.
4. Minn. Stat. § 462.357 subd. 6 was amended to establish new grounds for variance approvals effective May 6, 2011. Required findings for a variance consistent with the amended law are as follows:
 - (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. The proposed grocery store has the potential to promote and protect the public health by introducing healthy food alternatives to the neighborhood—§ 63.103(a). The variance allows the development of this long vacant site with a mix of uses compatible with the existing uses and community and city plans for the area—§ 60.103(a & i). The grocery store will increase the value and income potential of the vacant site as well as neighboring residences and businesses (§ 60.103(l)).
 - (b) *The variance is consistent with the comprehensive plan.* This finding is met. As described above, the **Land Use Plan** of the City's Comprehensive Plan designates East 7th Street as a Mixed Use Corridor along which a mix of commercial and residential uses is encouraged (Figure LU-B, Policy 1.24). The use proposed helps achieve the goal of a mix of compatible uses by allowing this long vacant site to be developed. Furthermore, the **Land Use Plan** designates this site as an "opportunity site" for redevelopment of mixed uses (Figure LU-B, p.4). Further, Land Use Policy 1.46 encourages the expansion of compact commercial areas in Neighborhood Centers and Mixed-Use Corridors to further the objectives of both categories of neighborhoods. Although this site is not within a Neighborhood Center as established by the **Land Use Plan**, the site is sufficiently close (4 blocks) to the East Seventh-Arcade Neighborhood Center, and is located on a Mixed-Use Corridor to consider development of the site as consistent with Policy 1.46. The applicant claims that the variance is consistent with Policy 1.50 of the Comprehensive Plan. However, since no buildings currently exist on the site, the variance is not relevant to redevelopment of commercial areas where existing buildings are no longer functional to accommodate viable retail and businesses.
 - (c) *The applicant has established that there are practical difficulties in complying with the provision. However, the property owner proposes to use the property in a reasonable manner not permitted by the provision. (Economic considerations alone do not constitute*

practical difficulties). This finding is met. The applicant proposes to use a portion of the property as a surface parking lot and will supply 438 sq. ft. of interior landscaping. However, despite these practical difficulties, the store's footprint could be reduced such that the interior landscaping requirement could be achieved. On the other hand, Mississippi Market has committed to supply ethnic food products not typically available in its markets, in order to more effectively and equitably serve the residents in the neighborhood. These extra products require extra space with on the sales floor, and in storage. Moreover, the requirements of the parking lot, including drive aisle, minimum parking requirements, minimum parking space sizes, fire and emergency access, and loading dock space, take up a very large amount of the available space. The applicant is also not requesting more the maximum number of parking spaces, but only a reasonable number of additional parking spaces (13). The applicant also proposes to include vertical landscaping on the exterior wall facing the parking lot as a substitute for the required interior landscaping. While this landscaping does not qualify as interior landscaping, it is in the spirit of the intent and purpose of the zoning code generally, and the parking lot interior landscaping requirements specifically. Namely, this vertical landscaping may promote the conservation of energy by shading the building, reducing visual glare and heat effects, and providing areas for absorption of stormwater runoff.

- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The site is constrained by a number of factors, including slope, relatively small size, extraneous unusable space (the "notch" in the property line), and phased development of the adjacent property.
- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. As described above, the proposed use of the property is in harmony with the general purposes and intent of the zoning code. Moreover, a grocery store is permitted as of right in a T2 zoning district. The variance only exempts the applicant from supplying the required amount of interior landscaping.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The East 7th Street corridor is characterized by a mix of commercial and residential uses. A grocery store is consistent with this mix, and complements other existing commercial, residential, and institutional uses in the area.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends the approval of the Conditional Use Permit for retail use with more than 15,000 sq. ft. of floor area, and variance of landscaping requirement subject to the following additional conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application, including the proposal to supply vertical landscaping.
2. Approval is subject to site plan review approval.
3. Approval is subject to substantial compliance with Historic Preservation Commission findings and recommendations.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # 14-308782
Fee: _____

PD=4
Tentative Hearing Date: 7-31-14

* 322922 14 0235

APPLICANT

Name Mississippi Market Cooperative, Inc
Address c/o Brian D. Alton, McClay-Alton, PLLP, 951 Grand Avenue
City St. Paul St. MN Zip 55105 Daytime Phone 651-290-0301
Name of Owner (if different) City of Saint Paul, HRA
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location SW corner East 7th & Maple (740 E. 7th) St. Paul, MN
Legal Description See attached
Current Zoning T2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 510, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the application standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Section 65.510 - More than 15,000 sf of floor area in T2 district

See Attachment.

Required site plan is attached

Applicant's signature [Signature] Date July 14, 2014 City Agent pdd
Brian D. Alton, Attorney for Applicant
7-10-14

Conditional Use Permit

Commercial retail use greater than 15,000 SF in T2 District

1. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable sub-area plans which were approved by the city council.*

The proposed retail use will be in substantial compliance with the Saint Paul Comprehensive Plan.

