

LAND USE APPLICATION SUMMARY

Property Location: 4801 France Avenue S
Project Name: Lutheran Church of the Good Shepherd
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Ty Tallakson, Lutheran Church of the Good Shepherd
Project Contact: Ty Tallakson, Lutheran Church of the Good Shepherd
Request: To vacate a portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

Required Applications:

Vacation	To vacate a portion of the alley in the block bounded by France Avenue S, 48 th Street W, Ewing Avenue S and 49 th Street W.
-----------------	--

SITE DATA

Legal Description	Part of the alley in Block 4, Rutland Lake Harriet Park Addition to Minneapolis, bounded by 48 th and 49 th Streets W, and by Ewing and France Avenues S. The area to be vacated consists of 23 feet of alley south of a portion of the alley previous vacated.
Existing Zoning	RIA, Single-Family District and R2B, Two-Family District
Lot Area	90,222 square feet (2.085 acres)
Ward(s)	13
Neighborhood(s)	Fulton
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site occupies the north half of the block that is bounded by France Avenue, 48th Street W, Ewing Avenue and 49th Street W. The site contains an existing church and surface parking lot. The property contains an existing church located on the northern portion of the site. A parking lot is located on the south side of the existing building. The site has split zoning, with the east half of the block zoned R1A and the west half of the block zoned R2B.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area is predominantly low density residential. The two properties bordering the site to the south both contain single family homes. France Avenue on the west side of the site is the border between Minneapolis and the City of Edina.

PROJECT DESCRIPTION. The applicant is requesting to vacate a portion of the public alley that is currently located under their building. This portion of the alley is 23 feet in length and located directly south of a portion of the alley that was previously vacated. No physical modifications are proposed to the property at this time. The current alley configuration is such that it extends out to Ewing Avenue S through the church parking lot. This configuration will not change. The portion of the alley that is proposed to be vacated is a remnant piece from a previous alley vacation that the church has already constructed an entryway on, with permission from the City.

DEVELOPMENT PLAN. No development plan has been submitted at this time. The applicant received approvals to construct a 441 square foot entryway addition over the affected portion of the alley on March 24, 2015. The request at this time is to vacate a remnant piece of the alley that is under this entryway addition.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
C-1638	Conditional Use Permit	Conditional use permit to relocate a freestanding sign	Approved 11/29/94
BZZ-7060	Administrative Site Plan Review	An 852 square foot building addition to an interior courtyard and a 441 square foot entryway addition	Approved March 24, 2015

PUBLIC COMMENTS. No correspondence was received prior to the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VACATION

The applicant is requesting to vacate a 23-foot portion of the public alley that is currently located under their building. Staff reviewed an administrative site plan review application in March of 2015 that included a 441 square foot, single-story addition on the south side of the building. At that time, the

building included a smaller entryway in this location that was already constructed over the remnant piece of right-of-way. Public Works reviewed the project on March 23, 2015 as part of the Preliminary Development Review Process. During that process, it was acknowledged that the addition was being constructed over public right-of-way and the applicant was instructed to subsequently submit a vacation request to rectify this issue. The proposed application has been submitted accordingly. Public Works has not officially weighed in on the vacation request but expects to have a letter to staff prior to the Zoning and Planning Committee meeting.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Of the responses received, there were no objections and no easements requested.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that they can be vacated.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the vacation by Lutheran Church of the Good Shepherd:

A. Vacation of a 23-foot portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

Recommended motion: **Approve** the vacation of a portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

ATTACHMENTS

1. Map of area to be vacated
2. Site Plan
3. Floor Plan
4. PDR report

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Lutheran Church of the Good Shepherd
Address: 4801 France Ave. S., Minneapolis MN 55410
Contact: Ty Tallakson (612)-927-8849

Vacation File No.

