



## Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: November 21, 2013

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

**Subject:** Appeal of the decision of the City Planning Commission associated with the approvals of all land use applications related to the Church of St. Anne – St. Joseph Hien parking lot expansion located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Ave N, 2215, 2219 and 2223 26th Ave N and 2527 Penn Ave N. The appeal is associated with the decision of the City Planning Commission specifically related to conditions of approval that were added to the conditional use permit and site plan review applications.

**Recommendation:** The following actions were taken by the Planning Commission on October 28, 2013 (BZZ-6260):

**6. Church of St. Anne (BZZ-6260, Ward: 5), 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Ave N, 2215, 2219 and 2223 26<sup>th</sup> Ave N and 2527 Penn Ave N (Hilary Dvorak).**

**B. Conditional Use Permit:** Application by Steve Minn with Lupe Development Partners, LLC, on behalf of the Church of St. Anne – St. Joseph Hien, for a conditional use permit to allow an expansion of an existing parking lot serving an institutional/public use located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Ave N, 2215, 2219 and 2223 26th Ave N and 2527 Penn Ave N.

**Action:** The City Planning Commission adopted the findings and **approved** the conditional use permit to allow an expansion of an existing parking lot serving an institutional/public use located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Avenue North, 2215, 2219 and 2223 26<sup>th</sup> Ave N and 2527 Penn Ave N subject to the following conditions:

1. The curb cut for the existing alley on 26<sup>th</sup> Ave N shall be closed. The sidewalk and green boulevard shall be repaired.

**Aye:** Brown, Cohen, Huynh, Kronzer, Luepke-Pier and Slack

**Absent:** Gagnon, Schiff (excused) and Wielinski

**F. Site Plan Review:** Application by Steve Minn with Lupe Development Partners, LLC, on behalf of the Church of St. Anne – St. Joseph Hien, for a site plan review for an expansion of a principal parking facility located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Ave N, 2215, 2219 and 2223 26<sup>th</sup> Ave N and 2527 Penn Ave N.

**Action:** The City Planning Commission adopted the findings and approved the site plan review application for the property located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Ave N, 2215, 2219 and 2223 26<sup>th</sup> Ave N and 2527 Penn Ave N subject to the following conditions:

1. The curb cut for the existing alley on 26<sup>th</sup> Ave N shall be closed. The sidewalk and green boulevard shall be repaired.
2. The landscaping requirements of Chapter 530, Site Plan Review shall be met on site, however, in addition to the boulevard trees shown on the plans, a total of 20 canopy trees need to be provided on site.

**Aye:** Brown, Cohen, Huynh, Kronzer, Luepke-Pier and Slack

**Absent:** Gagnon, Schiff (excused) and Wielinski

**Ward:** 5

Prepared by: Hilary Dvorak, Principal Planner, 612-673-2639

Approved by: Jason Wittenberg, Planning Manager

Presenters in Committee: Hilary Dvorak, Principal Planner

**Community Impact:**

Neighborhood Notification: Notice of the Planning Commission hearing was mailed on October 4, 2013, and notice of the appeal was mailed on November 8, 2013.

- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 120-day decision period: February 7, 2014
- Other: Not applicable

**Background/Supporting Information:**

Steve Minn with Lupe Development Partners, LLC, on behalf of the Church of St. Anne – St. Joseph Hien, has filed an appeal of the decision of the City Planning Commission to allow an expansion of an existing parking lot serving an institutional/public use located at 2508, 2512, 2516, 2520, 2524, 2526 and 2538 Queen Avenue North, 2215, 2219 and 2223 26<sup>th</sup> Avenue North and 2527 Penn Avenue North. The appeal is associated with the decision of the City Planning Commission specifically related to the following conditions of approval associated with the conditional use permit and site plan review applications:

Conditional use permit and site plan review:

- The curb cut for the existing alley on 26<sup>th</sup> Ave N shall be closed. The sidewalk and green boulevard shall be repaired.

Site plan review:

- The landscaping requirements of Chapter 530, Site Plan Review shall be met on site, however, in addition to the boulevard trees shown on the plans, a total of 20 canopy trees need to be provided on site.

The minutes from the October 28, 2013, City Planning Commission meeting are attached.  
The appellant's complete statement and reasons for the appeal are attached.