

Department of Community Planning and Economic Development – Planning Division
Site Plan Review
BZZ – 5705

Date: October 15, 2012

Applicant: Church of St. Joan of Arc

Address of Property: 4537 3rd Avenue South

Project Name: Church of St. Joan of Arc Gathering Space

Contact Person and Phone: Michele Foster, Church of St. Joan of Arc, (612) 418-0961

Planning Staff and Phone: Janelle Widmeier, (612) 673-3156

Date Application Deemed Complete: September 18, 2012

End of 60-Day Decision Period: November 17, 2012

Ward: 8 **Neighborhood Organization:** Field, Regina, Northrop Neighborhood Group

Existing Zoning: R1A Single-family Residence District and AP Airport Overlay District

Proposed Zoning: Not applicable

Zoning Plate Number: 31

Legal Description: Not applicable

Proposed Use: Place of assembly

Concurrent Review: Site plan review.

Applicable zoning code provisions: Chapter 530, Site Plan Review.

Background: The applicant proposes to build an approximately 1,800 square foot addition to the existing place of assembly located at 4537 3rd Avenue South. It would provide a new entry/gathering space adjacent to the existing gym/worship area of the church. Site plan review is required for any non-residential building that would increase its gross floor area by 1,000 square feet or more. The church shares the building with a grade school.

In 2000, the applicant obtained variances to reduce the front yard requirement adjacent to 3rd Avenue South to 0 feet for the parking area, to reduce the corner side yard requirement adjacent to 45th Street East to 0 feet for the parking area, and to increase the maximum allowed amount of impervious surface from 75 percent to 78 percent. As a condition of approval of those variances, the applicant was required

to landscape the 3.5 feet wide interior boulevard between the parking area and the 3rd Avenue South and 45th Street East sidewalks. Those areas have been landscaped as required. At the time the variances were approved, the applicant was showing that the parking lot would be restriped to comply with the minimum parking space and aisle dimensions of the zoning code. The parking lot layout has not been restriped to comply with those requirements. The previously approved layout shows 124 parking spaces, including 5 accessible spaces. The applicant is proposing to modify the layout resulting in 116 compliant spaces, including 9 accessible spaces. Please note that although the current layout contains 142 spaces, only spaces that comply with section 541.330 of the zoning code can count toward meeting the minimum parking requirements. Only 10 of the existing striped spaces comply with these requirements, which is well below the minimum requirement.

As of the writing of this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

SITE PLAN REVIEW

Findings as required by the Minneapolis Zoning Code for the site plan review:

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of the Zoning Code

BUILDING PLACEMENT AND DESIGN:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.

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- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances, windows, and active functions:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot, provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.
 - g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.
 - Ground floor active functions:

Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway.
 - The form and pitch of roof lines shall be similar to surrounding buildings.
- Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

Conformance with above requirements:

- The addition would be approximately 70 feet from the lot line adjacent to 3rd Avenue South. Alternative compliance is requested for this standard.
- Between the addition and 3rd Avenue, the applicant is proposing an outdoor gathering area and landscaping.
- The entrances on the addition would face 3rd Avenue South.
- No parking would be located between the addition and 3rd Avenue South.

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- There would not be any blank, uninterrupted walls on the addition that do not include windows, entries, recesses or projections, or other architectural elements exceeding 25 feet in length.
- The primary exterior materials of the addition would be glass, stone veneer and metal. Please note, exterior material changes at a later date would require review by the Planning Commission and an amendment to the site plan review.
- The exterior materials and appearance of all sides of the addition would be similar and compatible with the front of the existing building.
- Plain face concrete block is not a material proposed for the addition.
- The entrance would be sheltered by a canopy with large columns and surrounded by windows to emphasize its importance.
- The west wall of the addition would face 3rd Avenue South and is subject to the 30 percent minimum window requirement, which is 82.8 square feet. Thirty-nine percent of the wall, measured between 2 and 10 feet, would be windows (please note that windows in doors are not included).
- The north wall of the addition would face the parking area and is subject to the 30 percent minimum window requirement, which is 62.4 square feet. Over 80 percent of the wall, measured between 2 and 10 feet, would be windows.
- The required windows would be distributed in a more or less even manner and would allow views into and out of the building at eye level. The applicant has indicated that the proposed windows would have lightly tinted glass with a visible light transmittance ratio of 0.6 or greater.
- Although the addition is not adjacent to a street, the walls would accommodate active functions exceeding 70 percent of the linear frontage.
- The roof of the addition would be pitched. The existing roof is flat and pitched. Most of the buildings in the immediate area also have pitched roofs.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

