

To:	Planning Commission City of Spring Lake Park	From:	Lauren Walburg Stantec
File:	Shashe Market – Conditional Use Permit	Date:	September 27, 2021

Re: **Shashe Market CUP | 8421B Center Drive NE**

BACKGROUND

Shashe Market proposes to open a small convenience store in the building located at 8409-8421 Center Drive NE. The multi-tenant building is owned by Center Drive Holdings LLC and includes a variety of commercial and light industrial tenants. Shashe Market would occupy the space at 8421B, which includes roughly 3,510 rentable square feet. The property is guided Commercial/Industrial and zoned I-1: Light Industrial. Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of the persons employed in the district are considered a Conditional Use in this zoning district.

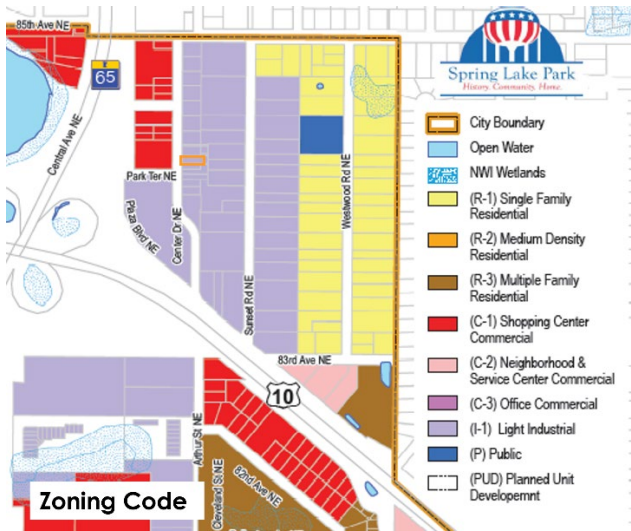
The site is located on the east side of Center Drive NE and north east of the County Highway 10/Central Avenue NE interchange. The site is accessible by Center Drive NE and the adjacent uses are commercial/industrial to the west including Dala Thai Restaurant, Wells Fargo and Spring Lake Park Lumber, commercial/industrial to the north, commercial/industrial to the east and multi-family residential to the south.



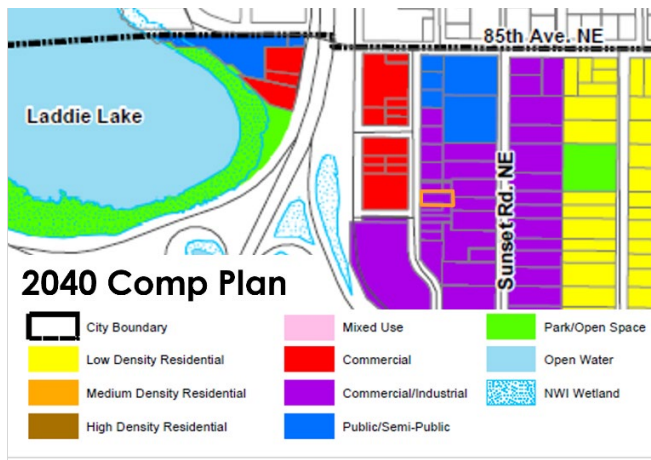
Reference: Shashe Market CUP | 8421B Center Drive NE

PLANNING ISSUES DISCUSSION

- 1) **Comprehensive Plan and Zoning.** The property is guided Commercial/Industrial in the 2040 Comprehensive Plan. The zoning is I-1: Light Industrial which is intended to provide employment opportunities and to group certain uses in locations accessible to highways for the safe and effective movement of raw materials, finished products and employees



Zoned I-1: Light Industrial



Guided Commercial Industrial in 2040 Comprehensive Plan

Reference: Shashe Market CUP | 8421B Center Drive NE

Other requirements for property in the I-1 district include:

