

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit, Site Plan Review  
BZZ-2855

**Date:** March 27, 2006

**Applicant:** Capp Industries

**Address of Property:** 732 30<sup>th</sup> Ave SE

**Project Name:** Parts Midwest

**Contact Person and Phone:** Cathy Nordin, 1433 Utica Ave S, Minneapolis MN 55416, (952) 541-9969

**Planning Staff and Phone:** Tara Beard, (612) 673-2351

**Date Application Deemed Complete:** February 27, 2006

**End of 60-Day Decision Period:** April 28, 2006

**End of 120-Day Decision Period:** Not applicable

**Ward:** 2      **Neighborhood Organization:** Southeast Como Improvement Association

**Existing Zoning:** I2 Medium Industrial District

**Zoning Plate Number:** 16

**Lot area:** 158,692 square feet

**Proposed Use:** Various industrial uses (see Background section).

**Concurrent Review:**

- Conditional Use Permit to allow automobile sales
- Site Plan Review

**Applicable zoning code provisions:** Chapter 525: Article VII Conditional Use Permits - Chapter 530: Site Plan Review – Chapter 550 Industrial Districts

**Background:** Cathy Nordin, on behalf of Capp Industries, Inc., has submitted multiple land use applications to add an automobile sales use at 732 30<sup>th</sup> Ave SE. The automobile sales use requires a Conditional Use Permit and a Site Plan Review. There are no proposed changes to the building's exterior or size. Three new occupants are proposed that would occupy just less than half of the building (the remainder of the building is not currently leased). The proposed occupants were Parts Midwest, an automotive parts distributor; North Central Truck Equipment, a distributor and installer of light truck

equipment; and Grand American Bus Sales, a distributor of light duty commercial buses. The use associated with Grand American Bus Sales is considered an automobile sales use.

The applicant has decided to withdraw their applications and will not be leasing to the automobile sales use.

Staff has not received any written correspondence from SECIA at the time of the printing of this report.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division to allow automobile sales at 732 30<sup>th</sup> Ave SE:**

The application has been **withdrawn**.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Site Plan Review:**

The application has been **withdrawn**.

**Attachments:**

1. Zoning map