
LAND USE APPLICATION SUMMARY

Property Location: 626 West Broadway
Project Name: 626 West Broadway
Prepared By: Peter Crandall, Senior City Planner, (612) 673-2247
Applicant: Main Street Properties
Project Contact: Luis Caire
Request: To establish a shopping center.
Required Applications:

Conditional Use Permit	To establish a shopping center in an existing building in the C3S district.
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SITE DATA

Existing Zoning	C3S District West Broadway Overlay District
Lot Area	22,645 square feet
Ward(s)	5
Neighborhood(s)	Hawthorne; adjacent to Near North
Designated Future Land Use	Mixed Use
Land Use Features	Commercial Corridor (West Broadway), Community Corridor (Lyndale Ave N)
Small Area Plan(s)	<u>West Broadway Alive Plan (2008)</u>

Date Application Deemed Complete	September 6, 2018	Date Extension Letter Sent	
End of 60-Day Decision Period	November 6, 2017	End of 120-Day Decision Period	

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located on the corner of Lyndale Avenue N and West Broadway and contains an existing gas station with a car wash. The building is set back significantly from the street. The site meets currently adopted zoning requirements for landscaping and screening.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is located within the Hawthorne neighborhood and has frontage on West Broadway, a Commercial Corridor. The corridor contains a mix of uses including traditional storefront businesses as well as several shopping centers and big box stores. The broader neighborhood contains a mix of housing types with predominantly single and two-family homes.

PROJECT DESCRIPTION. The applicant is proposing to establish a shopping center in the existing gas station building by converting a portion of the car wash into an additional retail space. The application indicates that this space is intended to be used for a tobacco shop. The new retail space will have a principal entrance that opens onto the parking lot and will have a shared hallway with the gas station retail space.

PUBLIC COMMENTS. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a shopping center in the C3S district based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The shopping center will not be detrimental to or endanger the public health, safety, comfort or general welfare. The grocery store currently includes the sale of tobacco products. The proposed shopping center would separate the two uses, but will not alter the general activity on site. No major alterations to the exterior of the structure are proposed. CPED is recommending a condition of approval that the applicant implement a striped pedestrian pathway between the new principal entrance to the existing entrance for the gas station to enhance pedestrian safety on site.

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

The shopping center use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The proposed renovations to create the shopping center are contained within the building. Other than creating a new principal entrance, no exterior alterations are proposed at this time.

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

Utilities and access are existing and adequate. The site is bound by two public streets, West Broadway and Lyndale Avenue N.

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

The proposal is not expected to significantly affect traffic congestion. The new retail space will be 235 square feet in area and does not require additional on-site parking.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- 1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

The project is within the boundary of the “West Broadway Alive!” small area plan. The future land use map for the plan calls for mixed uses and “urban scale” development.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of C3S District. CPED is recommending a condition of approval that the applicant implement windows in the street facing elevation of the new retail space that comply with site plan review standards.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Main Street Properties for the properties located at 626 West Broadway:

A. Conditional Use Permit.

Recommended motion: **Approve** the conditional use permit to establish a shopping center in an existing building, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The applicant shall install at least 30% windows on the west facing elevation of the new storefront. The windows shall not be blocked by signage, shelving, or other materials.
3. The applicant shall stripe a pedestrian pathway between the new storefront entrance and the principal entrance for the gas station