- If any yards are to be landscaped, they shall be landscaped attractively with lawns, trees, shrubs, and the like. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition (§16.20.040).
- Where any business or industrial use (i.e., structure, parking or storage) abuts a residential zone or use, such business or industry shall provide a buffer yard and screening along the boundary of the residential property. The buffer area and screening shall also be provided where a business or industry is across the street from a residential zone or use, but not on that side of a business or industry considered to be the front as defined by the city. (§16.200.100(l)(4)(a.))
- All materials, supplies, merchandise, or other similar matter not on display for direct sale, rental, or lease to the ultimate consumer or user shall be stored within a completely enclosed building within the commercial and industrial districts or within the confines of an opaque wall or fence not less than six feet high. (§16.20.120)
- Performance standards apply to buildings within the I-1 Light Industrial district, as guided in §16.28.010. These standards regulate noise, odor, exterior lighting, glare, vibration, fumes and gases, smoke, dust, hazards, and visual impacts. The site plan review process implements these regulations to ensure that development is compatible with neighboring properties and that negative external impacts are minimized.

2) **Application Request.** The storefront that the applicant proposes to use for Shashe Market is currently vacant. Other tenants in the building include auto-related commercial businesses, Lyke’s boxing gym and Quarve Contracting adjacent, but in a separately owned building. The approximate location of the space is shown in the diagram below. The entire multi-tenant building is roughly 19,000 square feet with a 40-spot surface parking lot. However, 8421 is its own parcel, which includes about a 6,930 square foot building and 11 total parking spaces. The request is to use the space as a small grocery/convenience store offering Ethiopian and American groceries and other convenience items. The applicant is proposing minor changes to the interior of the building to make the space an open storefront, instead of office space, but no external changes to the building or site. The leased space is about 3,510 square feet.

The parking spaces are assigned by the building owner, and no changes are proposed to the parking lot itself. The entire lot owned by Center Drive Holdings has 40 parking spaces. The tenants at 8421 share 11 of those 40 parking spaces, and the prorated share of stalls available for the tenants of 8421B is 7 stalls.



Reference: Shashe Market CUP | 8421B Center Drive NE

- 3) **Conditional Use Permit.** Section §16.56 of the City of Spring Lake Park's zoning code outlines the requirements to approve a conditional use permit. This application has been analyzed with respect to those requirements, listed below. The City Council may then authorize the conditional use permit, provided the applicant has provided evidence establishing the following:

(a) The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

The proposed use of a small convenience grocery store can serve employees of the businesses in the area, as well as other residents of Spring Lake Park. The proximity to Highway 10 and Central Ave NE could also bring residents from elsewhere within and surrounding the community.

(b) The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;

The applicant is not proposing any modifications to the exterior of the building or outdoor storage that would be detrimental to the other businesses in the vicinity. While a small convenience grocery store is a commercial use, it would fit with the general light industrial and commercial nature of the existing tenants and businesses in the area.

(c) The proposed use will comply with the regulations specified in this chapter for the district in which the proposed use is to be located;

The proposed use is compliant with all applicable standards in the I-1 Light Industrial district.

(d) The use is one of the conditional uses specifically listed for the district in which it is to be located;

Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district are considered a Conditional Use in the I-1 light industrial district. The convenience store will provide a service to employees within the vicinity.

(e) The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;

While the property does not have existing screening in place, the nature of the industrial and commercial businesses, and the guiding of the area for industrial/commercial fits with this use. The applicant is not proposing any changes to the building or site itself, and all business will be conducted within the building.

(f) The use will not lower property values or impact scenic views in the surrounding area;

The applicant is not proposing any changes to the exterior of the building. The business will attract employees within the district and will not lower surrounding property values or scenic views in the area. The nearest existing residential use is south of the property but is surrounded by existing commercial/industrial uses and is guided commercial/industrial in the 2040 Comprehensive Plan.

(g) Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;

Reference: Shashe Market CUP | 8421B Center Drive NE

This property can be accessed from Center Drive NE and Highway 10 Service Road and is adjacent to the Highway 10/Central Ave NE interchange, which are adequate to handle the minimal amount of traffic expected from this type of use.

