

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit, Expansion of Non-Conforming Use, Variances and Site Plan Review
BZZ-3198

Date: November 13, 2006

Applicant: Clay and Mia Lambert

Address of Property: 2700 University Avenue Southeast

Project Name: Prospect Park Citgo

Contact Person and Phone: Clay and Mia Lambert, (612) 298-8982

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: September 6, 2006

End of 60-Day Decision Period: November 5, 2006

End of 120-Day Decision Period: A 60-day extension letter was mailed on September 29, 2006, extending the 120-day decision period to January 4, 2007. The applicant has further extended the time for review to February 5, 2007.

Ward: 2 Neighborhood Organization: Prospect Park East River Road Improvement Association

Existing Zoning: C1, Neighborhood Commercial District

Proposed Zoning: Not applicable

Zoning Plate Number: 22

Legal Description: Not applicable

Proposed Use: Automobile convenience facility

Concurrent Review:

Conditional use permit: to reconstruct an automobile convenience facility.

Expansion of a non-conforming use: to reconstruct an existing car wash associated with an automobile convenience facility located in the C1 zoning district.

Variance: to reduce the front yard setback from the required 15 feet to 0 feet for a portion of the first 40 feet west of the east property line to permit a drive aisle.

Variance: to reduce the east interior side yard setback from the required 7 feet to 0 feet to permit a drive aisle.

Variance: to reduce the rear yard setback from the required 7 feet to 0 feet to permit the building and the stacking lane for the car wash.

Variance: of the stacking requirements for the car wash from the required 12 to 6.

Variance: of the stacking requirement for the gasoline pump islands from the required 8 to 4.

Variance: of the parking requirement from the required 29 spaces (25 for the automobile convenience facility and second floor offices and 4 for the car wash) to 13 spaces.

Site plan review.

Background: This development project was continued from the October 3, 2006, Planning Commission meeting to the October 30, 2006, Planning Commission meeting. At the October 30, 2006, meeting the applicant requested that the project be postponed to the November 13, 2006, Planning Commission meeting. The applicants have revised the site plan and intend on meeting with staff to discuss the changes in the next week. The revised site plan will most likely require additional land use applications. Therefore, the applicants are requesting that the applications be continued to the December 18, 2006, Planning Commission meeting in order to allow staff time to identify those applications and re-notice the project for a public hearing. Given that the 120-day time frame expires on January 4, 2007, the applicant has submitted a “Request for Extension of Time Limit” form extending the time for review to February 5, 2007.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the conditional use permit application to reconstruct an automobile convenience facility located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the expansion of a non-conforming use:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the expansion of a non-conforming use to reconstruct an existing car wash associated with an automobile convenience facility located in the C1 zoning district to the December 18, 2006, City Planning Commission hearing.

Recommendation of the Department of Community Planning and Economic Development – 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 to reduce the front yard setback from the required 15 feet to 0 feet for a portion of the first 40 feet west of the east property line to permit a drive aisle located at 2700 University Avenue Southeast.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application to reduce the east interior side yard setback from the required 7 feet to 0 feet to permit a drive aisle located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application to reduce the rear yard setback from the required 7 feet to 0 feet to permit the building and the stacking lane for the car wash located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application of the stacking requirements for the car wash from the required 12 to 6 located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application of the stacking requirement for the gasoline pump islands from the required 8 to 4 located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and continue the variance application of the parking requirement from the required 29 spaces (25 for the automobile convenience facility and second floor offices and 4 for the car wash) to 13 spaces located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.

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

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the site plan review for the property located at 2700 University Avenue Southeast to the December 18, 2006, City Planning Commission hearing.