

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit and Site Plan Review
BZZ-5857

Date: December 3, 2012

Applicant: Paul Koland

Address of Property: 3958 Washington Avenue N

Project Name: Paulie's Automotive

Contact Person and Phone: Paul Koland, (763) 355-7126

Planning Staff and Phone: Kimberly Holien, (612) 673-2402

Date Application Deemed Complete: November 9, 2012

End of 60-Day Decision Period: January 8, 2013

Ward: 4 Neighborhood Organization: Camden Industrial (adj. to Webber-Camden)

Existing Zoning: I2, Medium Industrial district; MR, Mississippi River Critical Area Overlay district

Proposed Zoning: N/A

Zoning Plate Number: 4

Lot area: 20,625 square feet

Legal Description: See attached.

Proposed Use: Minor automobile repair.

Concurrent Review:

- Conditional Use Permit to allow a minor automobile repair use in an existing building.
- Site Plan Review.

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits and Chapter 530 Site Plan Review.

Background: The applicant is proposing to establish a minor automobile repair use in the existing building at 3958 Washington Avenue N. The building is located in the center of the site with a surface parking lot between the building and the street. The building contains four overhead doors which face Washington Avenue N and is currently devoid of any

landscaping, with the exception of some turf grass on the east side of the building. No modifications are proposed to the building at this time. The applicant is proposing landscaping and screening within the parking lot and along the perimeter of the site as part of the project. While the building was most recently occupied by a minor automobile repair use, that use has been out of operation for more than one year.

The site is zoned I2, Medium Industrial and is located in the MR, Mississippi River Critical Area Overlay district. Minor automobile repair is a conditional use in the I2 district and an application for a conditional use permit has been submitted accordingly. Per Chapter 530, Site Plan Review, a Site Plan Review application is also required for any automobile service use.

On November 21, 2012 staff received a letter from the applicant indicating that he is no longer pursuing this property and wishes to withdraw the applicant. Staff recommends that the applications be returned accordingly.

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 adopt the above findings and **return** the application for a conditional use permit for a minor automobile repair use for the property located at 3958 Washington Avenue N, at the request of the applicant.

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 **return** the site plan review application for a minor automobile repair use in an existing building at 3958 Washington Avenue N, at the request of the applicant.

Attachments:

1. Zoning map
2. E-mail from the applicant withdrawing the application