2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*

The proposed plan for Mississippi Market Coop provides adequate ingress and egress to minimize congestion. Access to the parking lot will be from Maple Street on one side and Bates (through the adjacent housing site), and not off East 7th Street. Truck ingress and egress, though infrequent, has been carefully designed with input from the City Traffic Engineering Dept.

3. *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*

The proposed coop grocery store had been designed to meet all applicable design guidelines and HPC criteria. The size of the building is consistent with the buildings in surrounding area and the scale and massing of the proposal for development of the housing proposed for the remainder of the Hospital Linen site. The new use of the long vacant property will improve the existing character of the neighborhood and not endanger public health, safety or general welfare.

4. *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The building and site design proposed for the redevelopment of this site as a coop grocery store is consistent with The Near East Side Roadmap (2012) which identifies the site as a redevelopment opportunity. The property is being redeveloped in conjunction the proposed housing on the other portion of the property, resulting in a new mixed use development on the Hospital Linen Site. As such the use will not impede the normal and orderly development of the surrounding properties.

5. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The retail use of over 15,000 SF will in all other respects conform to the applicable regulations of this district.



APPLICATION FOR ZONING VARIANCE

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File number: _____
Fee: \$ _____
Tentative Hearing Date: 7/31/14
Section(s): _____
City agent _____

APPLICANT

Name Mississippi Market Cooperative, Inc. Company
Address c/o Brian D. Alton, McClay-Alton, PLLP, 951 Grand Avenue
City St. Paul State MN Zip 55105 Daytime Phone 651-290-0301
Property interest of applicant (owner, contract purchaser, etc) contract purchaser
Name of owner (if different) City of Saint Paul, HRA

PROPERTY

Address/Location SW corner East 7th & Maple (740 E. 7th) St. Paul, MN
Legal Description See attached
(attach additional sheet if necessary)
Lot size 43,310 sf Present zoning T2 Present Use Vacant

Variance[s] requested:

Section 63.314 (c) – Landscaping.
less than 15 square feet per 100 square feet of parking.
2,973.6 required and 438 provided

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

See attachment.

*pdd
7-10-14*

Applicant's signature Date: July 10, 2014
Brian D. Alton Attorney for Applicant

Variance Request

Landscaping less than 15 square feet per 100 square feet of parking

1. *The variance is in harmony with the general purposes and intent of the zoning code.*

The variance is consistent with the general purposes and intent of the zoning code as described in Section 60.103. The variance will promote the health, safety, economic viability and general welfare of the community. The variance will promote a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods. If the variance is granted, the project will be in full compliance with the zoning code.

2. *The variance is consistent with the comprehensive plan.*

The variance is consistent with the following comprehensive plan citations:

- 1.24 Support a mix of uses on Mixed-Use Corridors
- 1.46 Encourage the expansion of compact commercial areas in Neighborhood Centers and Mixed-Use Corridors to further the objectives of both categories of neighborhoods.
- 1.50 Facilitate the redevelopment of commercial areas where existing buildings are no longer considered functional to accommodate viable retail and businesses.

In addition the variance supports the Real Estate Objectives and Action Steps of The Near East Side Roadmap (2012)

RE3.1. Focus efforts and resources on the walkable commercial district from Maria to Forest St.

e. Recruit a...food cooperative... to locate within the commercial district.

The variance is consistent with the predominantly commercial character of the area.

The site plan and building design also improve the pedestrian experience on East 7th Street, along with an articulated building storefront with the entry oriented to the sidewalk on University Avenue.

3. *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. (Economic considerations alone do not constitute practical difficulties.*

Practical difficulties in developing the site relate to the size of the site and the significant grade change. The site consists of a portion of the long vacant Hospital Linen site owned by the City HRA. To accommodate the development of the remainder of the site as housing, the HRA is conveying 43,310 square feet to Mississippi Market. Nearly ½ of the property is used for the coop store. The remainder consists of parking area, loading, sidewalks, drive lanes, perimeter landscaping, and some unusable space (the "notch" which is not considered interior landscaping). Given these conditions it is impractical to build the store with the required 15% of interior landscaping.

Attachment to Application for Zoning Variance
Property: SW corner East 7th & Maple (740 E. 7th)
July 10, 2014

There are several factors that compensate for the variance, including the open space in the "notch," enhanced plantings along the retaining walls, permeable paving and sod in the boulevard, and a public plaza between Mississippi Market's property and the housing site.

The proposed building on the corner with adjacent parking is a reasonable use of the property.

- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The size and shape of the lot is a circumstance not created by the landowner.

- 5. The variance will not permit any use that is not allowed in the zoning district where the effective land is located.*

The variance will not permit any use that is not allowed in the zoning district where the effective land is located.

