

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit  
BZZ-5086

**Date:** March 7, 2011

**Applicant:** Dan Kerkinni

**Addresses of Property:** 2532-2546 Hennepin Avenue

**Project Name:** Uptown Wine and Spirits

**Contact Person and Phone:** Dan Kerkinni 651-269-3119

**Planning Staff and Phone:** Jim Voll 612-673-3887

**Date Application Deemed Complete:** February 8, 2011

**End of 60-Day Decision Period:** April 9, 2011

**Ward:** 10      **Neighborhood Organization:** East Isles

**Existing Zoning:** C2 Neighborhood Corridor Commercial District

**Zoning Plate Number:** 18

**Legal Description:** Not applicable for this application

**Proposed Use:** Off-sale liquor store.

**Concurrent Review:**

**Conditional use permit:** To allow an off-sale liquor store.

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits.

**Background:** The applicant proposes to open a liquor store at the shopping center located at 2532-2546 Hennepin Avenue in the tenant space addressed as 2546 Hennepin Avenue. This space is currently occupied by US Bank. An off-sale liquor store is allowed as a conditional use permit in the C2 District. The liquor store is required to meet all licensing requirements. Approval of the conditional use permit does not guarantee the issuance of a license. On February 25, 2011, the City Council passed a revision to Section 360.120 of Title 14 of the Municipal Code of Ordinances revising the spacing regulations for off-sale liquor stores. Staff recommends a continuance of the conditional use permit to the March 28, 2011, meeting of the City Planning Commission to evaluate the effect of this ordinance change on the applicant's proposal.

**RECOMMENDATION:**

**Recommendation of the Community Planning and Economic Development Department - Planning Division for conditional use permit for an off-sale liquor store:**

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **continue** the conditional use permit for an off-sale liquor store for property located at 2546 Hennepin Avenue subject to the March 28, 2011, meeting of the City Planning Commission.

**Attachments:**

1. Statement from applicant
2. Zoning map.