

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit  
BZZ-2249

**Date:** April 11, 2005

**Applicant:** Patty Schoen dba Packrats Paradise & Design

**Address Of Property:** 3860 Thomas Avenue North

**Project Name:** Packrats Paradise & Design

**Contact Person And Phone:** Patty Schoen 612-703-114

**Planning Staff And Phone:** Jim Voll 612-673-3887

**Date Application Deemed Complete:** March 11, 2005

**End of 60 Day Decision Period:** May 10, 2005

**Ward:** 4      **Neighborhood Organization:** Victory

**Existing Zoning:** C1 Neighborhood Commercial District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 3

**Legal Description:** Not applicable for this application.

**Proposed Use:** Antiques store.

**Concurrent Review:** Conditional use permit for an antiques store.

**Appropriate Zoning Code Provisions:** Chapter 525, Article VII Conditional Use Permits.

**Background:** The applicant proposes to use one space in a multi-tenant building at 3860 Thomas Avenue North as a retail establishment selling antiques. This requires a conditional use permit in the C1 district. When an antique store sells furniture it can be classified as a second hand goods store. Second hand goods stores are subject to specific development standards including a 1,000 foot spacing requirement from other secondhand goods stores. The applicant has supplied the staff with information on the items for sale on the store and it has been determined that it meets the definition of an antique store and not a secondhand goods store. In addition, the establishment will be licensed as an antique dealer. If the use should change its inventory in a way that would cause it to be classified as a secondhand goods store and it would be subject to the 1,000 foot spacing requirements.

**Findings as required by the Minneapolis Zoning Code:**

The Minneapolis City Planning Department has analyzed the application and from the findings above 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 use of one space of a multi-tenant building as an antique store should have few negative impacts on the area.

- 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 surrounding area is fully developed. The use of the building for retail should have little impact on the area. There are commercial uses on the other corners of the intersection.

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

The utilities, access roads, and drainage are existing an adequate.

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

The building is existing and has adequate parking to meet code requirements at the rear of the building.

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

The comprehensive plan land use map does not have a designation for this area but the intersection is zoned commercial. *The Minneapolis Plan* has not designated all neighborhood commercial areas, in its text or its maps. In general a goal of the plan is to “enhance unique characteristics of the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality public spaces and infrastructure.” In this sense the proposed conditional use permit should not be out of conformance with these goals of the Comprehensive Plan.

- 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 business will conform to the applicable regulations of the district upon the approval of the conditional use permit. The parking area is not landscaped to code, but this is the responsibility of the building owner and not this individual tenant.

**RECOMMENDATION**

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

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for an antiques store for property located at 3860 Thomas Avenue North.

Attachments:

1. Statement from applicant.
2. Letter from neighbor.
3. Zoning map.
4. Aerial photograph.
5. Site plan.
6. Photo of the site.