- 6. The variance will not alter the essential character of the surrounding area.*

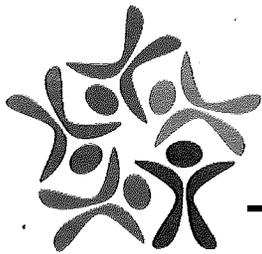
The variance is in keeping with the commercial nature of the area and will not alter its essential character. The project facilitates the redevelopment of the surrounding area by locating a viable commercial use on this property.

McCLAY • ALTON, P.L.L.P.
951 Grand Avenue
St. Paul, MN 55105
651-290-0301

LEGAL DESCRIPTION

PARCEL A

Lots 5, 6, 7, 8 and 9, AUDITOR'S SUBDIVISION NO. 72, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lots 10 and 11, said AUDITOR'S SUBDIVISION NO. 72, lying northeasterly of a line described as commencing at the most northerly corner of said Lot 5; thence South 55 degrees 32 minutes 00 seconds West, along the northwesterly line of said AUDITOR'S SUBDIVISION NO. 72, a distance of 195.00 feet to the point of beginning of the line to be described; thence South 34 degrees 28 minutes 00 seconds East 210.40 feet to the southeasterly line of said Lot 11 and said line there terminating.



dayton's bluff
COMMUNITY COUNCIL

798 E. 7th Street, Saint Paul, MN 55106 . Phone 651-772-2075 . Fax 651-774-3510

Visit our website at www.daytonsbluff.org

Gail Graham
General Manager
Mississippi Market Natural Foods Co-op
622 Selby Ave. & 1500 W. 7th St.
St. Paul, MN
ggraham@msmarket.coop

Letter of Support from Dayton's Bluff Community Council

Mississippi Market representatives presented updates on building plans and traffic flow to the Dayton's Bluff Land Use Committee on Monday, June 2, 2014. After much discussion and deliberation, Land Use Committee members voted in favor of offering a letter of support, approving the next steps and plans of architecture, building site and traffic flow. One Committee member voted 'no', stating that though he welcomes the presence of Mississippi Market in Dayton's Bluff, the exit/entry of traffic, especially the truck traffic, remains a major concern to him as a resident of Maple Street.

Respectfully Submitted By:

Sage Holben
Chair, Dayton's Bluff Community Council Land Use Committee
uppelto@gmail.com

Cc: Deanna Foster
Nicole Pressley



PERFORMANCE
DRIVEN DESIGN
LJBdesign.com

777 Mississippi Ave. N., Ste. 201 | Minneapolis, MN 55401

CLIENT



Mississippi Market
Natural Foods Co-op

652 SEBASTY AVENUE | ST. PAUL, MN 55104

PROJECT NO. 15-001

DATE 07.08.14

DESIGNER LJB

ARCHITECT LJB

NO. DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07.08.14

PROJECT NAME

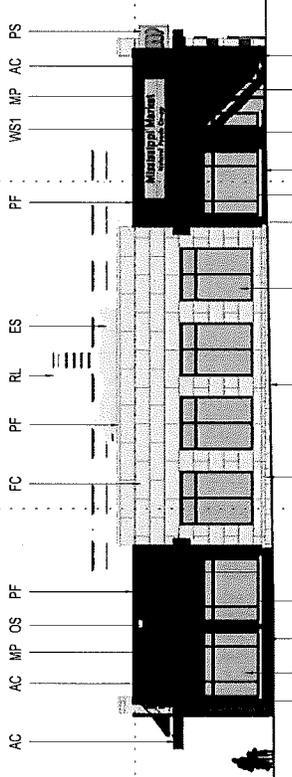
MISSISSIPPI MARKET
EAST 7TH ST @ MAPLE ST, ST. PAUL

DRAWING TITLE
CONCEPTUAL
ELEVATIONS

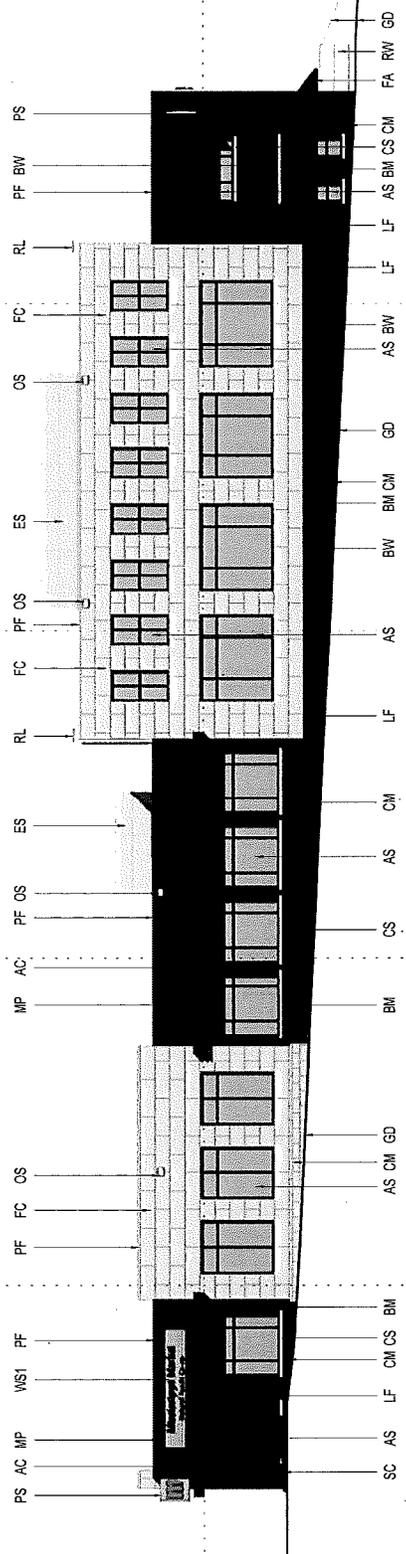
FILE: G0.03
DRAWN BY: BVP
CHECKED BY: DSW
PROJECT NO.: 15-001
DRAWING NO.

