

Department of Community Planning and Economic Development – Planning Division

**Conditional Use Permit Application
BZZ-3696**

Date: August 13, 2007

Applicant: New UnBank Company, LLC

Address of Property: 700 West Broadway Avenue

Date Application Deemed Complete: July 19, 2007

End of 60 Day Decision Period: September 17, 2007

End of 120 Day Decision Period: Not applicable

Contact Person and Phone: Jeff Ringer, 952-697-5252

Planning Staff and Phone: Michael Wee, (612) 673-5468

Ward: 3 Neighborhood Organizations: Hawthorne and Near-North

Existing Zoning: C2

Proposed Use: Shopping Center

Concurrent Review: None

Previous Actions: Amendment to a conditional use permit (BZZ-2296, May 9, 2005) to reconfigure an existing building by removing the restaurant use and realign spaces for existing liquor store, drug store and financial services (check cashing) uses.

Applicable zoning code provisions: Section 548.300 hours open to the public, Chapter 536 Specific Development Standards for currency exchange.

Background:

On behalf of New UnBank Company, LLC, Jeff Ringer submitted an application for extended hours for a currency exchange business from the permitted 6:00am to 10:00pm Sunday through Thursday and 6:00am to 11:00pm Friday and Saturday to a 24 hour business every day. The financial institution (check cashing) is located in a one-story building designed as a shopping center consisting of an off-sale liquor store, drug store and the financial institution. A shopping center is a conditional use in C2 District. A conditional use permit was amended on May 9, 2005 (BZZ-2296) to change the floor plans of an existing building to include the above mentioned businesses. The approval was subject to 4 conditions and a copy of the Commission action is attached.

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The total building gross floor area is 11,500 square feet in a lot area of 37,059 square feet (FAR of 0.31 < 1.7 max in C2 district). The entire site is impervious. Landscaping and screening has not been implemented as required of the previously approved CUP (BZZ-2296).

The property is an irregular shaped parcel located adjacent to Hawthorn Crossing Corporation property and the building that houses West Broadway Village Social Services (operated by Hennepin County). The applicant has an existing easement agreement for the parking lots both on the north and south side of the building. There are 54 parking spaces on the north side and 18 spaces on the south parking lot. The property is bordered by commercial uses on all sides except to the north where it is zoned R2B District. A grocery store across West Broadway Avenue operates 24 hours.

The financial institution (check cashing) now operates 24-hours without a CUP, which triggered this application. The proposed extended hours are requested for the financial institution only. The other two businesses in the shopping center will remain closed after the permitted hours.

West Broadway between I-94 and Penn Avenue N. is a designated Commercial Corridor. At the intersection of Lyndale Avenue N, it is an Auto Oriented Shopping Center node. There is an on-going study for the revitalization of this area; the West Broadway Alive study, which is expected to be approved by the City Council soon. This study included recommendation for commercial mixed-use as a preferred development in the corridor between I-94 and Fremont Avenue. The subject property is located in this section of West Broadway.

At the time of writing this staff report, comments that were forwarded from area residents were received through email. All of which are against the proposed extended hours. Staff will forward comments, if any more are received, at the City Planning Commission meeting.

The applicant has requested that the Commission continue the application one cycle, to the meeting of August 27, 2007.

RECOMMENDATION:

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the conditional use permit application to August 27, 2007 for extended hours to New UnBank Company, LLC located at 700 West Broadway Avenue.

Attachments:

Zoning Map