

Minneapolis City Planning Department Report

20-Foot Boulevard Vacation

BZZ-631

Date: July 22, 2002

Applicant: Church of New Life Christian Ministries

Address of Property: 3536 Nicollet Avenue South

Project Name: Church of New Life Christian Ministries

Date Application Deemed Complete: June 13, 2002

End of 60-Day Decision Period: August 12, 2002

End of 120-Day Decision Period: Not applicable

Applicant has Waived 60-Day Requirement: No

Contact Person and Phone: Mike Brass, (612) 750-4312

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Ward: 10 **Neighborhood Organization:** Lyndale Neighborhood Association

Existing Zoning: C2

Proposed Use: Expansion of an existing church and daycare facility

Concurrent Review:

Vacation: 20-foot boulevard reserve (Vac1390)

Previous Actions: At its July 8, 2002 meeting, the City Planning Commission approved a parking variance to reduce the required number of off-street parking spaces from the required 78 parking stalls to 66 (was originally 68) parking stalls and a bicycle rack.

Background: The proposed development is located in the Lyndale Neighborhood. The site is located on the west side of Nicollet Avenue between West 35th and West 36th Streets. The applicant is proposing to add a 15,000 square foot addition on to the existing Church of New Life Christian Ministries and the Zoe Daycare building. The addition will provide space for the daycare facility, additional worship area and storage space. In addition, the renovation includes canopies over the entrances, a new color scheme for the exterior of the building and landscaping buffers between the parking lot and the property lines.

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This development requires a boulevard vacation. Currently, the first 20 feet of land between the applicant's property line and the sidewalk is a public boulevard reserve which the applicant has been using for parking. To legalize the parking the applicant is proposing to vacate this boulevard reserve.

Neighborhood Review: The Church of New Life Christian Ministries appeared before the Lyndale Neighborhood Association at its board meeting held on July 9, 2002. The Lyndale Neighborhood Association voted in favor of the parking variance and the project generally.

VACATION (Vac1390) – Boulevard Vacation

Development Plan: The site plan for the development is attached.

Responses from Utilities and Affected Property Owners: Of the utilities that have responded, Xcel Energy has requested an easement.

Findings: The Public Works Department and City Planning Department find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the boulevard reserve vacation for the 20-foot boulevard reserve in the block bounded by 35th Street West, 36th Street West, Nicollet Avenue South and Blaisdell Avenue South and legally described as Block 6, Park Addition to Minneapolis subject to retention of an easement by Xcel Energy.