

Minneapolis Planning Department
350 South Fifth Street, Room 210
Minneapolis, MN 55415-1385
(612) 673-2597 Phone
(612) 673-2526 Fax
(612) 673-2157 TDD

MEMORANDUM

DATE: July 30, 2002

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

FROM: Jason Wittenberg

SUBJECT: Appeal filed by All God's Children Metropolitan Community Church

All God's Children Metropolitan Community Church has filed an appeal of the Planning Commission's decision to deny a variance of the corner side yard setback requirement for a new parking lot. The Commission granted a conditional use permit and site plan review application as well as a variance to reduce the setback along the alley from five to zero. A variance to reduce the south side yard setback was denied but was not appealed.

Since the Planning Commission's action, the applicant, with the assistance of Public Works staff, has discovered that the actual lot width is apparently less than the lot width indicated on the plat of the area. This discovery results in a lot width that would allow fewer spaces than the applicant (and staff) believed could be placed on the site without a variance. The plat indicates a lot width of 89 feet. This would have allowed 27 spaces, without a variance, using three rows with nine spaces each (eight being full size and one being compact). The applicant's field measurement now indicates a lot width of 85.6 feet. In order to allow nine spaces per row within the actual lot size, the applicant seeks a variance of the required corner side yard setback from eight feet to 3.6 feet. Without a variance, 24 spaces could be constructed. At the time of this memo (7/19/02) staff has not received a revised scaled and dimensioned plan.

Some consideration should be given to the fact that the lot is narrower than the plat indicates when deciding whether the appeal should be granted. However, Planning Department staff believes that the landscaping plan should be significantly enhanced if the parking lot is to be set back less than eight feet from the north property line.