(h) Sufficient off-street parking and loading space will be provided to serve the proposed use;

Depending on peak business times and the overall traffic to the business, the applicant may need more parking than is provided currently. The owner of the building has stated that the applicant will have use of 7 parking spaces on site in the shared parking lot and there is no on-street parking on Center Drive NE. The Spring Lake Park zoning code requires 10 spaces of parking per 1,000 square feet of gross floor area for retail and department stores. Without additional context, this would require 30 spaces of parking for this use alone. However, a small convenience store is not the same as a large department store. Given that this space is within an industrial/commercial district, we could also calculate parking based on the industrial standard which is calculated by square footage/use of the building. The applicant proposes about 1,600 square feet of retail space and about 1,900 square feet of distributing/warehouse/storage space. Adding these uses together with their required parking would equal roughly 7 parking spaces, which is the amount provided on site. If there is concern regarding parking, the owner and applicant could also discuss ways to increase the parking available including allocating more spaces on site to the business or sharing parking with adjacent uses with excess parking.

(i) The use includes adequate protection for the natural drainage system and natural topography;

The applicant does not propose any changes to the property, therefore the natural drainage system and natural topography will not be affected.

(j) The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and

All business at Shashe Market will be conducted inside the existing building. The business will not require measures to mitigate odor, fumes, dust, noise, and vibrations.

(k) The proposed use will not stimulate growth incompatible with prevailing density standards.

The applicant is not proposing any residential units as part of the project.

RECOMMENDATIONS

We recommend that the Planning Commission recommend approval of the Conditional Use Permit for 8421B Center Drive NE with the following conditions, based on the analysis provided by Planning staff:

- 1) The applicant shall apply for and receive all applicable building and signage permits prior to beginning work.
- 2) The applicant shall ensure that customer any employee cars are parked only in spots designated for use by Shashe Market. If parking becomes a problem, in the City's opinion, the City reserves the right to revisit the Conditional Use Permit and impose conditions or limit the use of the space
- 3) Optional: If parking is a concern, the planning commission could require the owner and applicant to work together to either provide more parking on-site or share parking with an adjacent use with excess parking.

Reference: Shashe Market CUP | 8421B Center Drive NE

FINDINGS OF FACT

We recommend the following findings of fact for approval of the Conditional Use Permit:

- 1) The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the I-1 zoning district.
- 2) The use is not adjacent to residential uses and is within a commercial/industrial district and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
- 3) Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
- 4) No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
- 5) There are no unusual odors, fumes, dust, noise or vibration associated with the use, and all work will be conducted indoors.
- 6) No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

CK# 396
 8/17/2021
 #136051

For Office Use Only	
Case Number:	
Fee Paid:	500 + 1500 escrow
Received by:	KP
Date Filed:	8/17/2021
Date Complete:	
Base Fee:	500
Escrow:	1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8409 - 8421 Center Dr NE, Minneapolis, MN 55432		
Property Identification Number (PIN#): 01-30-24-12-0081		Current Zoning: Industrial Pref
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Burqaa Adema Bullo		Business Name: Shashe Market
Address: 1189 Bradley St		
City: St Paul, MN	State: MN	Zip Code: 55130
Telephone: 651 214 9752	Fax:	E-mail: daalebullo@yahoo.com
Contact:		Title: owner
OWNER INFORMATION (if different from applicant)		
Name: CENTER DRIVE HOLDINGS LLC		Business Name:
Address: 2738 winnetka ave n #201		
City: New Hope	State: MN	Zip Code: 55427
Telephone: 6125980780	Fax:	E-mail: Mike@commercialinvestorsgroup.com
Contact: Mike sowers		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:		Mixed Use
Nature of Proposed Use:		Market and Boutique shop and office
Reason(s) to Approve Request:		This business will bring value to the building and the community
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

daalebullo@yahoo.com

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail daalebulio@yahoo.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: BURGAN BUILD  Date: 08/17/21

