

CITY OF SAINT PAUL, MINNESOTA
SPECIAL CONDITION USE PERMIT

ZONING FILE # 97-147

APPLICANT: PAWN AMERICA MINNESOTA LLC

PURPOSE: Special condition use permit to allow a pawn shop.

LOCATION: 1636 University Avenue West (southeast corner University & Fry)

LEGAL DESCRIPTION: Parcel 1: The West 50' of the East 643.56' of the North 182.82' of the Southeast 1/4 of Section 33, Township 28, Range 23, according to the recorded plat thereof, and situated in Ramsey County, Minnesota.
Parcel 2: The West 50' of the North 35' of Lot 18, Block 2, Homer Hoyt Co's Addition, according to the recorded plat thereof, and situated in Ramsey County, Minnesota.

ZONING COMMITTEE ACTION: Recommended approval

PLANNING COMMISSION ACTION: Approval

CONDITIONS OF THIS PERMIT:

None.

APPROVED BY: David McDonell, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on July 11, 1997 and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

This permit will expire one year from the date of approval if the use herein permitted is not established.

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1100 City Hall Annex, 25 West Fourth Street. Any such appeal must be filed within 15 calendar days of the mailing date noted below.

Violation of the conditions of this permit may result in its revocation.


Donna M. Sanders
Secretary to the Saint Paul
Zoning Committee

Copies to: Applicant
File #97-147
Zoning Administrator
License Inspector
District Council 13M

Mailed: July 15, 1997

city of saint paul
planning commission resolution
file number 97-46
date July 11, 1997

WHEREAS, PAWN AMERICA MINNESOTA LLC, file# 97-147, has applied for a Special Condition Use Permit under the provisions of Sections 60.534(8) and 64.300(d) of the Saint Paul Legislative Code, to allow a pawn shop, on property located at 1636 UNIVERSITY AVENUE WEST, legally described in the file; and

WHEREAS, the Zoning Committee of the Planning Commission held a public hearing on July 3, 1997, at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of Section 64.300 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

1. The applicant leases the property and intends to establish a pawn shop. The applicant currently owns and operates seven similar business in Minnesota. The business involves the retail sale of new, used, and pawned items. The applicant states that, on average, 30 percent of the business is pawn related and 70 percent is general retail of new and used items. The applicant added that no fire arms will be sold at the store. The hours of operation will be 10:00 a.m. to 8:00 p.m. Monday through Friday, 10:00 a.m. to 6:00 p.m. Saturday, and noon to 5:00 p.m. Sunday. Seven to nine employees are expected to work at this location.
2. Section 60.534(2) of the zoning code permits pawn shops when the business is conducted within completely enclosed buildings. The applicant proposes to operate the pawn shop within a completely enclosed building.
3. Section 64.300(d) of the zoning code requires that before the planning commission may grant approval of a principal use subject to special conditions, the commission shall find that:
 - a. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.*

moved by Vaught
seconded by _____
in favor 11
against 1 (Kramer)

This condition is met. The property is zoned B-3 and located in a mixed use cluster area as identified on the city's Land Use Plan. One of the recommendations for commercial land in the Land Use Plan states, "Support expansion of commercial opportunities in the designated mixed use cluster areas." #1, p.1 One of the policies of the Economic Development Strategy states, "The City and Port Authority's neighborhood efforts should focus on reducing vacancies in existing commercial and industrial buildings when economically feasible..." #37, p.18 One of the principles for economic development in the District 13 Plan states, "Many older buildings have excellent potential for "adaptive reuse," that is, remodeling for a new type of business activity." #5, p.23 The University Avenue Corridor Study recommends commercial use for this property on University Avenue.

- b. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*

This condition is met. There is vehicular access to the property from Fry Street. There off-street parking on the lot for about seven cars.

- c. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*

This condition is met. The property is located in a B-3 general business zone and is surrounded by a variety of commercial uses along University Avenue including Embers Restaurant to the west which is open 24 hours a day.

- d. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

This condition is met. The surrounding property is fully developed for a variety of commercial uses. The proposed pawn shop will operate during regular business hours, similar to other businesses in the area.

- e. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

This condition is met.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, that under the authority of the City's Legislative Code, the application for a Special Condition Use Permit to allow a pawn shop at 1636 UNIVERSITY AVENUE WEST is hereby approved.