



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Staff Report

File Number: SR 10-134

Introduced: 12/9/2010

Current Status: Agenda Ready

Version: 1

Matter Type: Staff Report

..Title

License application summary for Best Buy Auto Sales LLC. (ID# 20100004369), doing business as Best Buy Auto Sales, Charles Belcher, owner, 651-230-1145.

..Located at

1414 Arcade Street, Ward 6

..Application for

Second Hand Dealer - Motor Vehicle

..Recommended License Conditions

CONDITIONS #1-8 ARE ZONING CUP CONDITIONS

1. The site must be improved/maintained according to the approved site plan on file with DSI dated 10/3/08. Any changes to the site plan must be approved in writing by the DSI Zoning Administrator.
2. A maximum of fifteen (15) total vehicles may be parked outdoors on the property at any time: no more than twelve (12) for-sale vehicles may be displayed/parked, and at least three (3) customer/employee spaces shall be available on the property. All vehicles must be parked according to the approved site plan on file with DSI.
3. The applicant shall receive site plan approval. The Site Plan shall include and address a plan for snow removal, landscaping, lighting, fencing along the alley, the relationship of the site to the neighborhood traffic circulation, and striping and designation of parking spaces showing how parking is provided for each of the business on the block face.
4. The area behind the building (fronting on Sherwood) shall be maintained according to the approved site plan on file with DSI. This includes both paved and grassy areas.
5. The obscuring fence on the east side of the property abutting the alley, and the south side of the property shall be maintained with an obscuring six (6) foot tall cedar, composite, or other durable material fence (as determined through DSI Site Plan Review). The space between the bottom of the fence and the ground shall be no more than one (1) to two (2) inches. No barbed wire fencing is permitted.
6. A forty (40) inch high ornamental metal fence must be installed along Arcade Street from the building to the new driveway. Behind the fence a four (4) foot landscaped area, running the length of the fence, must be planted with hardy shrubs (such as Alpine Currant or Black Chokeberry) that are a minimum of 18" in height. All landscaping must be maintained and/or replaced as needed.
7. The permitted hours of operation shall be from 9:00 a.m. - 7:00 p.m. M-F and 9:00 a.m. - 6:00 p.m. Saturday. The business will be closed Sunday unless Minnesota state laws change to allow Sunday hours.
8. No lighting that adversely affects adjacent residential property shall be permitted.

CONDITIONS # 9-16 ARE ADDITIONAL LICENSE CONDITIONS

9. Auto repair is not permitted.
10. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle

fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.

11. All parking spaces on the property associated with the auto sales business shall be striped, clearly designated with signage, and maintained according to the approved site plan on file with DSI dated 10/3/08. Labeling of parking spaces shall include the spaces for customer, employee, and for-sale vehicles; and shall be completed prior to the issuance of the license.

12. For-sale and/or employee vehicles shall not be parked or stored on the street, sidewalk, alley, and/or public right-of-way.

13. Prior written approval and the necessary permit(s) shall be obtained from DSI before the installation of any signage. This shall include both permanent and temporary signage.

14. No banners, pennants, and/or stringers shall be permitted.

15. It shall be the responsibility of the licensee to ensure that snow removed from the property is not placed on the sidewalk, street, alley, or public right-of-way.

16. The canopy at the back of the lot must be painted in a neutral color, and the paint must be maintained in a good condition free of any chipping, peeling, rusting, etc.

..Neighborhood Organization Recommendation

No correspondence has been received from the district council.

..Inspection Requirements

Building: NA

Environmental Health: NA

License: Approved with conditions

Zoning: Approved with conditions

..DSI Recommendation

Approval with conditions, subject to the completion of an opening inspection by DSI licensing staff to verify the site is in compliance with the proposed license conditions. NOTE: A site inspection conducted on 12/1/2010, found issues including, but not necessarily limited to the following that must be addressed: an unapproved access point from the neighboring property to the north has been created (site plan), more vehicles parked on the property than is permitted, vehicles not parked in accordance with the approved site plan, for sale vehicles parked in an unapproved area (the southeast corner of the property), unapproved signage on neighboring property to the north and in the public right-of-way (i.e., sidewalk), exterior storage (a pickup topper and miscellaneous wood), and no signage to clearly designate each customer/employee parking spaces.

..Attachments

Class N License Application(s)

Site Plan

Aerial Map

GISMO Street Level Photos

Zoning Map

Plat Map

Amanda Property/Parcel Info Screen Printout

Address Labels of Property within 100' of Parcel

STAMP Property Activity Inquiry Report

1-Year Police Incident Report