1653

Page 1 of 3

Description of Easement to be vacated: Part of the alley in Block 4, Rutland Lake Harriet Park Addn. to Minneapolis, bounded by 48th and 49th Sts. W., and by Ewing and France Aves. S. The area to be vacated consists of 23 feet of alley (over which the church has constructed part of their building) south of a portion of the alley previously vacated.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____ e-Mail: _____

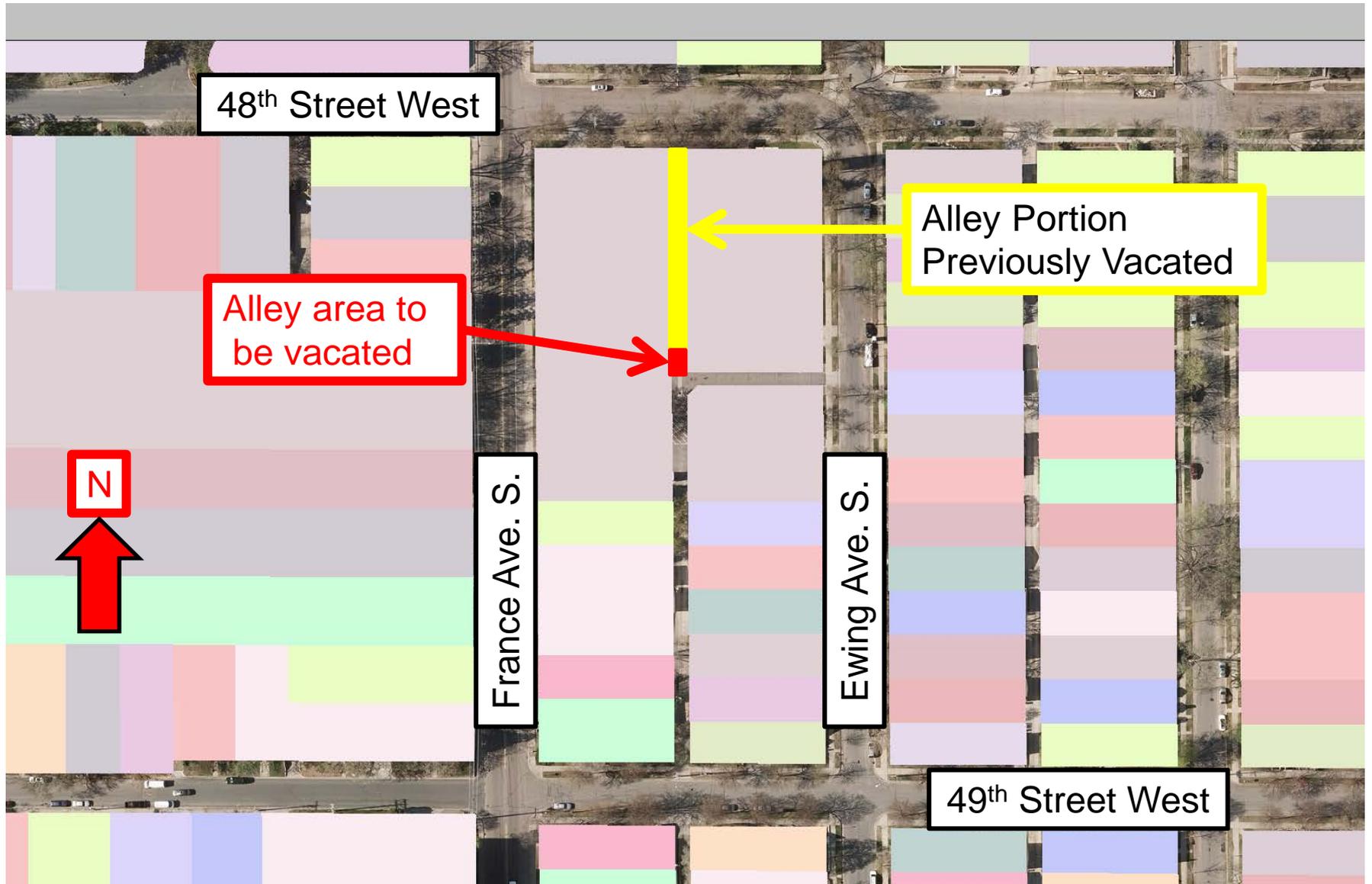
Approve petition as requested

