

BHZ #4: Conditional Use Permit, Preliminary Plat, and Site Plan Review Appeal
MOTION
By Chowdhury and Chavez
July 30, 2026

Chowdhury moves to deny the appeal of the decision of the City Planning Commission approving a conditional use permit, preliminary plat, and site plan review (PLAN21164), and to approve the conditional use permit, preliminary plat, and site plan review, subject to the conditions included in the RCA and the following additional condition:

D. Conditional Use Permit.

2. The applicant shall, within one month of the date the Certificate of Occupancy is issued, consult with businesses in the Downtown Longfellow business district and finalize and implement a plan for public use of the redeveloped surface parking lots on the 3000 Minnehaha Avenue and 3033 Snelling Avenue parcels, including the ADA accessible parking spaces, at minimum, during times when they are not being used by the City occupant.

based on the findings of fact in the Staff Report and the following:

CONDITIONAL USE PERMIT

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed redevelopment will impact the City's surface parking lots on the 3000 Minnehaha Avenue and 3033 Snelling Avenue parcels, reducing the number of spaces from 134 to 59. This lot has been utilized by customers of businesses in the Downtown Longfellow business district since approximately 2020, although it is not a public lot and no use agreement or legal right for the public to use the City's lot exists.