CPC
10-16-06
#2

Webber-Camden
Small Town in the City

October 16, 2006

Janelle Widmeier
Community Planning & Economic Development
350 South 5th Street
Minneapolis, MN 55415

Re: BZZ3230, Ward 4, 4149 Lyndale Avenue North

The Webber-Camden Board of Directors does not approve rezoning the property known as 4149 Lyndale Avenue North from C1 to C2 to permit KMOJ, a radio station to occupy that location.

We requested financial information from the General Manager of KMOJ and his representative to determine if they have the capacity to own and/or operate their business at that location. They have not delivered as asked, information for years 2003, 04 and 05; however, they did forward a summary report of financial status for six months of 2006 that indicates little capacity for sustainable operation and ownership.

The Board of Directors is concerned that once the property is rezoned, other permitted uses under C2 may not meet the community vision and goals for that business node should KMOJ default, divest themselves of the property or rent to others.

We are asking the Planning Commission to reject the rezoning application or, delay granting it in favor of a more complete review and broader community comment.

On Behalf of the Board of Directors and residents of Webber-Camden neighborhood,

Roberta Englund
Roberta Englund
Executive Director

Cc: Council Member Johnson

Webber-Camden Neighborhood Organization
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