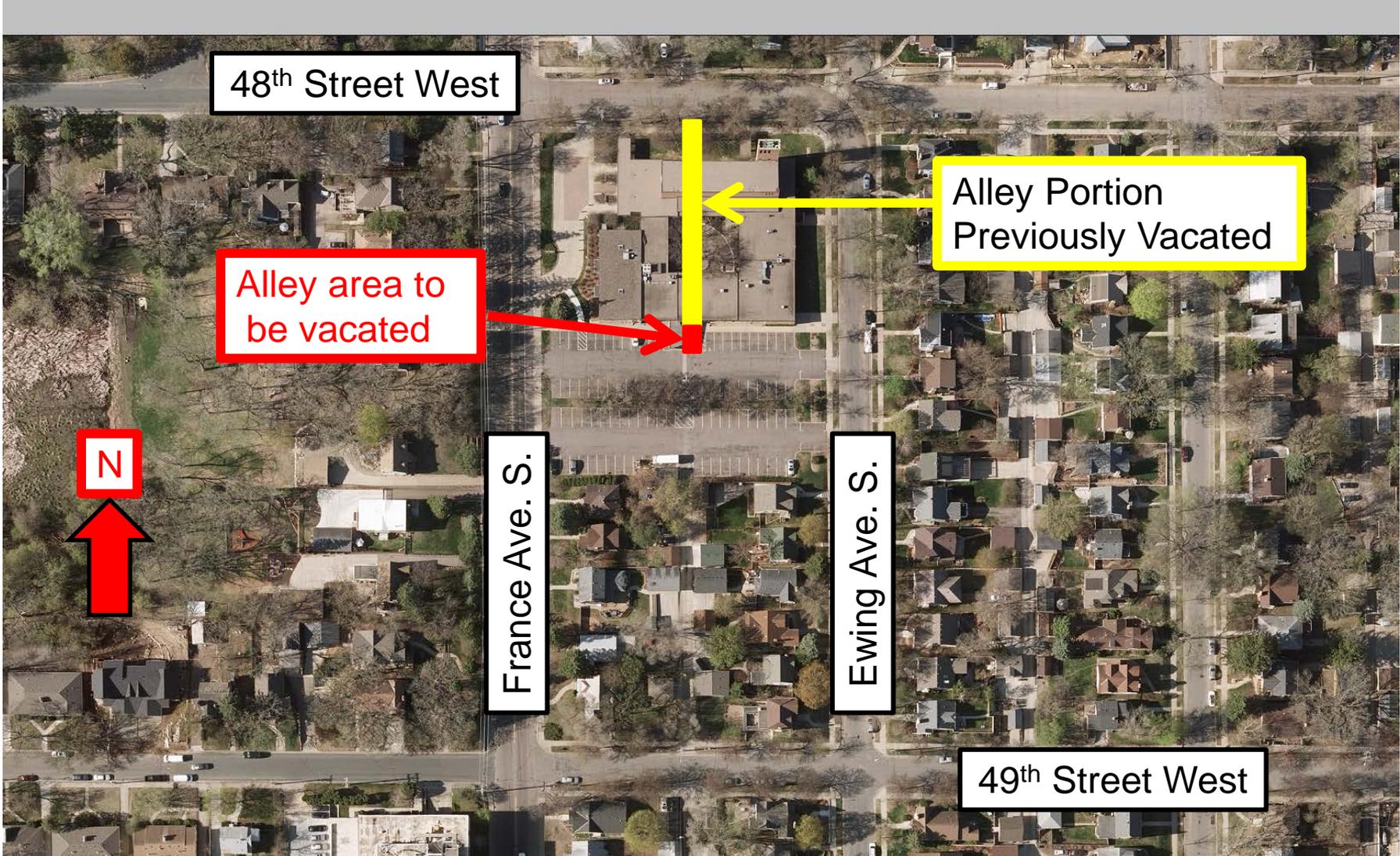
Deny petition (provide explanation)

Reserve Easements (provide description)

By: _____ Date _____

Comments:





48th Street West

Alley area to be vacated

N

France Ave. S.

Ewing Ave. S.

Alley Portion Previously Vacated

49th Street West



SCALE: 1 INCH = 30 FEET

LEGAL DESCRIPTION

Lots 1 to 8, inclusive and Lots 21 to 28, inclusive, also includes adjacent vacant alley, all in Block 4, RUTLAND LAKE HARRIET PARK, Hennepin County, Minnesota, except alleys.

