



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
March 24, 2014
BZZ-6425

LAND USE APPLICATION SUMMARY

Property Location: 80 Broadway Street Northeast
Project Name: Krause Liquor Store
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Steve Krause
Project Contact: Scott Nelson, DJR Architecture
Request: To allow a new I-story, approximately 7,700 square foot building for a liquor store.

Required Applications:

Conditional Use Permit	To allow a liquor store in the C2 District.
Site Plan Review	For a new I-story, approximately 7,700 square foot building.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	16,610 square feet / 0.38 acres
Ward(s)	3
Neighborhood(s)	St. Anthony West Neighborhood Organization; adjacent to Sheridan Neighborhood Organization
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center (Grain Belt Complex); Community Corridor (Marshall Street Northeast and Broadway Street Northeast)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	February 6, 2014	Date Extension Letter Sent	March 3, 2014
End of 60-Day Decision Period	April 7, 2014	End of 120-Day Decision Period	June 6, 2014
Date Additional Extension Authorized by Applicant	March 13, 2014	End of Decision Period	June 30, 2014

BACKGROUND

A liquor store in a new 1-story building is proposed at the property of 80 Broadway Street Northeast. The applications for this project were continued from the City Planning Commission meeting of March 3, 2014 at the request of the applicant in order to allow more time to consider potential revisions to the site plan. The applicant has determined that they will make significant changes to the proposed plans. To allow time for the plans to be revised and reviewed, an updated staff report to be completed, and an appeal to be processed, if any, the applicant has authorized an extension of the City's period to make a decision to June 30, 2014. Therefore, staff is recommending that the Planning Commission continue the applications to a future meeting date.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and continue the application for a conditional use permit to allow a liquor store for the property located at 80 Broadway Street Northeast to the City Planning Commission meeting of April 23, 2014.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and continue the site plan review application to allow a new 1-story, approximately 7,700 square foot building for the property located at 80 Broadway Street Northeast to the City Planning Commission meeting of April 23, 2014.