

**Department of Community Planning and Economic Development – Planning Division**  
Change of Nonconforming Use  
BZZ-2063

**Date:** November 22, 2004

**Applicant:** Mary Miller and Bonnie Laidlaw

**Address of Property:** 3018 17<sup>th</sup> Avenue South

**Project Name:** Success Community Resource Center

**Contact Person and Phone:** Jason Miller, 724-3194

**Planning Staff and Phone:** Fred Neet, 673-3242

**Date Application Deemed Complete:** October 28, 2004

**End of 60-Day Decision Period:** December 27, 2004

**End of 120-Day Decision Period:** February 25, 2004

**Ward:** 9      **Neighborhood Organization:** Powderhorn Park Neighborhood Association

**Existing Zoning:** R2B

**Proposed Use:** community center

**Applicable zoning code provisions:** Chapter 531, Nonconforming Uses and Structures, specifically Section 531.80: Change of Use.

**Background:** The one-story building was constructed in 1916, with the two-story building added in 1972, on the 15,000 square foot lot. It appears to have been zoned R2B since 1963 and has functioned continuously as a VFW club or lodge until sold in April 2004. The applicant proposes to reclassify the property as a community center which is a very similar use, but technically requires a “change of nonconforming use” in the R2B district. Both a “club or lodge” and a “community center” are first permitted in C2 zoning districts (C1 with a conditional use permit). The Resource Center plans to offer its own programs as the principal use, currently anticipated as an obesity management group, a support group for parents of ADHD children, and an entrepreneurial resource workshop. Tenant space for Christian-based outreach programs or for small congregations in need of a location for weekly services or prayer groups is also anticipated. An accessory use could be rental space to the public for occasional private functions, with receptions, baptismal dinners, and social or fundraising events for building tenants listed as examples.

The previous VFW use had a liquor license, and therefore could operate until 2:30 a.m. daily. The proposed community center use plans not to apply for a full liquor license. Should it apply to the Police Department and receive a “bottle club” license, it then would be eligible to apply to the State of Minnesota for an extended hours license to operate up to 2 a.m. daily.

Immediately north is a C1 district, fronting Lake Street which is a Community Corridor. The remainder of the surrounding area is zoned R2B except for a single-family home across the street at 3011 17<sup>th</sup> Avenue South, zoned C1.

**Findings As Required By The Minneapolis Zoning Code:**

**The Community Planning and Economic Development Planning Division has analyzed the application and makes the following findings:**

**The Planning Commission may approve a proposed change in use if the use meets the following standards as specified in section 531.80 of the Zoning Code:**

**(1) The proposed use is compatible with adjacent property and the neighborhood.**

The community center proposal is a very similar use to the former VFW hall (club or lodge) with virtually the same parking requirements. No changes are currently anticipated for the building. The parking area, now unorganized, will be organized with striping and landscaping, the dumpster enclosed, and will function more efficiently.

**(2) The proposed use is less intense than the existing, nonconforming use.**

**(a) Hours of operation:**

Hours of operation for a community center in an R2B district is restricted to 6 a.m. to 10 p.m. (11 p.m. Fridays and Saturdays) without some form of liquor license. The community center intends an opening time of 9 a.m. The previous use had a liquor license which permitted operation until 2 a.m. daily

**(b) Signage:**

Only sign faces will be changed.

**(c) Traffic generation and safety:**

The previous use drew customers from a larger area. With Lake Street so close, more visitors to the proposed use are expected to use transit or to walk, and at least 4 bike racks will be provided where none existed before.

**(d) Off-street parking and loading:**

The newly-organized parking area will permit more legal parking spaces than at present. The loading area does not change.

