

Department of Community Planning and Economic Development-Planning Division

BZZ – 1117: Conditional Use Permit, Variance, Site Plan Review

Date: September 13, 2004

Date Application Deemed Complete: The application was originally noticed for the July 12, 2004 City Planning Commission hearing, but deemed incomplete by staff due to the placement of the property lines on the proposed site plan and an opportunity for the applicant to consider the inclusion of a (stub end) street vacation with this land use application. This application is still incomplete.

End of 60 Day Decision Period: Not applicable

End of 120 Day Decision Period: Not applicable

Applicant: Dan Lovestrand, dba Bradan Automotive

Address of Property: 831 Hennepin Avenue East

Project Name: Bradan Automotive

Contact Person and Phone: Dan Lovestrand (612-331-1889); Gene Buell- Owner -(612-378-2065)

CPED Planning Division Staff and Phone: Lonnie Nichols, Senior Planner, 612-673-5468

Ward: One (1) **Neighborhood Organization:** Beltrami

Existing Zoning: I-1 (light industrial)

Proposed Use: Automobile Repair Minor

Concurrent Review: Conditional Use Permit, Variances, Site Plan Review submitted, and Street Vacation pending formal application.

Appropriate Section(s) of the Zoning Code: Chapters: 521-Zoning Districts and Maps, 525-Administration and Enforcement, 530-Site Plan Review, 535-Regulations of General Applicability, 536-Specific Development Standards, 541-Off-street Parking and Loading, 543-On-Premise Sign, 550-Industrial Districts

Background: Dan Lovestrand, dba, Bradan Automotive, has filed application for a conditional use permit, major site plan review, and variances for an automobile repair shop in the I-1 (light industrial) zoning district. Automobile service uses have occupied the site since at least 1995. The applicant has indicated that Simba Automotive and Dave Cox Automotive (automobile repair minor uses) operated from the building prior to the start-up of Bradan Automotive in March 2003. Prior to that, beginning in approximately 1995, the property owner operated Gopher Towing at the site. The lot area is 8428 sf and

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the building footprint is 4858 sf. Staff has requested a survey of the site to verify the location of the property lines and to provide an opportunity for the applicant to consider the inclusion of a street vacation on an adjacent parcel when this land use application is heard by the City Planning Commission. The applicant has submitted the attached letter describing his efforts on the survey and street vacation application, as well as the need for additional time. Assuming application is filed for the street vacation, a plat application will also be required and another public notice will need to be distributed. Staff is supportive of a continuance, provided additional progress is made to complete the application and file for the street vacation by September 13, 2004.

RECOMMENDATION OF THE DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION:

Recommendation of the Department of Community Planning and Economic Development - Planning Division:

The Department of Community Planning and Economic Development Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a conditional use permit for an automobile repair minor garage located at 831 Hennepin Avenue East in the I1 district to the October 25, 2004 City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development - Planning Division:

The Department of Community Planning and Economic Development Planning Division recommends that the City Planning Commission adopt the findings above and **continue** the variance applications for an automobile repair minor garage located at 831 Hennepin Avenue East in the I1 district to the October 25, 2004 City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development - Planning Division:

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 application for an automobile repair minor garage located at 831 Hennepin Avenue East in the I1 district to the October 25, 2004 City Planning Commission meeting.

Attachments:

Staff report and Recommendations
Letter from Applicant
Zoning Map