Owner:  Date: Aug 17, 2021
Mike Sowers (Aug 17, 2021 11:48 CDT)

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The location is center and comply the interest of neighborhood or community. It will be social and economic welfare of the community.
2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. The use of this location will not harm anyone or any property under any circumstances. It will be improvements of the surrounding property.
3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. The proposal use will obey and established based on the zoning code. It will comply with all rule and regulations and conditions specified in the zoning code.
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. the proposed use will not cause any harm to the other properties in our area or around us. For example by avoiding activities that led to the threat of others property like soliciting loitering and idling using our business area

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
 The proposed use and development will not cause anything that lower property values.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. _____
 No traffic congestion, will not cause demonstrably undue traffic congestion nor draw demonstrably significant amount of traffic through residential or community.

7. That the use includes adequate protection for the natural drainage system and natural topography. _____
 The proposal will not cause destruction or loss, or damage to any natural or historic feature of significant importance.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. _____
 The proposed will use adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. _____
 The proposed use will not rise level of physiological or nervous activity in any biological system we will make sure that the proposed use will not be contradictory with the current use. We will adhere to the city regulation by not littering and allowing mechanical works
 8.






8421 Center Drive Development App Filled Out

Final Audit Report

2021-08-17

Created:	2021-08-17
By:	James Smith (james@commercialinvestorsgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6b2Vryf_q6FXZNRIFhfoPDI4WGrxdB8

"8421 Center Drive Development App Filled Out" History

-  Document created by James Smith (james@commercialinvestorsgroup.com)
2021-08-17 - 3:14:35 PM GMT- IP address: 68.46.30.162
-  Document emailed to Mike Sowers (mike@commercialinvestorsgroup.com) for signature
2021-08-17 - 3:16:35 PM GMT
-  Email viewed by Mike Sowers (mike@commercialinvestorsgroup.com)
2021-08-17 - 4:46:54 PM GMT- IP address: 74.125.212.136
-  Document e-signed by Mike Sowers (mike@commercialinvestorsgroup.com)
Signature Date: 2021-08-17 - 4:48:43 PM GMT - Time Source: server- IP address: 174.219.8.210
-  Agreement completed.
2021-08-17 - 4:48:43 PM GMT

