

Department of Community Planning and Economic Development – Planning Division
Variance and Site Plan Review
BZZ-4406

Date: August 10, 2009

Applicant: Lupe Property Company, LLC

Addresses of Property: 129 Plymouth Ave N

Project Name: Shopping Center

Contact Person and Phone: Tanek, Inc. Attn: Jim Lindborg, (612)-879-8225, extension 24

Planning Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: June 19, 2009

End of 60-Day Decision Period: August 18, 2009

End of 120-Day Decision Period: A 60-day extension letter was sent to the applicant on June 19, 2009, extending the decision period to no later than October 17, 2009.

Ward: 7 **Neighborhood Organization:** North Loop Neighborhood Association

Across Plymouth Ave North from: Ward 5; Near North Neighborhood; Northside Residents Redevelopment Council

Existing Zoning: I1 Light Industrial District, IL Industrial Living Overlay District, DP Downtown Parking Overlay District, MR Mississippi River Critical Area Overlay District

Proposed Zoning: C2 Neighborhood Corridor Commercial District, DP Downtown Parking Overlay District, MR Mississippi River Critical Area Overlay District

Zoning Plate Number: 13

Legal Description: Not applicable for this development

Proposed Use: Shopping Center

Concurrent Review:

- Variance to exceed 20 surface parking spaces within the DP Downtown Parking Overlay District
- Site Plan Review for a new principal non-residential building

Applicable zoning code provisions: Chapter 525, Article IX, Variances, specifically Section 525.520(20) “to vary the standards of any overlay district, other than the SH Shoreland Overlay District or the FP Floodplain Overlay District”, Chapter 530 Site Plan Review, Chapter 548, Article I, Commercial Districts and Chapter 551, Overlay Districts.

Background: At the July 13, 2009, City Planning Commission meeting a rezoning from the I1 zoning district with the ILOD Overlay district to the C2 zoning district with the removal of the ILOD Overlay and conditional use permits for a shopping center, fast food restaurant and a surface parking lot were approved. The City Planning Commission continued the variance application to increase the number of surface parking spaces on the site and the site plan review application in order to allow time for the development to go through the Preliminary Development Review process with Public Works. As of this time the applicant has not submitted plans for this review process so the Planning Division is recommending that the applications be continued to the August 24, 2009, City Planning Commission meeting. Please note that because of the 60/120 day decision period ending on October 17, 2009, the applications cannot be continued beyond the City Planning Commission meeting of August 24, 2009.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department - Planning Division for the variance:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the variance application to the August 24, 2009, City Planning Commission meeting.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission **continue** the site plan review application to the August 24, 2009, City Planning Commission meeting.