Conformance with above requirements:

- A 7-foot wide walkway will continue to connect the building entrances to the 3rd Avenue public sidewalk.
- A transit shelter is not proposed or adjacent to the site.
- No changes are proposed to the vehicle access and all circulation would occur on-site. Staff is not aware of any pedestrian conflicts related to access or circulation.
- The parking area is not accessed from the alley.
- The amount of impervious surface is not proposed to be increased from what was allowed by the variance granted in 2000.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**

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- Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year.
- Screening shall be satisfied by one or a combination of the following:
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.
- The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.
- All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.

Conformance with above requirements:

- The zoning code requires that a least 20 percent of the site not occupied by buildings be landscaped. The lot area of the site is 109,788 square feet. The existing building and the addition would occupy 37,524 square feet of the site. The lot area minus the building footprint therefore consists of 72,264 square feet. At least 20 percent of the net site area is 14,452.8 square feet. Approximately 23,674 square feet of the site would be landscaped. That is equal to 32.8 percent of the net lot area.
- The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirement for this site is 29 and 145 respectively. Sixteen trees, including canopy and evergreen trees, exist and will remain on the site. There are approximately 60 shrubs on-site. The applicant has planted 8 ornamental trees and 56 shrubs in the boulevard between the parking area and the sidewalks adjacent to 3rd Avenue South and 45th Street East as required as a conditional of approval for the previously granted variances. Alternative compliance is requested for the minimum tree requirement. The remainder of the landscaped area would be covered with sod, perennials and wood mulch.
- In 2000, the applicant obtained variances to reduce the front yard requirement adjacent to 3rd Avenue South to 0 feet for the parking area and to reduce the corner side yard requirement adjacent to 45th Street East to 0 feet for the parking area. As a condition of approval of those variances, the applicant was required to landscape the 3.5 feet wide interior boulevard between the parking area and the 3rd Avenue South and 45th Street East sidewalks. Those areas have been landscaped as required.

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- Areas of the parking lot unavailable for parking or vehicle circulation would not be landscaped. Alternative compliance is requested for this standard.
- Six of the 116 surface parking spaces would be located within 50 feet of an on-site deciduous canopy tree. Those spaces are located on the north end of the parking lot near an existing tree. Alternative compliance is requested.
- Installation and maintenance of all landscape materials must comply with the standards outlined in section 530.210.

ADDITIONAL STANDARDS:

- All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.
- To the extent practical, site plans shall minimize the blocking of views of important elements of the city.
- To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260 related to:
 - Natural surveillance and visibility
 - Lighting levels
 - Territorial reinforcement and space delineation
 - Natural access control
- To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

Conformance with above requirements:

- The existing parking area is defined by concrete wheel stops which were previously approved adjacent to 3rd Avenue South. Continuous concrete curbing is proposed adjacent to the building addition.
- The addition would not impede any views of important elements of the city, significantly shadow the adjacent streets or properties or increase the generation of wind currents at ground level.
- The site includes crime prevention design elements. The addition would have an abundant amount of windows. Landscaping and walkways also define natural access control.
- The existing structure on the site is not historic.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

ZONING CODE: The properties of 4537 3rd Avenue South is zoned R1A with the AP overlay. A place of assembly is a permitted use in this district. A grade school is a conditional uses in this district. The existing school is deemed to have a conditional use permit. There are no applicable provisions of the AP overlay due to the nonresidential nature of the use and its location in proximity to the airport.

Proposed Lot Area: The proposed lot area is 109,788 square feet. Lot area does not include alley right-of-way.

Off-Street Parking and Loading:

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Minimum automobile parking requirement: The minimum parking requirement for a place of assembly is parking equal to 10 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. The place of assembly has two main auditoriums. The combined floor area of these two auditoriums is 12,180 square feet; therefore the minimum parking requirement is 81 spaces. A grade school is required to provide one space per classroom plus one space per 5 students of legal driving age based on the maximum number of students attending classes at any one time. The K-8 grade school has 9 classrooms and no students of driving age; therefore the minimum parking requirement is 9 spaces. The total minimum parking requirement is 90 spaces. One-hundred-sixteen spaces would be provided on-site. Of the spaces provided, at least 5 are required to be accessible. Nine accessible spaces would be provided.