G0.03

- ELEVATION KEYNOTES**
- AC ALUMINUM CLAD PANELS, PREPARED DARK GREEN
 - AS ALUMINUM CLAD PANELS, PREPARED MEDIUM GREEN
 - BM BRICK MASONRY, RED BRICK
 - CM CONCRETE, LIGHT GRAY
 - CS CONCRETE, LIGHT GRAY
 - ES EXTERIOR STONE, LIGHT GRAY
 - FC FACED BRICK, RED
 - GD GRANITE, LIGHT GRAY
 - LF LAMINATED GLASS, CLEAR
 - MP METAL PANELS, PREPARED MEDIUM GREEN
 - OS OAK, NATURAL FINISH
 - PF PLYWOOD, PREPARED MEDIUM GREEN
 - PS POLYURETHANE, PREPARED MEDIUM GREEN
 - RL REINFORCED CONCRETE, LIGHT GRAY
 - SC STONE, LIGHT GRAY
 - WS1 WINDOW, CLEAR GLASS



② EXTERIOR COLOR ELEVATION - MAPLE STREET FACADE



① EXTERIOR COLOR ELEVATION - EAST 7TH STREET FACADE



PERFORMANCE
DRIVEN DESIGN.
LFB.com

701 Washington Ave., 8th Fl. St. Paul, Minnesota, MN 55101 | 612.338.3229

CLIENT



Mississippi Market
Natural Foods Co-op
622 SELBY AVENUE
ST. PAUL, MINNESOTA 55104

THIS DRAWING APPLICABLE TO FULL SIZE SHEET.

NO.	DATE	REVISION
01	02.13.14	ST. PAUL PLANNING COMMISSION
02	02.13.14	DATE SUBMITTED FOR

PRELIMINARY
NOT FOR CONSTRUCTION
07.06.14

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PROJECT NAME
MISSISSIPPI MARKET

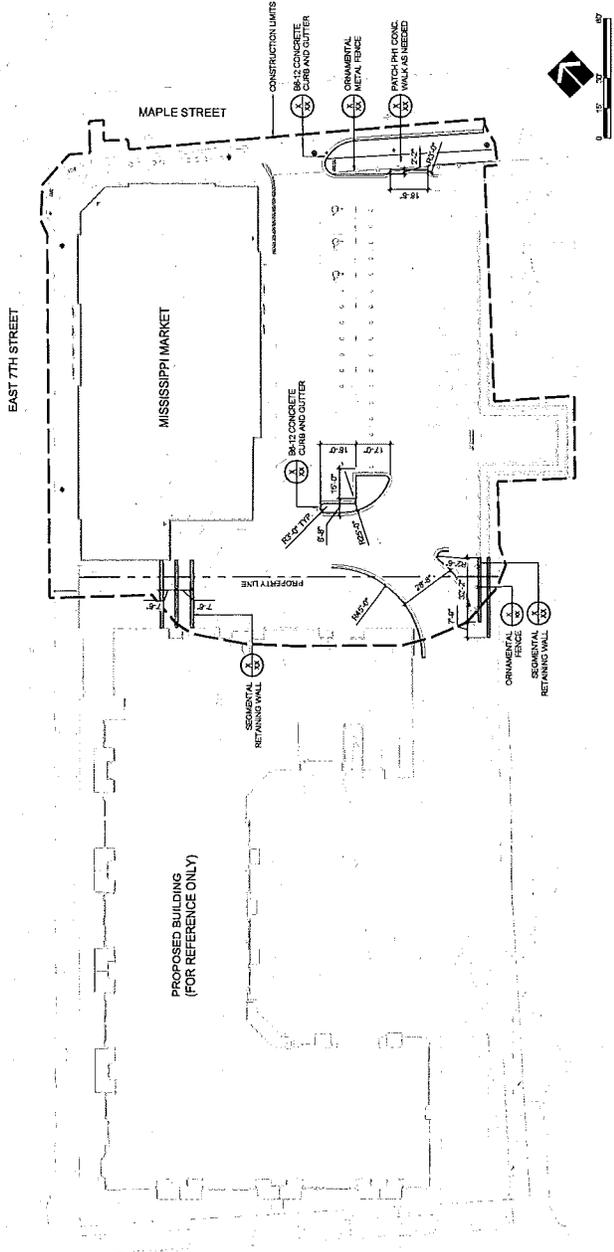
ST. PAUL, MINNESOTA

PHASE II SITE PLAN &
LAYOUT PLAN

FILE: J:\2014\03\03\Design\140228\140228_C1.02_Site Plan & Layout.dwg

DRAWN BY: BMD
CHECKED BY: LAM
PLOT DATE: 02/06/14
DRAWN BY:

C1.02



PLANTING NOTES:
 1. REFER PLANTING NOTES ON L1.02.