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 90,812 square feet = 2.085 acres.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data. H.S. Benchmark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 890.92

REVISIONS

Date:	Revisions
8/12/14	add courtyard
8/13/14	correct labels

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: August 4, 2014

BOUNDARY AND TOPOGRAPHICAL SURVEY

For:

LUTHERAN CHURCH OF THE GOOD SHEPHERD

SITE:

4801 FRANCE AVENUE SOUTH
MINNEAPOLIS, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

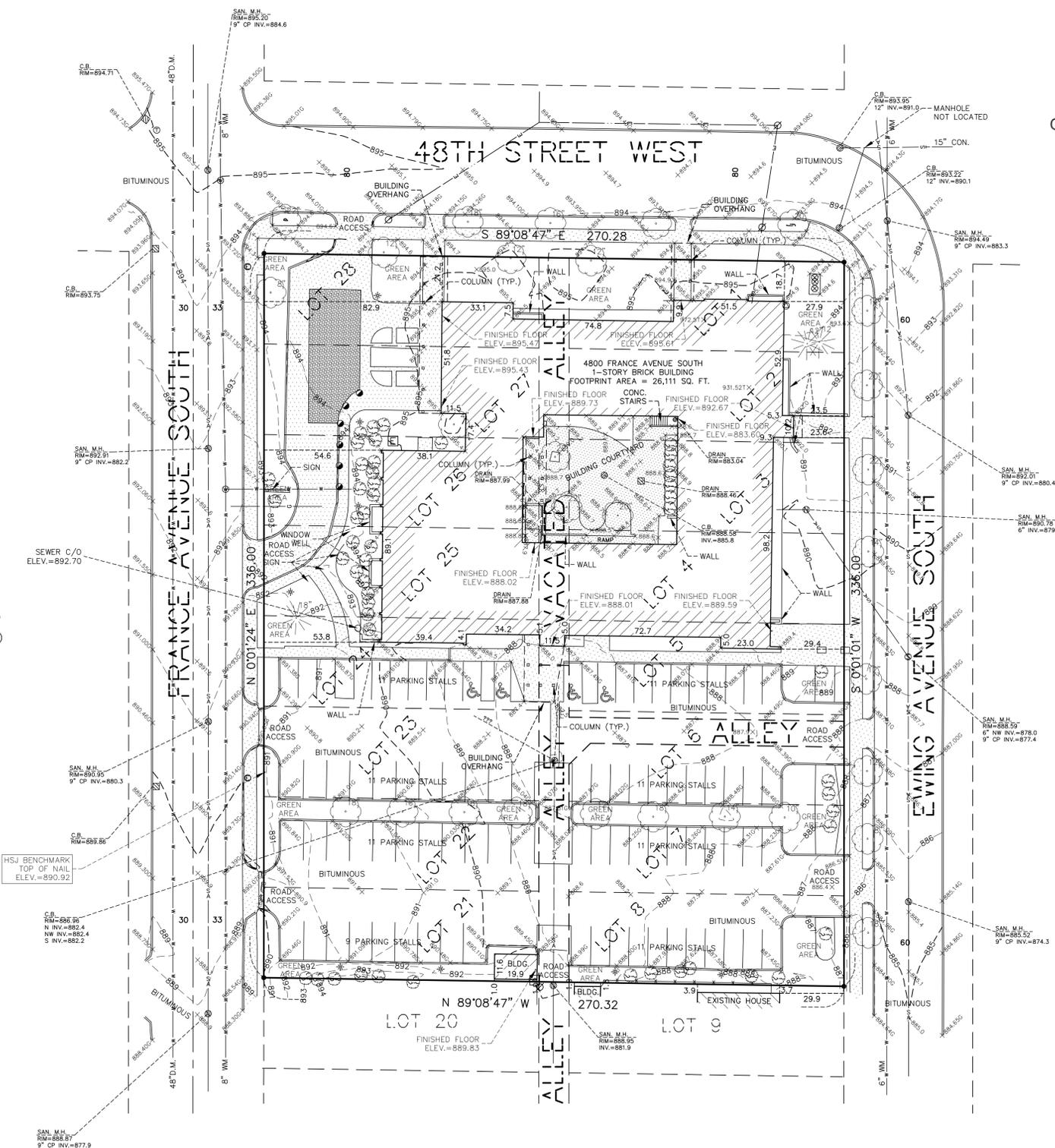
9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

