

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-3055

Date: June 26, 2006

Applicant: City of Minneapolis – Public Works Internal Services

Address of Property: 1301 Currie Ave N, 1308 Currie Ave N, 117 Glenwood Ave, and 1200 Currie Ave N

Project Name: Curry Maintenance Facility

Contact Person and Phone: William Gauthier, City of Minneapolis, 309 2nd Ave S, Room 300, Minneapolis, MN 55401, 612-673-5738

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

Date Application Deemed Complete: May 30, 2006

End of 60-Day Decision Period: July 29, 2006

End of 120-Day Decision Period: Not applicable

Ward: 7 **Neighborhood Organization:** North Loop Neighborhood Association, adjacent to the Downtown Minneapolis Neighborhood Association

Existing Zoning: I1 Light Industrial District, DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 13

Legal Description: Not applicable for this application

Lot area: 142,260 square feet

Proposed Use: Add an above ground E-85 storage tank to an existing Garage for Public Vehicles

Concurrent Review:

- A conditional use permit to amend a conditional use permit to allow the use of a garage for public vehicles by adding an above ground fuel tank

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits; Chapter 550 Industrial Districts

Background: William Gauthier, on behalf of the City of Minneapolis Public Works Internal Services, has applied for a conditional use permit to amend an existing CUP for a Garage for Public Vehicles to

add an E-85 above ground storage tank to their existing facility. The facility currently has two underground fuel storage tanks for diesel and gasoline and two existing fueling islands, one of which would be modified to incorporate a dispenser for the E-85. The proposed E-85 tank would be a 4,000 gallon (with an alternate 6,000 gallon) aboveground storage tank.

A Garage for Public Vehicles is a Public Services and Utilities use, which is included in Table 530-1 of the zoning code as a use subject to Site Plan Review. However, since the proposed change disturbs only a small portion of the site (less than 1,000 square feet) and does not include any increase in building square footage or expansion of use (the additional fuel type will allow more variety in fueling options, but the number of dispensing islands is not being increased and the number of vehicles that can be serviced at any time is not being increased), staff has determined that a Site Plan Review is not required.

At this time staff has received no written comments from the North Loop neighborhood.

CONDITIONAL USE PERMIT -

Required Findings for the Conditional Use Permit:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

There is no evidence that the addition of a third fuel tank on the site would have a negative impact on the public. The site has been used to store underground tanks and for fuel dispensing without incident since 1998.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The location of the tank and the fuel dispenser are adjacent to surface parking for the facility, and is only visible from other industrial districts and uses. Access to the fuel site is down a dead-end street that only provides access to the Currie Maintenance Facility and one adjacent industrial business.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

The proposed change will not change the use of the property nor will it increase the intensity of the use such that additional utilities, access roads, drainage, or other facilities or measures would be needed. Existing conditions are currently adequate for the use of the site.

- 4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.**

Currie Ave N is a dead end street that is used for access to only the Currie Maintenance Facility and a neighboring industrial use. The addition of an above ground fuel tank and an additional fuel dispenser will not significantly increase traffic congestion on or around the site.

5. Is consistent with the applicable policies of the comprehensive plan.

The site is within the study area of the Downtown Minneapolis Multi-Modal Station Area Master Plan (this plan has not been adopted by the City Council). This plan notes the location of the site in an area of industrial and public uses and recommends further study of the area for long range planning. The site is just outside of the study areas of the adopted plans Downtown 2010 and the Downtown East/North Loop Master Plan.

The Minneapolis Plan, Chapter 7.12 states that “Minneapolis will play a leadership role in setting up examples and pilot projects.” One of the implementation steps for this is to “make city operations and purchases more environmentally sensitive by choosing environmentally-friendly products and reusing buildings or materials whenever feasible.” Another is to “minimize the use of processes employed in city operations which generate toxic residues and leachates.” E-85 fuel burns cleaner than gasoline and is a renewable resource. Providing E-85 fuel for use in city vehicles clearly meets the intentions of this policy.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

If this conditional use permit is approved, the site will be in conformance with the applicable regulations of the I1 District. However, Table 535-3 of the zoning code states that the maximum permitted flammable gases is 500 gallons. The applicants are proposing a 4,000 to 6,000 gallon tank in addition to two existing underground tanks that already exceed 500 gallons. However, staff interpretation is that this section of the code is addressing the storage of flammable gases rather than gas stations or private refueling stations such as the maintenance facility at 1200 Currie Ave N.

RECOMMENDATION:

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 adopt the above findings and **approve** the application for a conditional use permit to amend a conditional use permit to allow the use of a garage for public vehicles by adding an above ground fuel tank at a facility located on the following properties: 1301 Currie Ave N, 1308 Currie Ave N, 117 Glenwood Ave, and 1200 Currie Ave N.

Attachments:

1. Statement of use
2. Findings
3. Correspondence
4. Site Plan, Floor Plans, Elevations, & Zoning map
6. Photos