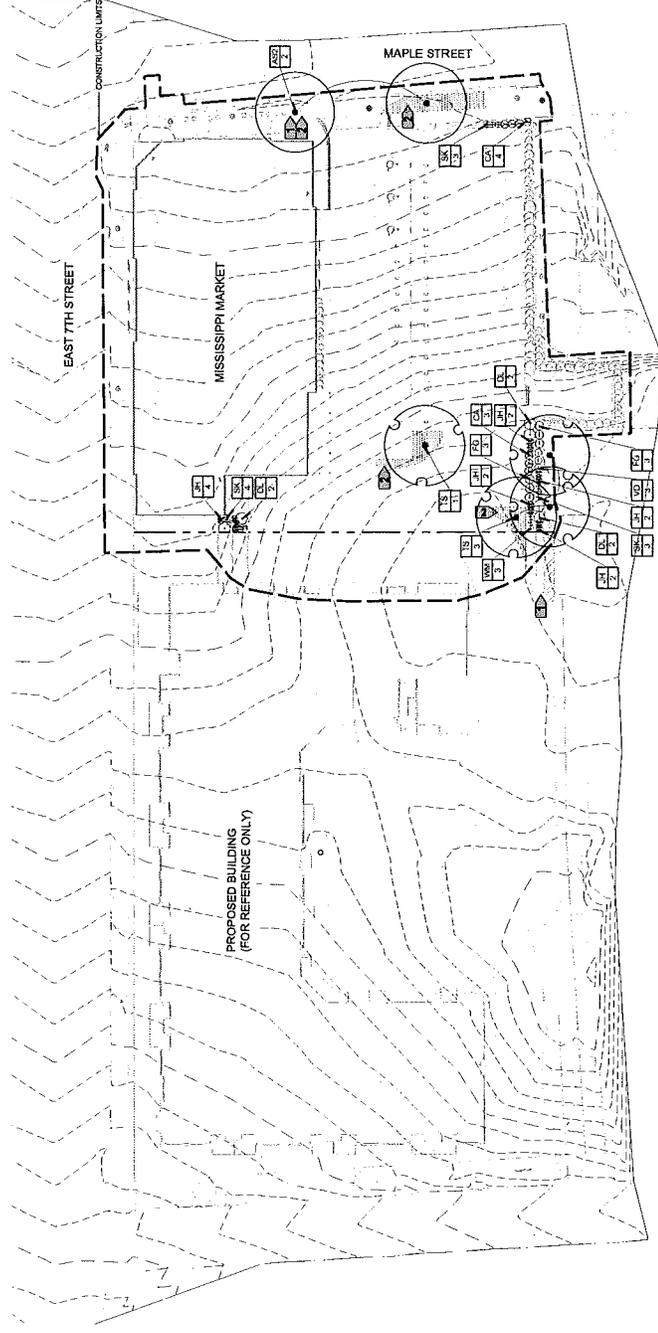
KEY NOTES:

- 1. PLANTING AREAS TO BE SHOWN SHALL BE STEEL EDGE, PAINTED BLACK, 1/2" X 4" X 1/2" SECTIONS.
- 2. MULCH SHALL BE SHREDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER PESTERIOUS MATERIAL. DELIVER MULCH ON DAY PERMANENT AND COVER MEDIA UNLESS OTHERWISE DIRECTED. FOR TREES WED PREVENTATIVE INSECT ALL MULCH BEDS.
- 3. PROVIDE IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING AREAS. PROVIDE DRAWING WITH HEAD LAYOUT, SPACING, TYPE, BAR/FLOW/PRESSURE. REFER TO SPECIFICATION FOR REQUIREMENTS. SEE DESIGN BUILD IRRIGATION SPECIFICATION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.
TR	2	Four Seasonal Spirea / Four Seasonal Spirea	2 1/2 GAL
CA	2	Four Seasonal Spirea / Four Seasonal Spirea	2 1/2 GAL
SH	7	Shrub / Shrub	#2 CONT.
DL	6	Shrub / Shrub	#2 CONT.
JH	12	Shrub / Shrub	#2 CONT.
JK	10	Shrub / Shrub	#2 CONT.
WM	3	Shrub / Shrub	#2 CONT.