Maximum automobile parking requirement: The maximum parking requirement for a place of assembly is parking equal to 40 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. With 12,180 square feet of main auditorium floor area, the maximum parking requirement is 325 spaces. The maximum parking requirement for a grade school is one space per classroom plus one space per 3 students of legal driving age based on the maximum number of students attending classes at any one time. With 9 classrooms and no students of driving age, the maximum parking requirement is 9 spaces. The total maximum parking requirement is 334 spaces.

Bicycle parking requirement: There is not a minimum bicycle parking requirement for a place of assembly. The minimum bicycle parking requirement for a grade school is 3 spaces per classroom. With 9 classrooms, 27 spaces are required. Although the school was established before the requirement took effect, 35 bicycle spaces exist on-site.

Loading: For a 54,149 square foot building with a place of assembly and grade school, the minimum loading requirement is two small loading spaces. Parking in excess of the minimum parking requirement can accommodate loading on-site for these uses.

Maximum Floor Area: The lot area is 109,788 square feet. The maximum FAR allowed in the R1A district is 0.5. The building would have a total of 54,149 square feet, which is an FAR of 0.493.

Minimum Lot Area: The minimum lot area required for a place of assembly is 10,000 square feet. The minimum lot area required for a grade school is 20,000 square feet. The lot area of 109,788 square feet accommodates both lot area requirements. The minimum lot width for a place of assembly is 80 feet. The minimum lot width for a grade school is 100 feet. The lot width is greater than 100 feet.

Building Height: In the R1A district, the maximum height is limited to 2.5 stories or 35 feet, whichever is less. The proposed height of the addition is two stories and 26 feet to the midpoint of the pitched roof.

Yard Requirements: In the R1A district, the minimum front yard requirement is generally 20 feet. For a two-story building, the minimum corner side yard requirement is 10 feet and the minimum interior side and rear yard requirements are 7 feet. The addition would be located at the center of the site with setbacks that exceed all of the minimum requirements.

Building Coverage: In the R1A district, the maximum allowed building coverage is 50 percent. With a lot area of 109,788 square feet, up to 56,140 square feet of building coverage is allowed. The total proposed footprint is 37,524 square feet in area, which covers 34.2 percent of the site.

Impervious Surface: In the R1A district, the maximum allowed impervious coverage is 65 percent. With a lot area of 109,788 square feet, up to 71,362.2 square feet of impervious surfaces are allowed. The proposed amount of impervious surface area is 85,651 square feet, which covers 78 percent of the site. In 2000, the applicant obtained a variance to increase the maximum allowed amount of impervious surface from 75 percent to 78 percent. Since the variance was approved, the maximum allowed impervious surface coverage was reduced from 75 to 65 percent.

Specific Development Standards: Places of assembly are not subject to specific development standards. Grade schools are subject to the following development standards from section 536.20 of the zoning code:

School, grades K--12.

- (1) The use shall include a regular course of study accredited by the State of Minnesota.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

The school exists. Although the addition will be primarily used for the place of assembly, the scale and materials of the addition will be compatible with the surrounding area. The existing building provides a buffer to residential properties to the south. The site is separated from other residential uses by streets.

Refuse screening: Refuse and recycling storage containers are required to be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The applicant has indicated that a new 8 foot tall wood trash enclosure is proposed on the south side of the building near the alley.

Lighting: Lighting must comply with Chapter 535 and Chapter 541 of the zoning code including:

535.590. Lighting. (a) *In general.* No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.

(b) *Specific standards.* All uses shall comply with the following standards except as otherwise provided in this section:

- (1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property

line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.

- (2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
- (3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
- (4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
- (5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.

Signs: In the R1A district, a place of assembly is allowed: One (1) wall identification sign not exceeding thirty-two (32) sq. ft. Maximum height of fourteen (14) ft. or top of wall, whichever is less. On a corner lot, two (2) such signs per building. In addition, one (1) monument sign not exceeding thirty-two (32) sq. ft. in area and eight (8) ft. in height. Either the wall sign or the monument sign, but not both, may be a dynamic changeable copy sign. The dynamic changeable copy sign portion of the sign shall not exceed sixteen (16) sq. ft. Either the wall sign or the monument sign, but not both, may be illuminated. Monument signs, where allowed, may be located in a required front or corner side yard but shall be no closer than ten (10) feet from the nearest residence or office residence property line.

