

**Department of Community Planning and Economic Development—Planning Division
Conditional Use Permit and Open Storage Variance
BZZ-2010**

Date: 10/25/04

Applicant: Don Beaupre, Beaupre Aerial Equipment, 701 N. Second St., Mpls., MN 55401, 612-328-0384

Address of Property: 2400 Minnehaha Ave. S., Minneapolis, MN

Project Name: Beaupre Aerial

Contact Person and Phone: Same as applicant

Staff Contact Person and Phone: J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Date Application Deemed Complete: 9/28/04

End of 60-Day Decision Period: 11/27/04

End of 120-Day Decision Period: N/A

Ward: 9 **Neighborhood Organization:** Seward Neighborhood Group

Existing Zoning: I1, Light Industrial District

Zoning Plate Number: 21

Proposed Use: The applicant proposes to purchase the existing building and move his construction equipment rental business to 2400 Minnehaha Ave. S.

Prior approvals: None

Concurrent Review:

- Conditional use application for an industrial machinery and equipment rental company per Table 550-1
- Variance to allow outdoor storage of industrial machinery and equipment per 525.520 (26) (noticed for the 11/8/04 Planning Commission hearing).

Background: The applicant proposes to purchase the existing building and move his construction equipment rental business to 2400 Minnehaha Ave. S.

After staff noticed the project for the Conditional Use Permit for the 10/25/04 Planning Commission hearing, staff concluded the above variance was required as well. The project has been re-noticed for the 11/8/04 Planning Commission hearing.

RECOMMENDATIONS

Conditional Use Permit: The Community Planning and Economic Development Department—City Planning Division recommends that the City Planning Commission **continue** the conditional use permit for the project at 2400 Minnehaha Ave. to the 11/8/04 Planning Commission hearing.

**If you need more information or have special needs, please call the
Minneapolis Planning Department at 612-673-2597.**