SEE (1) (2) (3) (4) (5) FOR PLANTING DETAILS



JDB
PERFORMANCE DRIVEN DESIGN
 LINDSEY P. BROWN
 701 Washington Ave. N, Ste. 500, Minneapolis, MN 55401 | (612) 338-5259
 lindsey@jdbdesign.com

CLIENT
Mississippi Market
 Natural Foods Co-op
 622 SELBY AVENUE
 ST. PAUL, MINNESOTA, 55104

THE SQUARE AMPERSAND SIZE 1/2" ON FULL SIZE SHEET.

NO. DATE REVISION

BY: ST/SLA ST. PAUL PLANNING COMMISSION
 NO. DATE SIGNED FOR

PRELIMINARY
 NOT FOR CONSTRUCTION
 07.06.14

PROJECT NAME
MISSISSIPPI MARKET

ST. PAUL, MINNESOTA
 PHASE II
 LANDSCAPE PLAN

FILE: J:\2014\06\06\Design\07.06.14\LS II Landscape.dwg
 DRAWN BY: BNO
 CHECKED BY: LAM
 PLOT BY: BNO
 DATE: 07.06.14



PERFORMANCE
DRIVEN
DESIGN
JHBdesign.com

701 Mississippi Ave N, Ste 200 | Minneapolis, MN 55412

CLIENT:



Mississippi Market
Natural Foods Co-op
622 SEBY AVENUE | ST. PAUL, MN 55104

PROJECT NO. 15-001
DATE: 08/14/14

NO. DATE REGION

PRELIMINARY
NOT FOR CONSTRUCTION
07.08.14

PROJECT NAME:

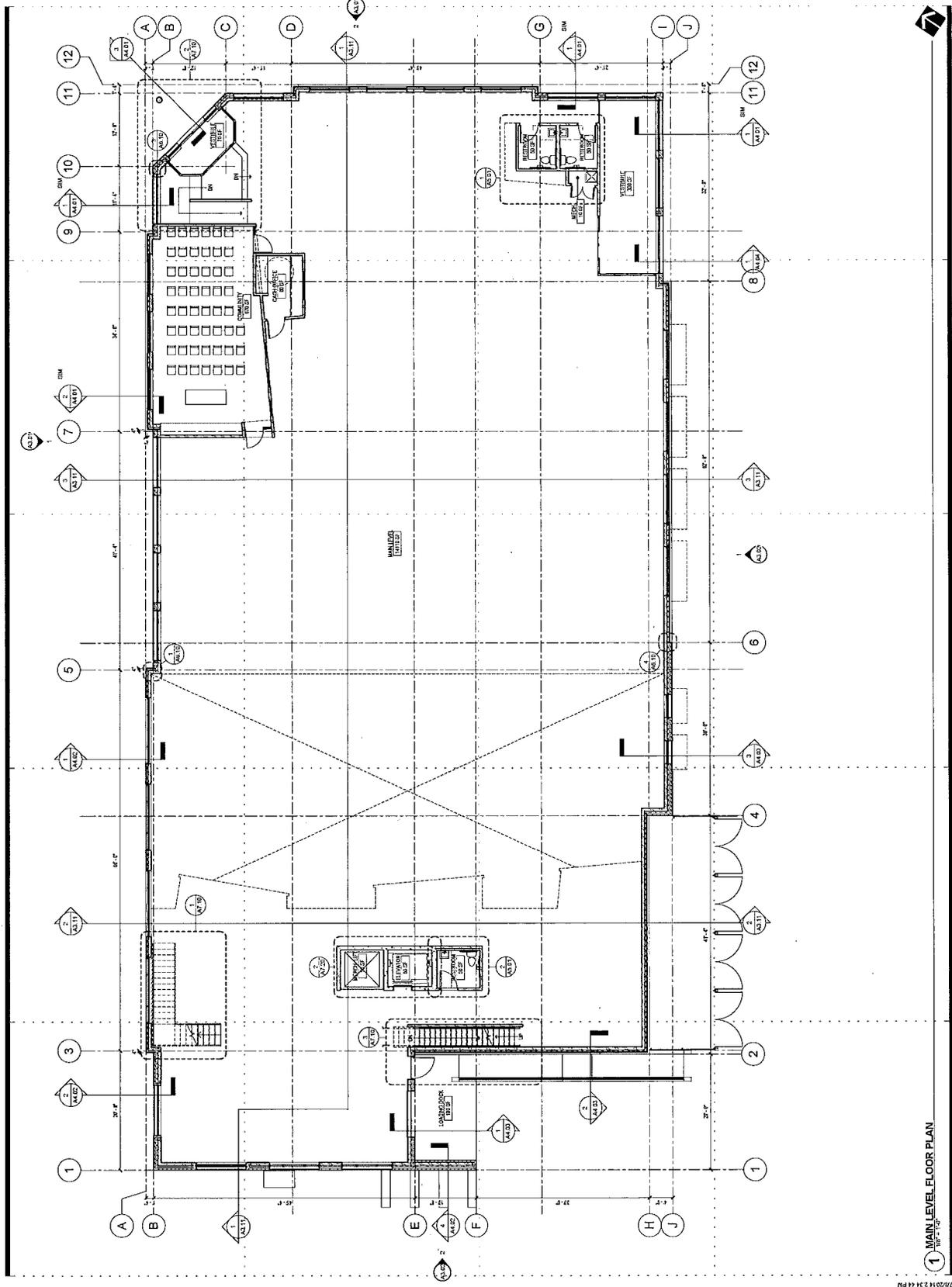
MISSISSIPPI MARKET
EAST 7TH ST CAMPUS, ST. PAUL

DATE: 08/14/14

NO. DATE REGION

FILE: 15-001-01
DRAWN BY: JHB
CHECKED BY: JHB
DATE: 08/14/14

A2.02



1 MAIN LEVEL FLOOR PLAN



PERFORMANCE
DRIVEN DESIGN
LHBgroup.com

727 Washington Ave., 11, Ste. 201 | Minneapolis, MN 55401

CLIENT



Mississippi Market
National Foods Co-op

625 SEASBY AVENUE | ST. PAUL, MN 55104

PROJECT NAME AND LOCATION
FULL OR PARTIAL

NO. DATE REVISION

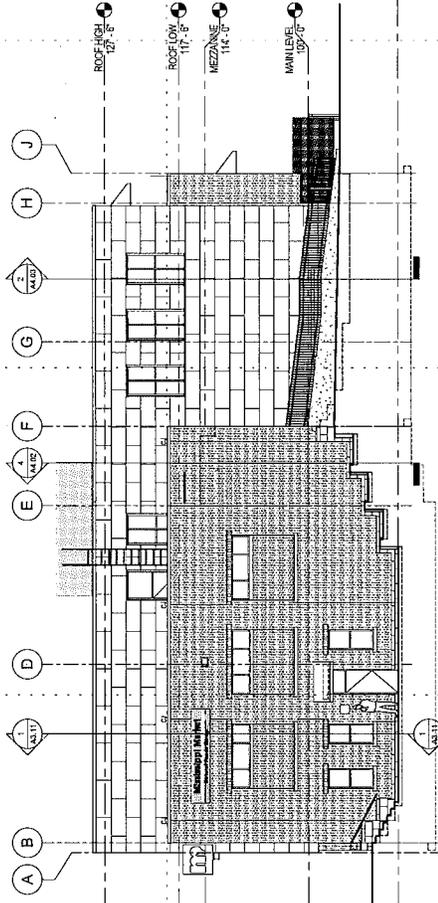
PRELIMINARY
NOT FOR CONSTRUCTION
01.08.14

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PROJECT NAME:
MISSISSIPPI MARKET
EAST 7TH ST. & MOULE ST., ST. PAUL

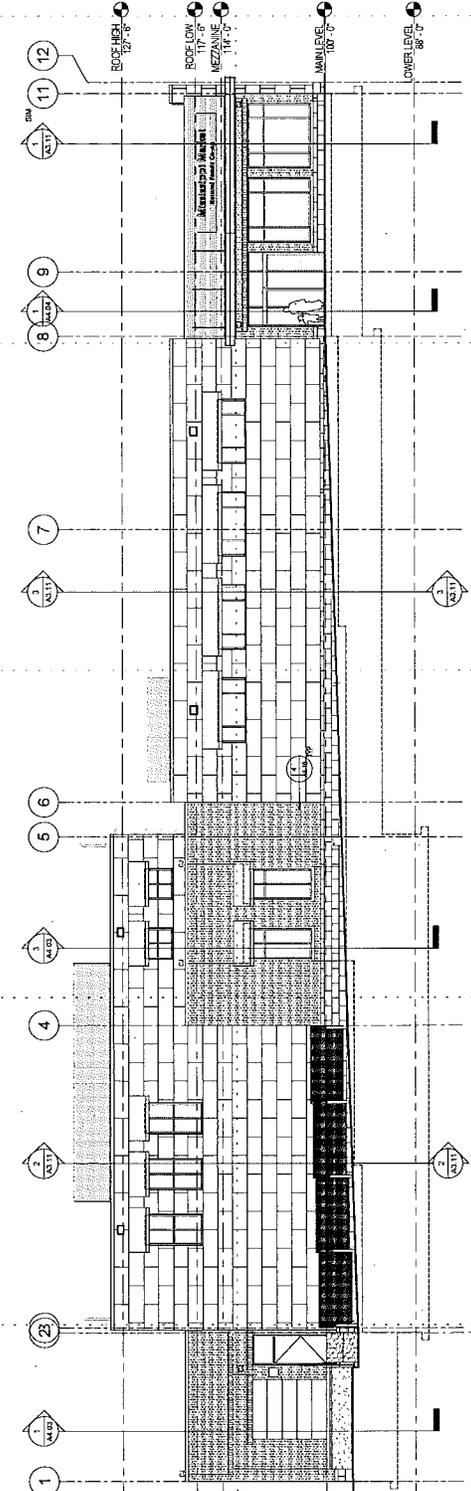
