

**City of Minneapolis**  
**Request for Committee Action**

**To:** Zoning & Planning  
**Date:** 2/18/2016  
**From:** Community Planning & Economic Development  
**Prepared by:** Mei-Ling Smith, City Planner  
**Presented by:** Mei-Ling Smith, City Planner  
**File type:** Action  
**Subcategory:** Land Use Application

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**Subject:**

Interim Use Permit: Principal Parking Facility, 718 West Broadway

**Description:**

Considering an application submitted by Station 19 Architects, Inc., on behalf of Sanctuary Covenant Church, for a three-year interim use permit (BZZ-7540) to allow a surface parking lot with 50 vehicle parking spaces and one loading space located at 718 West Broadway until February 26, 2019, subject to conditions as outlined in the staff report.

**Previous Actions:**

The applicant received approvals on January 25, 2016 from the City Planning Commission to construct an addition on the adjacent lot to the north, which would contain a church and no on-site parking.

**Ward/Neighborhood/Address:**

Ward 5  
Hawthorne  
718 West Broadway

**Background/Analysis:**

The applicant is proposing to temporarily use the property at 718 West Broadway as a principal parking facility with 50 vehicle parking spaces and one loading space. The parking area would be concentrated on the northern portion of the site, while the southern portion of the site would be landscaped. The applicant has indicated that they intend to develop the southern landscaped portion into a commercial building in the future. In addition to the interim use request, the applicant intends to pursue additional shared parking agreements with nearby properties within 500 feet of the church property.

Staff is recommending that the application be approved, subject to the following conditions:

1. The interim use shall expire no later than February 26, 2019.
2. At the end date of the interim use, the applicant shall cease operation of the principal parking facility or apply for applicable land use approvals.
3. No more than 50 off-street parking spaces and one loading space shall be provided.
4. The final site and landscaping plans shall be revised so that all two-way drive aisles are no greater than 22 feet in width.
5. The final site and landscaping plans shall be revised to show a minimum on-site landscaped yard of 78 feet between the front property line adjacent to West Broadway and the parking lot.

End of 60/120-Day Decision Period: The application was deemed complete by City staff on December 31, 2015. The 60-day period ends on March 1, 2016.

**Financial Review:**

No financial impact.

**Attachments:**

1. CPED Staff Report and Attachments