



**LAND USE APPLICATION SUMMARY**

*Property Location:* 4801 Chicago Avenue  
*Project Name:* Ken and Norms Cooler Extension  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Wallis Properties  
*Project Contact:* Arpad Nagy  
*Request:* An addition to an existing liquor store to allow for a craft beer cooler.  
*Required Applications:*

<b>Conditional Use Permit Amendment</b>	To allow for an addition to an existing liquor store in the C2 District.
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**SITE DATA**

<b>Existing Zoning</b>	C2 Neighborhood Corridor Commercial District PO Pedestrian Oriented Overlay District AP Airport Overlay District
<b>Lot Area</b>	5,000 square feet / .11 acres
<b>Ward(s)</b>	11
<b>Neighborhood(s)</b>	Field, Regina Northrop Neighborhood Association
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Neighborhood Commercial Node (48 <sup>th</sup> St E and Chicago Ave) Community Corridor (Chicago Street)
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	February 11, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	April 11, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is an existing liquor store and surface parking lot. The existing building was constructed in 1925 as an oiling and filing station. In 1963, the building use was converted to a laundry receiving station. In 1969, the property was converted to a liquor store.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area includes a mix of commercial, institutional, mixed-use and multiple-family residential dwellings along Chicago Avenue, a community corridor. The uses to the east are primary low-density residential.

**PROJECT DESCRIPTION.** The applicant is proposing to add a 343 square foot addition to an existing liquor store to accommodate a new cooler for craft beer. A liquor store is a conditional use in the C2 District and any expansion of a conditional use requires an amendment.

The subject property is also located in the PO Pedestrian Oriented Overlay District. This district requires that all new additions be located no greater than 8 feet from the front property line, along Chicago Avenue, and that both walls facing each street contain a minimum of 40% windows. The applicant is seeking an amendment of the conditional use permit and variances of the PO Pedestrian Oriented Overlay District to allow for a cooler addition to the existing liquor store. Staff did not include the variances in the notification sent to the neighborhood and property owners and is now requesting a continuance for one-cycle to the March 28, 2016, planning commission public hearing.

**PUBLIC COMMENTS.** Staff has received public comments and they will be attached to the staff report for March 28, 2016. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## CONTINUANCE

Staff did not include the variances in the notification sent to the neighborhood and property owners and is now requesting a continuance for one-cycle to the March 28, 2016, planning commission public hearing.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission continue the public hearing for Arpad Nagy of Wallis Properties, LLC, and Ken & Norm's Liquor for the property located at 4801 Chicago Avenue:

**A. Conditional Use Permit to allow an expansion of an existing liquor store in the C2 District.**

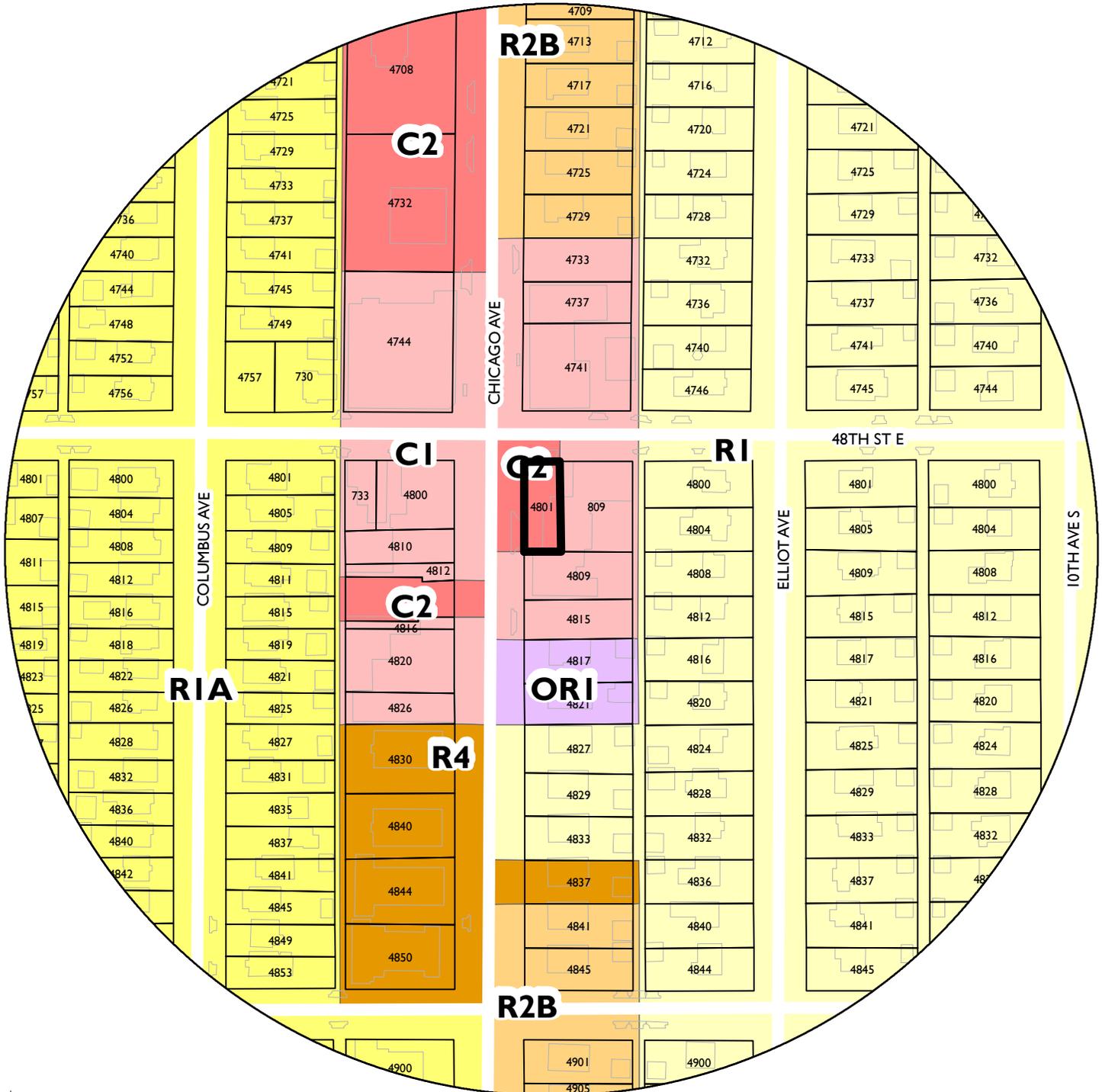
Recommended motion: **Continue** the application for a conditional use permit application until the March 28, 2016 city planning commission meeting.

## ATTACHMENTS

- I. Zoning map

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**4801 Chicago Ave**

FILE NUMBER  
**BZZ-7593**