

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit and Site Plan Review  
BZZ-5286

**Date:** September 19, 2011

**Applicant:** Abdo Market House, LLC, Attn: Paul Abdo, 601 Marquette Avenue South, Suite 100, Minneapolis, MN 55402 (612) 465-0864

**Address of Property:** 2700 Hennepin Avenue

**Project Name:** 2700 Hennepin Avenue

**Contact Person and Phone:** Hoyt Properties, Attn: Matt Shapiro, 275 Market Street, Suite 439, Minneapolis MN 55405, (612) 961-5893

**Planning Staff and Phone:** Becca Farrar, Senior City Planner, (612) 673-3594

**Date Application Deemed Complete:** August 15, 2011

**End of 60-Day Decision Period:** October 13, 2011

**End of 120-Day Decision Period:** Not applicable for this application.

**Ward:** 10                      **Neighborhood Organization:** East Isles Residents Association and Lowry Hill East Neighborhood Association (LHENA)

**Existing Zoning:** C2 (Neighborhood Corridor Commercial) District and SH (Shoreland) Overlay District

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

**Zoning Plate Number:** 24

**Lot area:** 18,905 square feet or approximately .43 acres

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

**Proposed Use:** New off-sale liquor store.

**Concurrent Review:**

- Conditional Use Permit to allow a new off-sale liquor store.
- Site plan review for a new single-story, 7,104 square foot off-sale liquor store in the C2 (Neighborhood Corridor Commercial) District and the SH (Shoreland) Overlay District.

**Applicable zoning code provisions:** Chapter 525, Article VII, Conditional Use Permits and Chapter 530, Site Plan Review.

**Background:** The application was submitted under the ownership of Kaku Investments Inc., with authorization for Abdo Market House, LLC to apply for land use approvals on the 2700 Hennepin Avenue site. On September 6, 2011, and September 7, 2011, it was relayed to Planning Staff that the ownership of the

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parcel had changed and was now bank owned. The applicant of record, Abdo Market House, LLC, has not demonstrated that they have required legal or equitable interest in the property required to file a conditional use permit application and a site plan review application. Therefore, the applicant and the application that was filed by the applicant have no legal standing to proceed at this time. The Zoning Administrator has deemed the application withdrawn and the application materials have been returned.

**RECOMMENDATIONS**

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **deny** the conditional use permit application to allow a new off-sale liquor store on the property located at 2700 Hennepin Avenue.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **deny** the site plan review application to allow a new single-story 7,104 square foot liquor store located on the property at 2700 Hennepin Avenue

**Attachments:**

1. Letter to the Applicant’s Representative from the Zoning Administrator