ATTACHMENTS

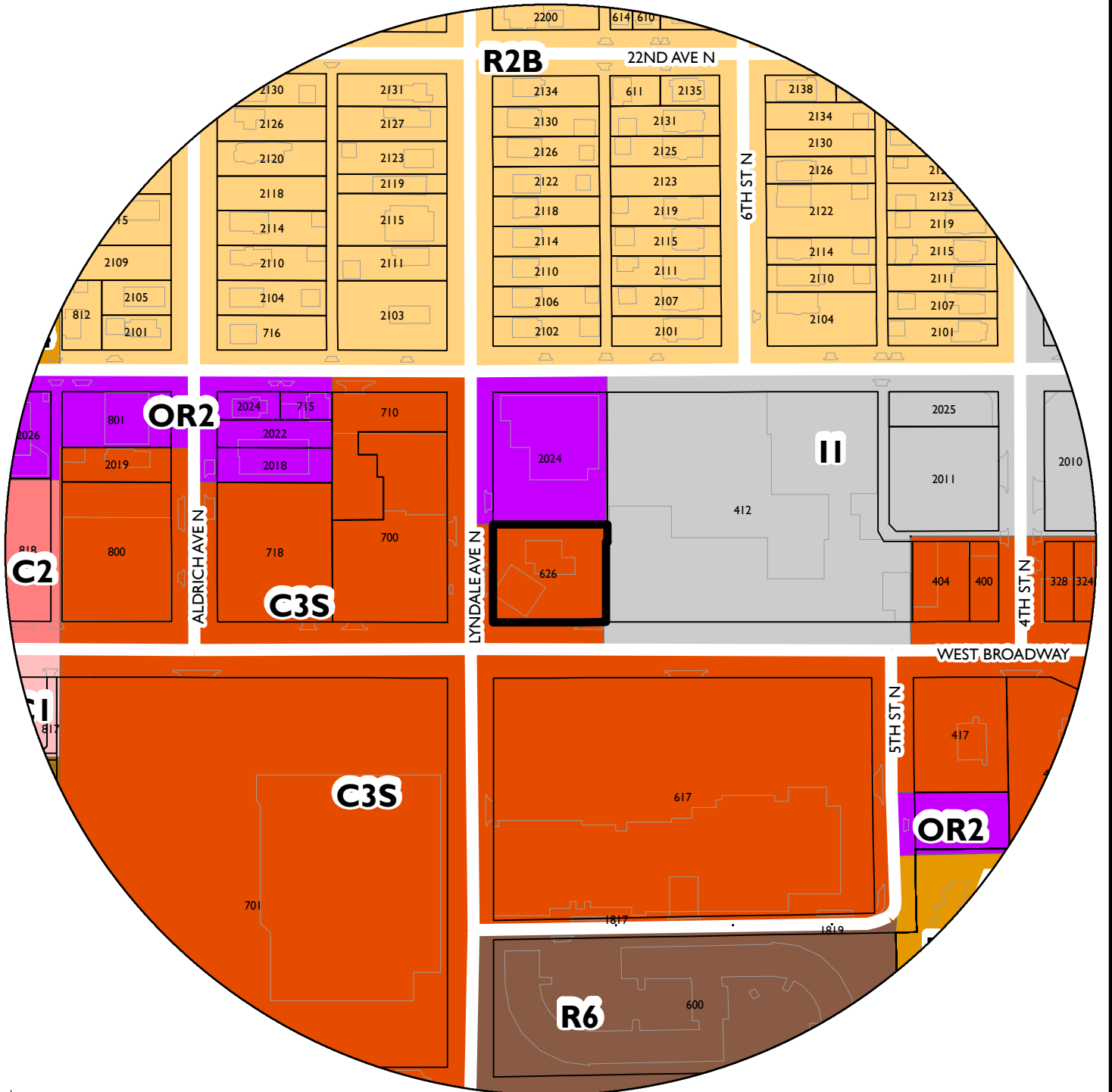
1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Public comments

Main Street Properties

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
626 West Broadway

FILE NUMBER
PLAN7529

STATE MENT OF APPLICANT

Land use applicant states that the creation of a Tobacco Dealer Shop is a permitted use in the C3S zoning district and that:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to endanger the public health, safety, comfort or general welfare.
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property focuses permitted in the district.
- (3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.
- (6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

