
Car Care Clinic LLC

September 1, 2015

Becky Timm
Nokomis East Neighborhood Association
3000 East 50th Street
Minneapolis, MN 55417

RE: Conditional Use Permit to reestablish an auto repair business at 5415 34th Avenue South

Dear Ms. Timm:

We will soon be submitting an application to the City for a conditional use permit to reinstate the auto repair license at 5415 34th Avenue South in the Nokomis East neighborhood. This property was used as an auto shop for many years and was previously a gas station. We plan to reestablish an independent, locally-owned minor auto repair business on-site as soon as possible.

Since a number of neighboring properties are engaged in auto-related uses, we feel that our proposed use fits within the character of the neighborhood and will have no adverse effect on the public health, safety, comfort, or general welfare. We did explore using the property for non-auto-related uses, but the building is specifically designed for an auto repair business. It is rare to find a property in a Minneapolis neighborhood with 17 full-size parking spots. We are confident that all necessary parking will be accommodated on-site and believe that the parking lot will be utilized to its full potential.

We look forward to improving the property, first and foremost by creating daily activity and putting eyes on the street. We will also make landscaping improvements. A three foot tall dense green hedge will line the entire west and south borders of the property, screening parked cars from the street and public sidewalk. In order to accomplish this, we will remove a strip of asphalt along the south edge of the parking lot, reducing the property's impervious surface. A six foot tall hedge made from an ornamental flowering shrub will provide screening for the residential neighbor in back. It will add visual interest and provide nourishment for honey bees. We will also add two new deciduous canopy trees in front to shade the parking area. Combined with the mature trees that already exist behind the building, the property will have significantly more landscaping, trees and shrubs than its neighbors.

We appreciate your support and assistance as we work to transform this vacant building into an active contributor to a growing neighborhood commercial district. Please contact me at carcareclinicllc@gmail.com with questions or to set up a time to meet in person to discuss. I am enclosing a copy of our proposed site plan and landscaping information.

