

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permits, Variances and Site Plan Review  
BZZ-3929

**Date:** February 25, 2008

**Applicant:** Peter Roos, on behalf of HolidayStation Stores

**Addresses of Property:** 3524, 3528, 3532, 3536 and 3550 Cedar Avenue South

**Project Name:** Cedar Avenue Holiday Gas Station

**Contact Person and Phone:** Peter Roos, (612) 269-2204

**Planning Staff and Phone:** Shanna Sether, (612) 673-2307

**Date Application Deemed Complete:** February 1, 2008

**End of 60-Day Decision Period:** April 1, 2008

**Ward:** 9      **Neighborhood Organization:** Powderhorn Park, adjacent to Corcoran and Standish-Ericsson

**Existing Zoning:** C2 Neighborhood Corridor Commercial District and R2B Two-Family District

**Zoning Plate Number:** 26

**Legal Description:** Not applicable for this application

**Proposed Use:** Automobile convenience facility

**Concurrent Review:**

- **Conditional use permit** to allow for the construction of an automobile convenience facility and accessory car wash facility in the C2 Neighborhood Corridor Commercial District.
- **Conditional use permit** to allow for the extension of hours open to the public to 24 hour operation seven days a week.
- **Variance** to reduce the front yard setback, along Cedar Avenue South, from 20 feet to approximately 15 feet to allow for the construction of an accessory car wash facility.
- **Variance** to reduce the north interior side yard setback from 5 feet to zero feet to allow for a driveway adjacent to the proposed car wash facility.
- **Site Plan Review.**

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits, Chapter 548, Article I, Commercial Districts, Chapter 525, Article IX, Variances and Chapter 530 Site Plan Review and Chapter 541 Off-Street Parking and Loading

**Continuance:** The applicant amended the site plan after notification was sent to the neighborhood organizations and *Finance and Commerce*. The amendment of the plan shows a driveway on the north of the proposed car wash facility. This driveway is located within the required interior side yard and requires an additional variance, which was not listed in the earlier notification. Staff is recommending that the applications be continued one cycle to the March 17, 2008, Planning Commission meeting to allow for notification of the additional variance application.

**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 and the City Council accept the above findings and **continue** the application for the conditional use permit to allow for the construction of an automobile convenience facility and accessory car wash facility in the C2 Neighborhood Corridor Commercial District to the March 17, 2008 City Planning Commission public hearing.

**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 and the City Council accept the above findings and **continue** the application for the conditional use permit to allow for the extension of hours open to the public to 24 hour operation seven days a week to the March 17, 2008 City Planning Commission public 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 and the City Council accept the above findings and **continue** the application for variance to reduce the front yard setback, along Cedar Avenue South, from 20 feet to approximately 15 feet to allow for the construction of an accessory car wash facility to the March 17, 2008 City Planning Commission public 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 and the City Council accept the above findings and **continue** the application for variance to reduce the interior yard setback from 5 feet to 0 to allow for a driveway adjacent to the proposed car wash facility to the March 17, 2008 City Planning Commission public 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 and the City Council accept the above findings and **continue** the application for site plan review to the March 17, 2008 City Planning Commission public hearing.

**Attachments:**

1. Zoning map