

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permit
BZZ-4559

Date: November 30, 2009

Applicant: Blue & White Service Corporation of MN

Address of Property: 1400 Van Buren Street Northeast

Project Name: Blue & White Metropolitan Taxi Service

Contact Person and Phone: Waleed Sonbol, (612) 333-0469

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: November 6, 2009

End of 60-Day Decision Period: January 5, 2010

Ward: 1 Neighborhood Organization: Logan Park

Existing Zoning: I2 Medium Industrial District and IL Industrial Living Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 10

Legal Description: Not applicable for this application

Proposed Use: Dispatch office for a taxicab service

Concurrent Review: Conditional use permit to allow a taxicab service.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits.

Background: Waleed Sonbol, on behalf of Blue & White Service Corporation of MN, has proposed a dispatch office for a taxicab service at the property of 1400 Van Buren Street Northeast. The building located at this property has approximately 42,000 square feet of floor area and is occupied by multiple tenants. The dispatch office would occupy 2,900 square feet on the first floor. No on-site parking is available. If off-street parking for taxi cabs is procured in the future, additional zoning review and approval is required. In the I2 district, a conditional use permit is required for a taxicab service. Upon approval of a conditional use permit, the action must be recorded with Hennepin County as required by state law.

As of the writing of this report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT

Findings as required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Planning Division has analyzed the application and from the findings below concludes that the establishment, maintenance, or operation of the proposed conditional use:

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

The applicant has indicated the use of the office is for collecting leases, providing driver training and 24-hour dispatch service, and other general office duties. Vehicles would not be parked overnight or repaired at the property. The establishment of a taxicab service should not prove detrimental to public health, safety, comfort or general welfare.

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 site is adjacent to industrial and commercial properties. The applicant has indicated vehicles would not be parked overnight or repaired at the property. The office hours would be open 8:00 am to 4:00 pm. Hours open to the public allowed by the district are 6:00 am to 10:00 pm, Sunday through Thursday and 6:00 am to 11:00 pm, Friday and Saturday. Drivers may go to the office outside of the proposed office hours as required by licensing ordinance, such as returning lost passenger items to the dispatch office before the end of a shift, or for emergencies. The proposed use should have little effect on surrounding properties.

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

Utilities and access roads are existing and adequate.

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

The parking requirement for a taxicab service is one space per 500 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of four spaces) plus one space per two service bays). No service bays are proposed, therefore the minimum parking requirement is four spaces. No parking is available on-site. The building where the use is located was built before parking was required by ordinance, therefore grandfather rights exist for the building. This tenant space is grandfathered for four parking spaces. The applicant has

indicated that there is off-street parking available nearby. If off-street parking or service bays for taxi cabs is procured in the future, additional zoning review and approval is required.

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

The future land use of the site is designated as Transitional Industrial by *The Minneapolis Plan for Sustainable Growth*. The plan indicates transitional industrial districts may transfer to another use over time and are not preserved for industrial use. The site is also located in the boundaries of the *Central Avenue Small Area Plan* adopted by the City Council in 2008. The small area plan designates the use of this site and surrounding properties as industrial. Taxicab services are only allowed in the industrial districts and the C4 district.

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.

The use is required to comply with zoning code requirements. This includes design and maintenance of the loading area, such as landscaping and screening required in Chapter 530 of the zoning code. The loading area is located at the north end of the site. The width of the loading area is the width of the curb access off of Van Buren Street and directly abuts the neighboring nonresidential structure, therefore screening and landscaping requirements do not apply. The use would conform to the applicable regulations of the district in which it is located upon the approval of the conditional use permit.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development – Planning Division:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit to allow a taxicab service at the property of 1400 Van Buren Street Northeast, 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 one year of approval.

Attachments:

1. Applicant statement of use and findings
2. Zoning map
3. Plans
4. Photos