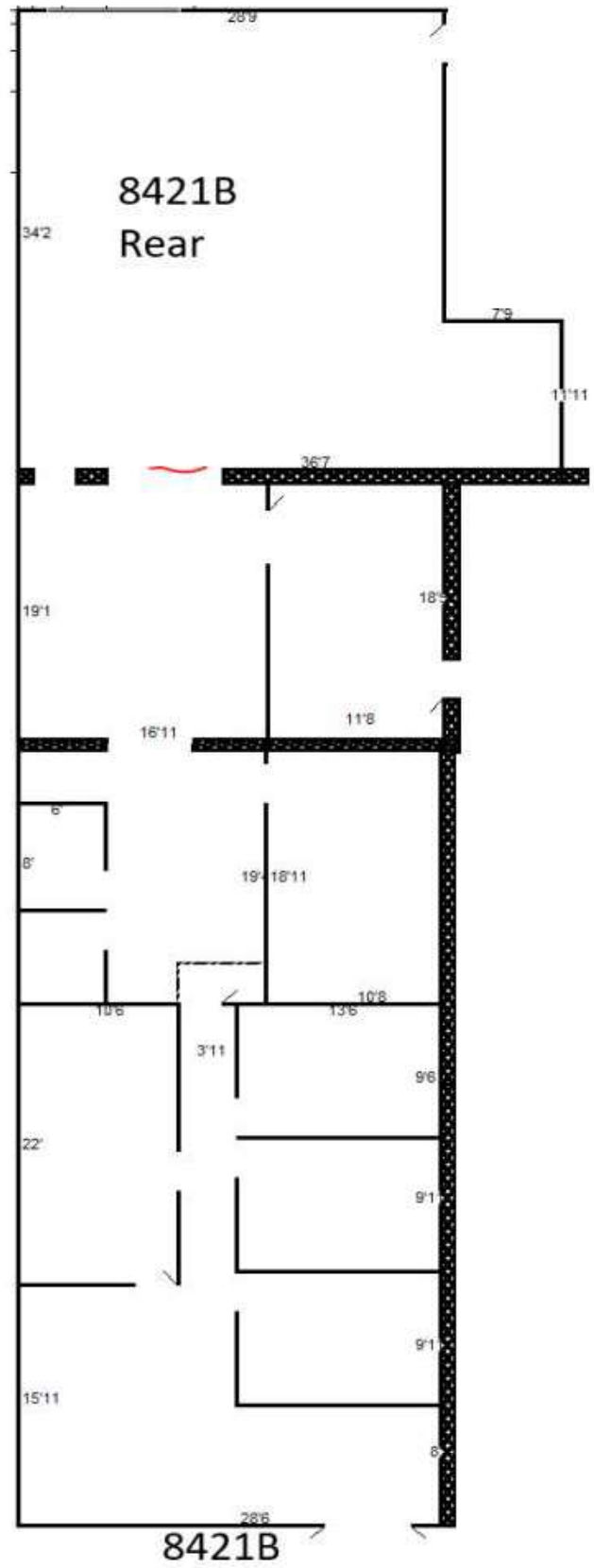


7401 Bush Lake Rd
Suite 7
Edina MN 55439

8421B

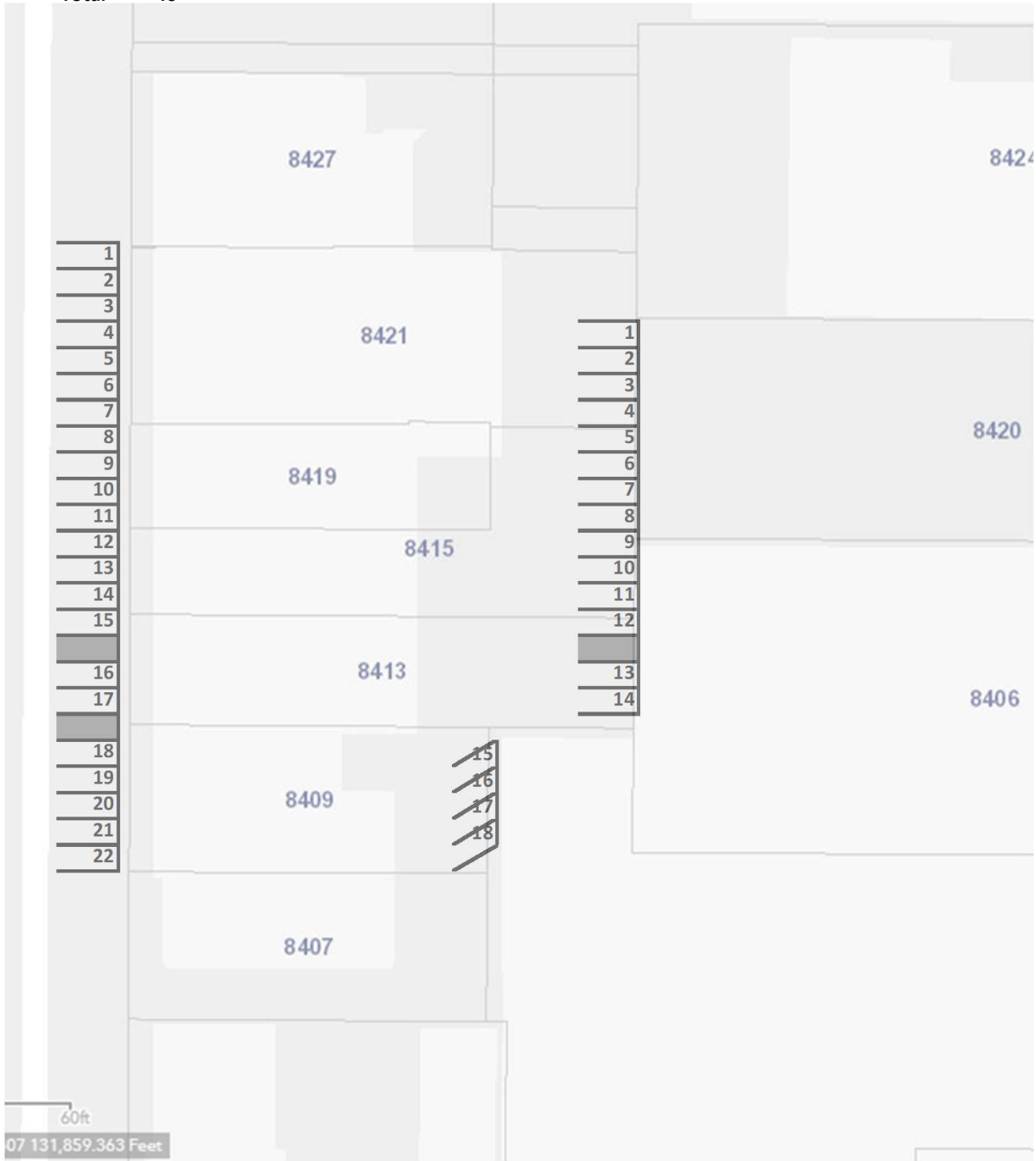
Center Dr, Spring Lake Park, MN 55432\

3,510 RSF



8409-8421 Center Drive Parking
 Parking Stalls owned by Center Drive Holdings

Front	22
Rear	18
Total	40



From: [Mike Sowers](#)
To: [Walburg, Lauren](#)
Date: Friday, September 10, 2021 8:31:33 PM
Attachments: [suntide-commercial-realty_small_e0047168-3b30-4db7-be2a-db517a28c639.jpg](#)
[phoneicon\(2\)_a883bb43-6975-4502-a3fa-da41254836db.jpg](#)
[line_design_bc87bbe6-a4f0-4b87-b461-aaa597001402.jpg](#)
[782c90cb-1120-436f-b085-c0c8b104d601.png](#)
[420d3930-9e84-40af-9b0d-56da81869304.png](#)
[60b3a279-d9fc-47c9-b75f-95fd8810fbe4.png](#)
[8409-8421_Parking_Plan.pdf](#)
[8421B Space Plan.pdf](#)

Here you go!

Mike Sowers, CCIM
612.598.0780

mike@commercialinvestorsgroup.com

This email was composed on a mobile phone. I appreciate your grace in excusing any errors.

----- Forwarded message -----

From: **Rebekah Buck** <Rebekah@suntide.com>
Date: Tue, Sep 7, 2021, 4:46 PM
Subject: RE: Spring Lake Park - application for Shashe Market
To: Mike Sowers <mike@commercialinvestorsgroup.com>
Cc: James Smith <james@commercialinvestorsgroup.com>

Attached are Parking and 8421B plans along with notes below in Green. Parcel 8421 has 11 parking spaces and Center Drive Holdings owned properties have a total of 40 parking stalls.

- Total square feet in the building. **Parcel 8421 has 6,930 RSF**
- Square feet of space being leased to Shashe Market. **Tenant is taking entire 8421B (Front and Back) totaling 3,510 RSF**
- Total parking spaces on site **There are 11 parking stall on Parcel 8421. Center Drive Holdings owned properties has 40 stalls.**
- Number of parking spaces reserved for Cargreen and the other businesses **11 Parcel stalls shared with one tenant in 8421A. 8421B prorated share of Center Drive Holding owned stalls is 17.71% or 7 stalls.**
- This information is needed to ensure that there is adequate parking for all the activities on site.

Let me know if you would like me to send this information to the tenant and Lauren Walburg.

Rebekah Buck | Property Manager

Suntide Commercial Realty, Inc.

o [651-603-0321](tel:651-603-0321) | **d** [651-209-9610](tel:651-209-9610) | **c** [612-481-8653](tel:612-481-8653)