Sincerely,

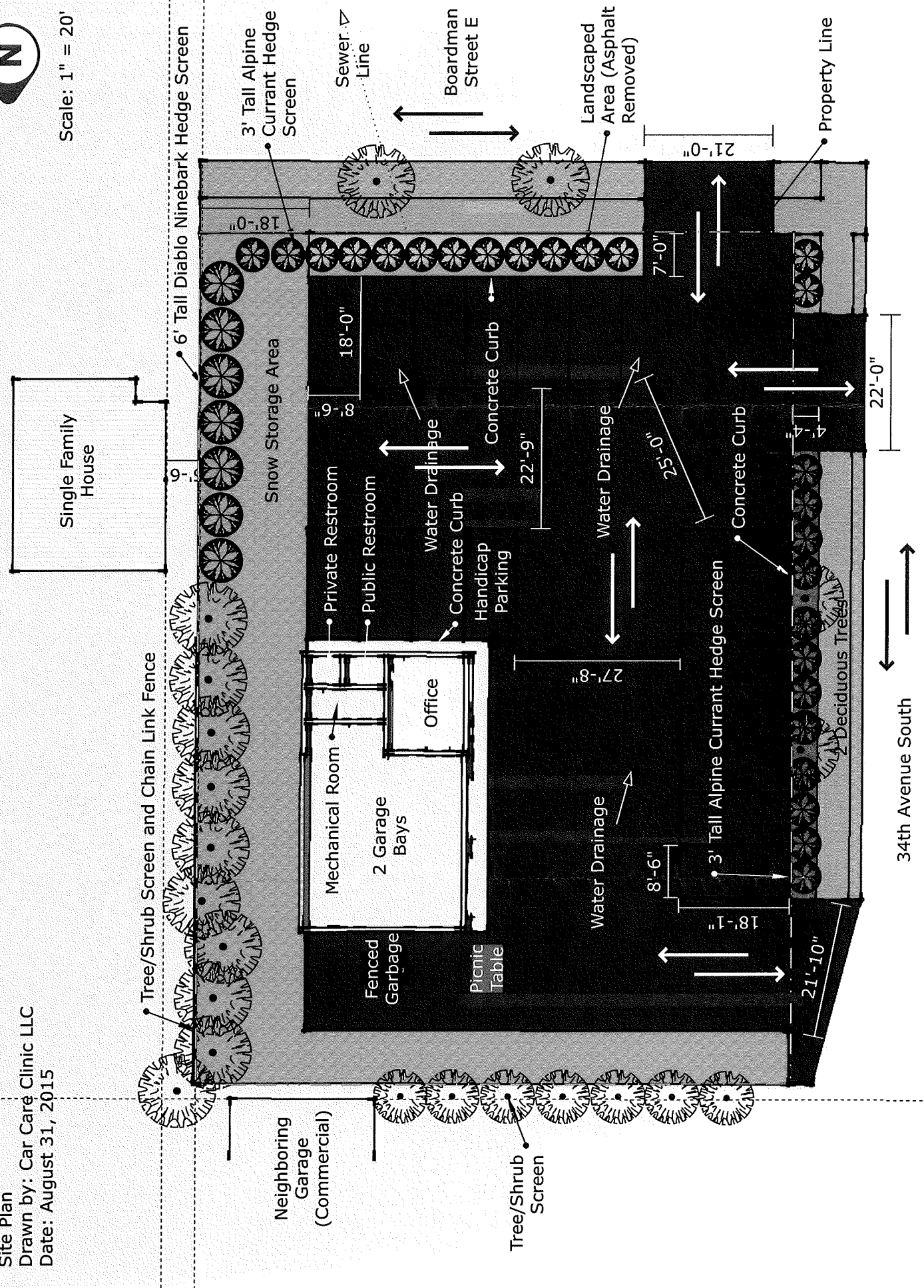


Amanda Dlouhy
Car Care Clinic LLC

5415 34th Avenue South
 Site Plan
 Drawn by: Car Care Clinic LLC
 Date: August 31, 2015



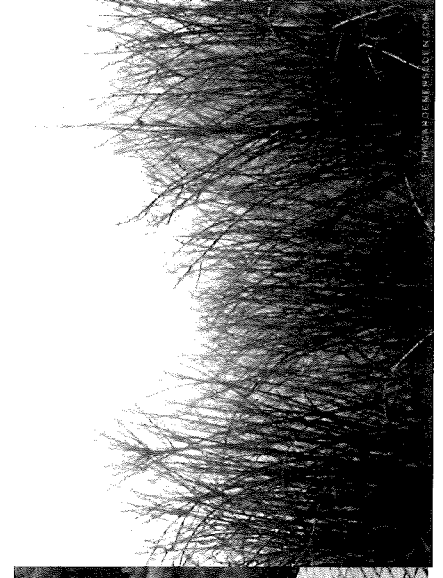
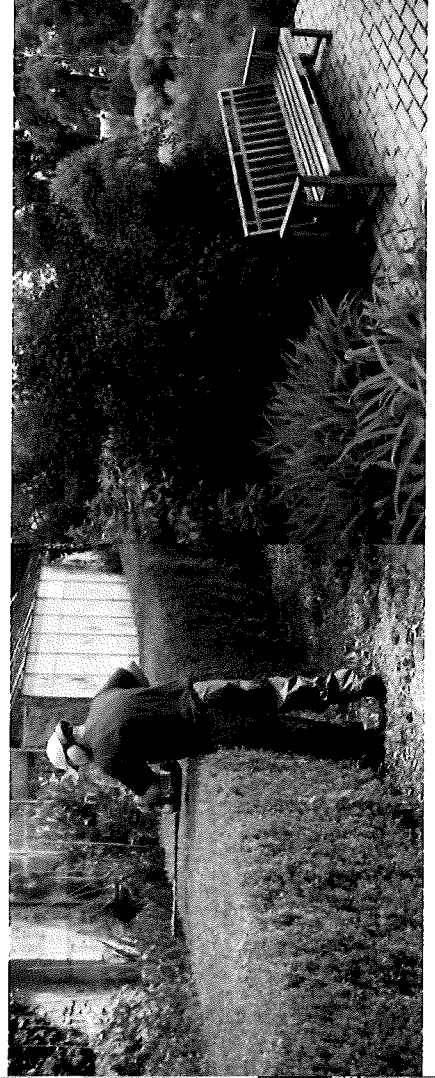
Scale: 1" = 20'



Neighboring
 Garage
 (Commercial)

34th Avenue South

Plant Matrix: On-Site				
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
n/a	Various	Various	Currently 30' tall or more	Existing trees
12 (#1)	Alpine currant	<i>Ribes alpinum</i>	Growth: 5' tall, 6' wide Prune to: 3' tall, width of landscaped area	Zone 2 hedge plant, hardy and tolerant
7 (#2)	Diablo ninebark	<i>Physocarpus opulifolius 'Diablo'</i>	Growth: 8' tall, 8' wide Prune to: 6' tall	Dense ornamental, hardy and tolerant
Plant Matrix: Public Right of Way				
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
2	Silver maple	<i>Acer saccharinum</i>	10-12" trunk	Existing boulevard trees
2	Hackberry or similar	<i>Celtis occidentalis</i> or similar	Height: 70' Spread: 50'	To provide a deciduous tree within 50' of each parking space
14 (#1)	Alpine currant	<i>Ribes alpinum</i>	Growth: 5' tall, 6' wide Prune to: 3' tall, width of landscaped area	Zone 2 hedge plant, hardy and tolerant



New trees and shrubs L to R: Hackberry, Alpine Currant, Diablo Ninebark (summer), Diablo Ninebark (winter)