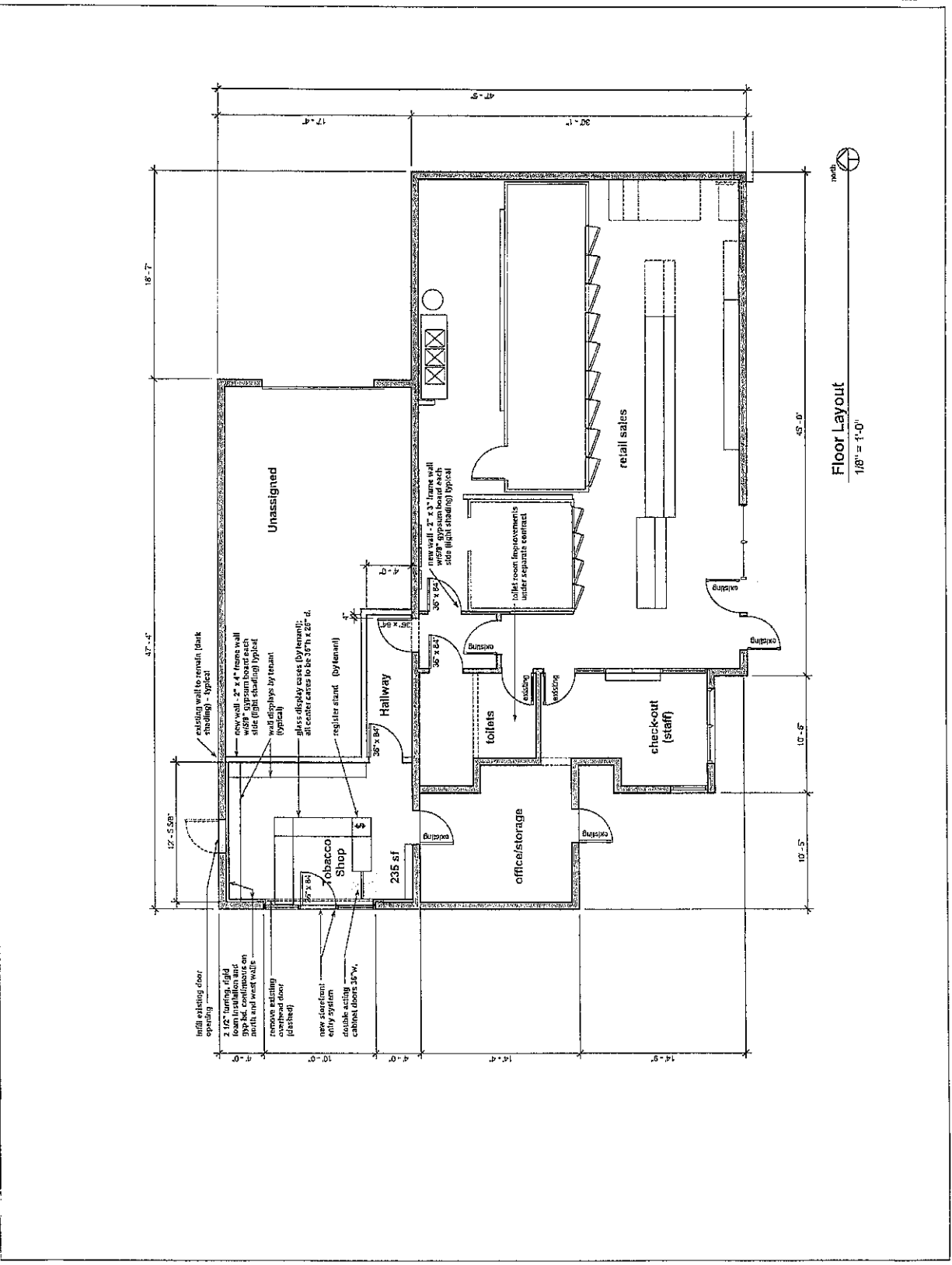
STATEMENT OF PROPOSED USE AND DESCRIPTION OF THE PROJECT

626 WEST BROADWAY

Our project refers to interior tenant improvements to the existing 2593 sq. ft. single story retail building. Installation of a new store front/entry system in the existing overhead door opening at the west end of an existing cars wash structure. The west portion, for which a CUP is needed will be converted for use as a general retail store.

The general retail space will be approximately 235 sq. Ft. A short hallway will be constructed to connect the new retail space to the existing toilet and existing grocery store. This project will comply with all building/remodel requirements.

All site improvements are existing and in compliance with the code.



Freedom Station
 625 West Broadway
 Minneapolis, MN
 ARCHITRON/ARCHITRON 1004

Henn Co Map

General _____ County _____
 District _____ Township _____
 Section _____ Range _____
 T15N R42E S04

Block	1	2	3	4	5	6	7	8	9	10
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