The proposed wall sign would be 12.5 square feet in area and placed 13 feet above grade. New signage requires Zoning Office review, approval, and permits.

MINNEAPOLIS PLAN: The proposed expansion would be consistent with the applicable policies of the comprehensive plan, *The Minneapolis Plan for Sustainable Growth*. The future land use of the site is designated as urban neighborhood. The urban neighborhood classification is predominantly residential areas with a range of densities that may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.

ALTERNATIVE COMPLIANCE:

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.
- Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.

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- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Alternative compliance is requested by the applicant to meet the following standards:

Building placement adjacent to a street

The addition would be well behind the required 20 foot front yard setback adjacent to 3rd Avenue South because it would infill an open space adjacent to the existing gym/worship area. Part of the existing building is set back 24 feet from 3rd Avenue. For these reasons, staff is recommending that the planning commission grant alternative compliance to allow the addition to be located approximately 70 feet from 3rd Avenue South.

Minimum tree, interior landscaping of parking lots, and distance to trees requirements

The zoning code requires at least one canopy tree for each 500 square feet of required green space. The tree requirement for this site is 29. Sixteen trees, including canopy and evergreen trees, exist and will remain on the site. The applicant has planted a total of 8 ornamental trees in the boulevard between the parking area and the sidewalks adjacent to 3rd Avenue South and 45th Street East as required as a conditional of approval for the previously granted variances.

Areas of the parking lot unavailable for parking or vehicle circulation would not be landscaped as specified for a landscaped yard. These areas are mainly located adjacent to the building. In some locations, they overlap with walkways needed for pedestrian circulation.

Six of the 116 surface parking spaces would be located within 50 feet of an on-site deciduous canopy tree. Those spaces are located on the north end of the parking lot near an existing tree.

The intent of the parking lot landscaping requirements is to promote visual enhancement, reduce on-site stormwater runoff, and to reduce the urban heat island effect. Variances were previously granted to reduce the required yards adjacent to 3rd Avenue South and 45th Street East to 0 feet. The parking spaces adjacent to the streets are located within 50 feet of street boulevard trees. However, more than 73 percent of the parking spaces in the parking lot are not within 50 feet of any canopy trees (a deciduous tree that commonly grows to a mature height of 35 feet or greater). Most of the parking spaces could be located within 50 feet of a canopy tree, even without losing many parking spaces, if tree islands were incorporated into the parking lot. The applicant is proposing a landscaped island near the building addition where two canopy trees could be planted. The east/west drive aisles could be narrowed from 24 feet to 22 feet to add a tree island adjacent to the north end of the building. A tree island could also be added at the east end of an east/west row of parking spaces (displacing two parking spaces). This would result in more than 85 percent of the parking spaces being located within 50 feet of a canopy tree (including boulevard trees). A diagram illustrating these suggested locations is attached to this report for reference. Because an alternative is not proposed and strict adherence to meeting most of these requirements is not impractical, staff is recommending that the Planning Commission not grant alternative compliance as requested by the applicant. Staff is recommending that the Planning Commission require the applicant to plant at least 6 canopy trees on-site in the parking area in tree islands that are a minimum of 7 feet in width in any direction around a tree and locate at least 85 percent of the parking spaces within 50 feet of a canopy tree. For this recommendation, boulevard trees shall count towards meeting the latter requirement.

RECOMMENDATION

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 adopt the above findings and **approve** the application for site plan review to allow a building addition for the property located at 4537 3rd Avenue South, subject to the following conditions:

1. The parking lot layout shall comply with the minimum parking space and aisle dimensions as required by section 541.330 of the zoning code.
2. As required by section 530.170 of the zoning code, at least 6 canopy trees shall be planted on-site in the parking area in tree islands that are a minimum of 7 feet in width in any direction around a tree. Further, at least 85 percent of the parking spaces shall be located within 50 feet of a canopy tree.
3. Community Planning and Economic Development Department – Planning Division staff review and approval of the final site, landscaping, building elevations, and floor plans.
4. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by October 15, 2014, or the permit may be revoked for non-compliance.

Attachments:

1. PDR comments
2. Applicant statement of use
3. Correspondence
4. Zoning map
5. Plans
6. Photos