

Department of Community Planning and Economic Development – Planning Division
Site Plan Review & Variance Application
(BZZ-1809)

Date: August 23, 2004

Applicant: Luis Caire, 1616 E. 25th Street, Minneapolis, MN 55404

Address of Property: 3744 15th Avenue South

Project Name: Blanco & Morales Auto Repair, Inc.

Contact Person and Phone: Luis Caire, 1616 E. 25th Street, Minneapolis, MN 55404, 612-290-1701

Planning Staff and Phone: Becca Farrar, 612-673-3594

Date Application Deemed Complete: June 11, 2004

End of 60-Day Decision Period: August 10, 2004. Staff sent the applicant a letter extending the decision period for the Site Plan Review and Variance Application to no later than October 9, 2004. The applicant has since signed a request for an extension of time limit to no later than December 1, 2004.

End of 120-Day Decision Period: October 9, 2004

Ward: 9 - Gary Schiff **Neighborhood Organization:** Powderhorn Park Neighborhood Assn.

Existing Zoning: C1 (Neighborhood Commercial District)

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 26

Lot Area: 6,372 square feet or .15 acres

Legal Description: Not applicable for this application

Proposed Use: Variance & Site Plan Review Application for automobile repair, minor.

Concurrent Review:

- Variance from the on site parking space requirement
- Major Site Plan review for a minor automobile repair business, Blanco & Morales Auto Repair, Inc., in the C1 (Neighborhood Commercial) district.

Applicable zoning code provisions: Chapter 530 Site Plan Review, Chapter 525 Article IX, Variances., and Chapter 536, Specific Development Standards.

Background: The applicant, Luis Caire, proposes to locate a 1,152 square foot minor automobile repair shop within an existing building located on the property at 3744 15th Avenue South. The building was formerly occupied by several minor auto repair businesses. The property is zoned C1, which permits minor vehicle repair facilities with a conditional use permit, however, major site plan review and approval is required, as well as a variance for the required on site parking spaces. Zoning Staff has determined that a conditional use permit for minor vehicle repair already exists for the property; therefore, an application is not required at this time.

At the Preliminary Plan Review meeting there were several comments and clarifications required before the applicant would be able to move forward with the project. The applicant is still in the process of acquiring a survey for the property to clear up some of the issues discussed at that meeting.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance:

The Department of Community Planning and Economic Development, Planning Division recommends that the City Planning Commission **continue** the variance application for property located at 3744 15th Avenue South to the meeting of September 13, 2004.

Recommendation of the Community Planning and Economic Development Department – Planning Division for the site plan review:

The Department of Community Planning and Economic Development, Planning Division recommends that the City Planning Commission **continue** the site plan review application for property located at 3744 15th Avenue South to the meeting of September 13, 2004.

Attachments:

1. Zoning Map

CPED Planning Division Report
BZZ-1809