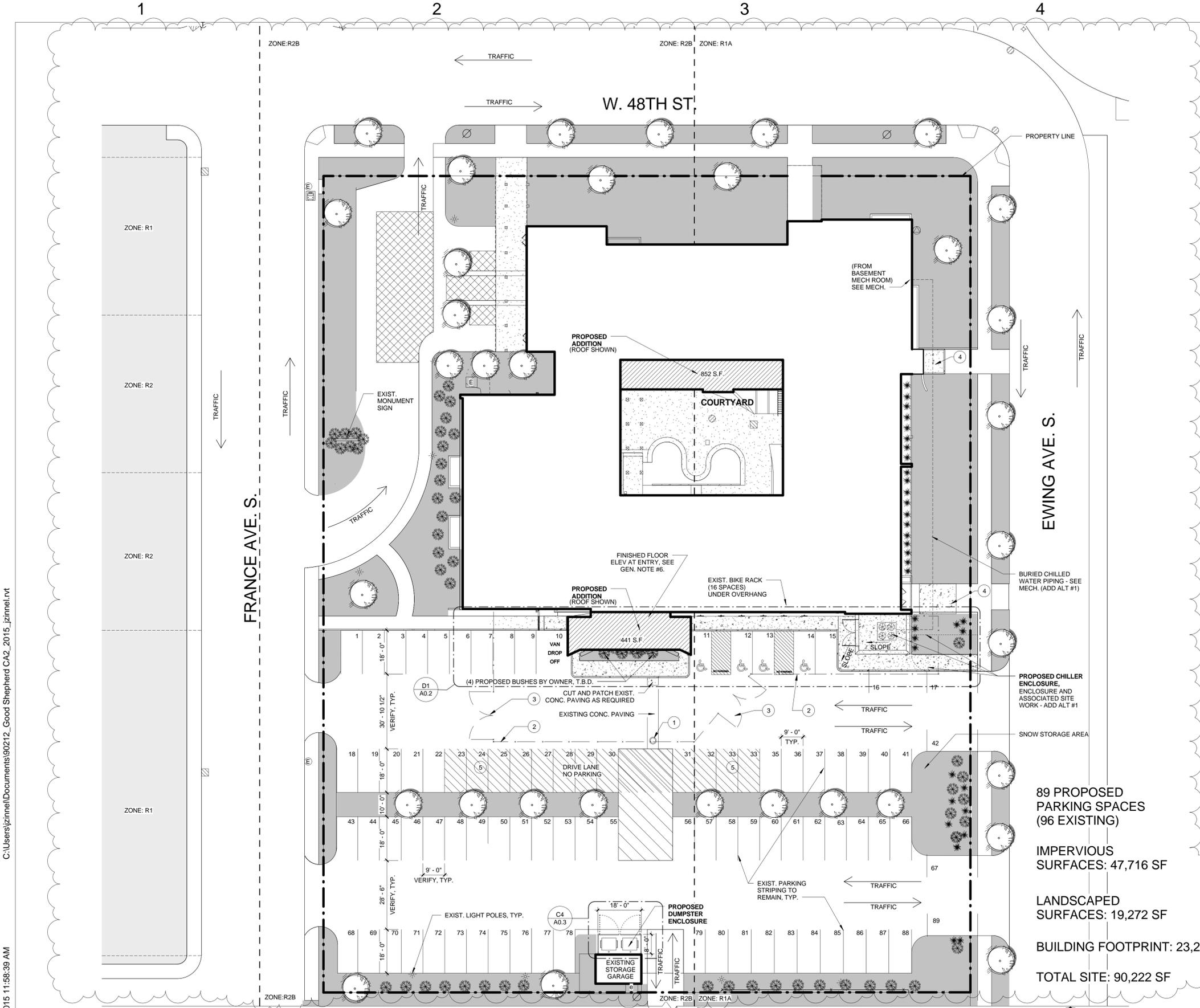
www.hsjsurveyors.com

Book 638	File No. 1-3-8900
Page 11	W.O. Number 2014336
CAO Technician CT	Sheet No. 1 OF 1

