

Department of Community Planning and Economic Development - Planning Division
Expansion of a Legal Nonconforming Use, Variance, and Site Plan Review
BZZ-3368

Date: January 22, 2007

Applicant: DMH I, LLC dba Kirschbaum & Krupp Metal Recycling, LLC

Address of Property: 1728 2nd Street North

Project Name: Kirschbaum & Krupp Metal Recycling, LLC

Contact Person and Phone: Bill Schoen 701-746-1439

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

Date Application Deemed Complete: December 28, 2006

End of 60 Day Decision Period: February 26, 2007

Ward: 5 Neighborhood Organization: Northside Residence Redevelopment Council (Near-North)

Existing Zoning: I2 Medium Industrial District and MR Mississippi River Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: Not applicable for this application.

Proposed/Existing Use: An approximately 17,000 square foot addition to an existing building in a nonconforming scrap yard.

Concurrent Review:

Expansion of a Legal Nonconforming Use: For a 17,000 square foot building addition.

Variance: To increase the maximum allowable height of a fence from 6 or 8 feet to 10 feet.

Site Plan Review: For a 17,000 square foot building addition and site modifications.

Applicable zoning code provisions: Chapter 525, Article IX Variances, specifically Section 525.520(5); Chapter 530, Site Plan Review; Chapter 531 Nonconforming Uses and Structures; and Chapter 536 Specific Development Standards.

Background: The applicant proposes to construct an approximately 17,000 square foot addition to their existing legally nonconforming scrap metal facility. The intent is to clean up and reorganize the site by relocating the majority of operations indoors and creating a parking and stacking area that is paved with appropriate stormwater management. Staff has identified additional information that is necessary to complete the review of this application. In order to allow the applicant time to provide the information

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and for staff to review the information, staff is continuing the application to the February 5, 2007, meeting of the City Planning Commission.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department - Planning Division for the expansion of a legal nonconforming use:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the expansion of a legal nonconforming use application for property located at 1728 2nd Street North to the February 5, 2007, meeting of the City Planning Commission.

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the variance application for property located at 1728 2nd Street North to the February 5, 2007, meeting of the City Planning Commission.

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the site plan review application for property located at 1728 2nd Street North to the February 5, 2007, meeting of the City Planning Commission.