DRAWING TITLE:
EXTERIOR ELEVATIONS

FILE: 000
DRAWN BY: ADH
CHECKED BY: J. Center
PLOT NO:
DRAWING NO:
DATE: 02/20/14

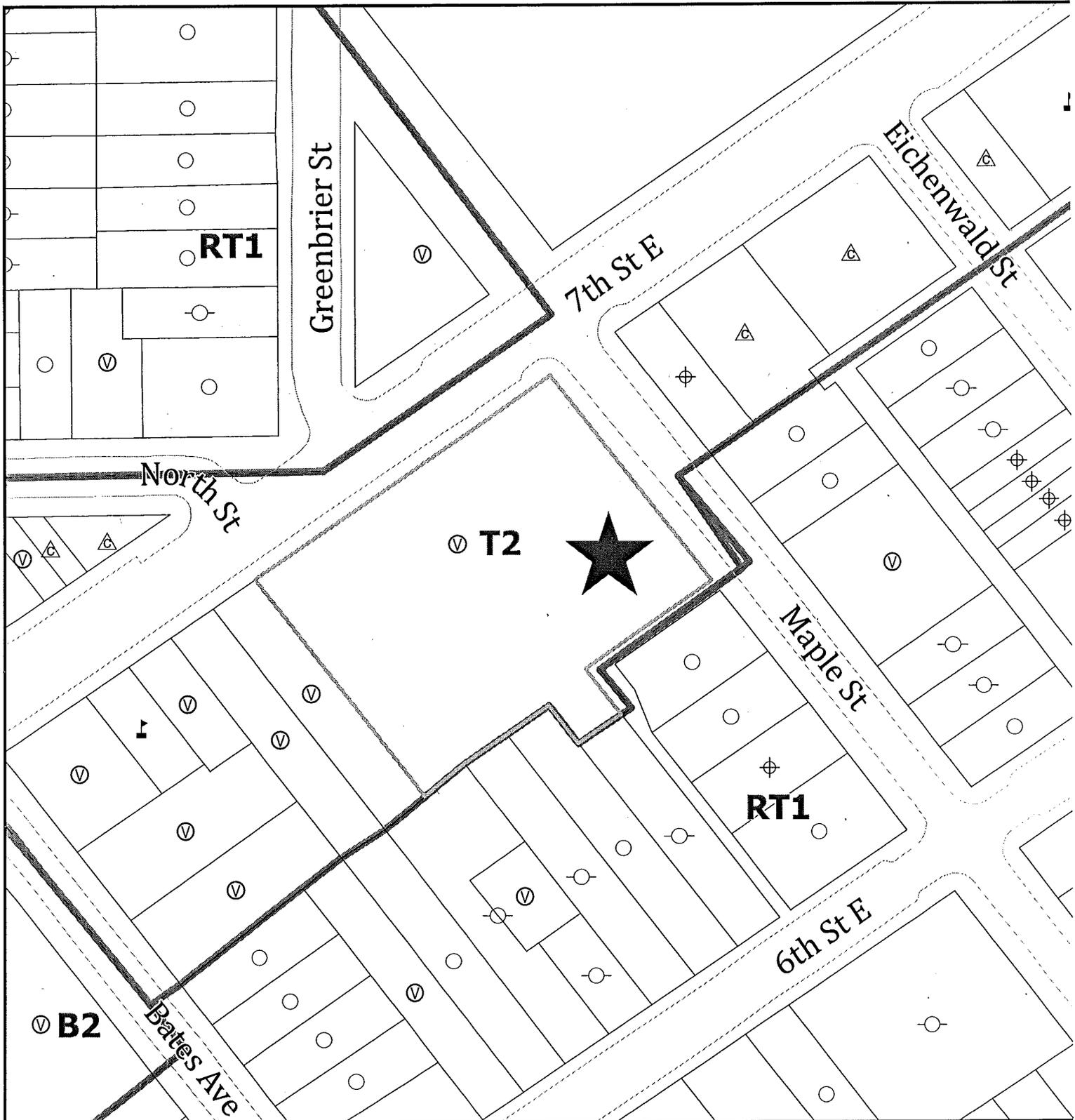
A3.02



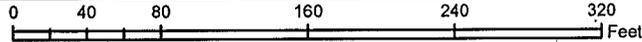
2 EXTERIOR ELEVATION - POCKET PARK FACADE



1 EXTERIOR ELEVATION - PARKING LOT FACADE



APPLICANT Mississippi Market Coop
 APPLICATION TYPE CUP w/ variance
 FILE # 14-308782 DATE 7/15/2014
 PLANING DISTRICT 4
 ZONING MAP # 11



- | | |
|----------------------|--------------------------|
| Commercial & Office | Residential One Family |
| Industrial & Utility | Residential Two Family |
| Institutional | Residential Three Family |
| Vacant/Undeveloped | Multifamily |