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation





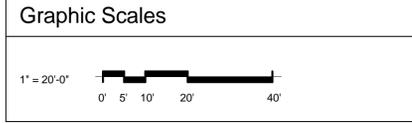
General Notes

1. PROTECT ALL TREES AND PLANTINGS OUTSIDE CONSTRUCTION AREA FROM DAMAGE.
2. CONTRACTOR TO REPAIR ALL AREAS DAMAGED BY CONSTRUCTION- INCLUDING BUT NOT LIMITED TO CONCRETE WALKS, CURBS, ASPHALT PARKING LOT, LANDSCAPING, ETC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS.
4. NO POSTS TO BE DRIVEN INTO PARKING LOT.
5. SEE SURVEY FOR EXISTING PLANTINGS.
6. FINISHED FLOOR ELEV. 888.01' PER SURVEY = S. ENTRY GRADE 177'-6" PER THESE DRAWINGS.
7. NO SIDEWALK SHALL SLOPE MORE THAN 1:20.

Key

	REPLACEMENT CONCRETE
	EXIST TREE (20)
	EXIST BUSH (32)
	EXIST BUSH (59)
	EXIST ELECTRIC MANHOLE
	EXIST ELECTRIC BOX
	EXIST ELECTRIC METER
	EXIST POWER POLE
	EXIST TELEPHONE MANHOLE
	EXIST GAS METER
	EXIST TRANSIT STOP
	EXIST FIRE HYDRANT
	EXIST CATCH BASIN
	EXIST CATCH BASIN
	EXIST. FENCING
	EXIST LIGHT POLE

- Key Notes**
- 1 MAINTAIN EXISTING CATCH BASIN- PROVIDE INLET PROTECTION.
 - 2 CONSTRUCTION AREA- CO-ORDINATE WITH OWNER. PROVIDE 6'-0" TALL CHAIN LINK FENCE WITH GATES.
 - 3 CHAIN LINK CONSTRUCTION GATE.
 - 4 BORE UNDER WALKS OR SAWCUT & REMOVE WALK IN FULL PANELS TO NEXT CONTROL JOINT. REPLACE TO MATCH ADJACENT EXISTING AS REQUIRED FOR ADD ALTERNATE NO. 1
 - 5 TEMPORARY "NO PARKING" STRIPING FOR DRIVE AROUND CONSTRUCTION FENCE.



89 PROPOSED PARKING SPACES (96 EXISTING)

IMPERVIOUS SURFACES: 47,716 SF

LANDSCAPED SURFACES: 19,272 SF

BUILDING FOOTPRINT: 23,234 SF

TOTAL SITE: 90,222 SF

D2 SITE PLAN
A0.1 1" = 20'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.
 Date: Feb. 3, 2014
 Architect: *[Signature]*
 License Number: 10258
 Project No.: 90212
 Checked By: KWS
 Drawn By: JLZ
 Revisions: February 25, 2015
 © Kodet Architectural Group, Ltd.

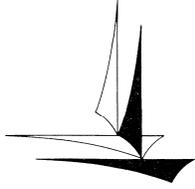
Kodet Architectural Group Ltd.
 15 Groveland Terrace • Minneapolis, MN 55403-1154
 E-Mail: arch@kodet.com • WebSite: www.kodet.com
 Telephone 612.377.2737 • Facsimile 612.377.1331

Lutheran Church of the Good Shepherd Renovation
 4801 France Avenue South
 Minneapolis, MN 55410

The above drawings, specifications and notes, design and arrangements represented here and shall remain the property of the Architect, and no part that is copied, disclosed to others, or used in connection with any other project for which they have been prepared and developed without the written permission of the Architect. Visual contact with these drawings or specifications and contains conclusive evidence of these restrictions.

A0.1
 Site Plan

2/27/2015 11:58:39 AM
 C:\Users\jzime\Documents\90212_Good Shepherd CA2_2015_zime\rl.rvt



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001288
Applicant:	LUTHERAN CHURCH OF THE GOOD SHEPHERD 4801 FRANCE AVE S MINNEAPOLIS, MN 55410
Site Address:	4800 EWING AVE S
Date Submitted:	25-FEB-2015
Date Reviewed:	23-MAR-2015

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Proposed vestibule addition, equipment enclosure and trash enclosure.

Review Findings (by Discipline)

Zoning - Planning

- This project will require Administrative Site Plan Review. Please work with Kimberly Holien on this submittal.

Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

☐ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

☐ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

☐ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

☐ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

☐ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

☐ Construction Code Services

- The plan as submitted meets City of Minneapolis requirements for Construction Plan Review.

END OF REPORT