



LAND USE APPLICATION SUMMARY

Property Location: 4537 3rd Ave S
Project Name: Church of St. Joan of Arc Addition
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Church of St. Joan of Arc
Project Contact: Michele Foster
Request: To construct an addition to a place of assembly.
Required Applications:

Variance	To reduce the minimum front yard requirement adjacent to 3rd Ave S from 20 feet to 0 feet to allow a patio/courtyard.
Variance	To reduce the minimum interior side yard requirement adjacent to the south lot line from 7 feet to 0 feet to allow a walkway.
Site Plan Review	To allow a 1,800 square foot addition to a place of assembly.

SITE DATA

Existing Zoning	RIA Single-family Residence District AP Airport Overlay District
Lot Area	109,788 square feet / 2.52 acres
Ward(s)	8
Neighborhood(s)	Field, Regina, Northrop Neighborhood Group
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	September 2, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 2, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site has frontage on three streets: Clinton Avenue, 45th Street East, and 3rd Avenue South. A place of assembly and a grade school occupy the existing building located on the subject property. A 124-space parking lot is also located on the site with access from 45th Street and 3rd Avenue. However, the striping does not comply with the parking space and drive aisle dimension requirements of the zoning code.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties in the immediate area are predominantly low density residential.

PROJECT DESCRIPTION. The applicant proposes to build an approximately 1,800 square foot addition to the existing place of assembly located at 4537 3rd Avenue South. It would provide a new entry/gathering space adjacent to the existing gym/worship area of the church at an existing main entrance location. Site plan review is required for any non-residential building that would increase its gross floor area by 1,000 square feet or more.

The applicant is also proposing to enlarge an outdoor courtyard/patio/walkway adjacent to 3rd Avenue South. The minimum front yard requirement is 20 feet. Within the required front yard, the courtyard would be approximately 1,070 square feet in area. A courtyard is not a permitted obstruction. A variance is requested to allow the courtyard.

On the south side of the building, a walkway is proposed to connect the Parish Center to the school. The minimum interior side yard requirement is 7 feet. A walkway is not a permitted obstruction for a nonresidential use in an interior side yard. Part of the walkway would be less than 7 feet from the south lot line. Therefore a variance is requested to allow the walkway.

RELATED APPROVALS. In 2000, the applicant obtained variances to reduce the front yard requirement adjacent to 3rd Avenue South to 0 feet for the parking area, to reduce the corner side yard requirement adjacent to 45th Street East to 0 feet for the parking area, and to increase the maximum allowed amount of impervious surface from 75 percent to 78 percent. As a condition of approval of those variances, the applicant was required to landscape the 3.5 feet wide interior boulevard between the parking area and the 3rd Avenue South and 45th Street East sidewalks. Those areas have been landscaped as required.

In 2012, the applicant obtained approval to construct the same entrance addition as is now proposed. Because it was not constructed, that approval has since expired. The current site plan proposal is consistent with the previously approved conditions of approval, which required trees and tree islands in the parking area.

Planning Case #	Application	Description	Action
V-4597	Variances	See above	Approved by the City Council in 2000
<u>BZZ-5705</u>	Site plan review	New entrance addition	<u>Approved at the 10/15/12, CPC meeting</u>

PUBLIC COMMENTS. Some correspondence was received from the neighborhood group, which is attached to this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE: FRONT YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement adjacent to 3rd Ave S from 20 feet to 0 feet to allow a patio/courtyard based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is also proposing to enlarge an outdoor courtyard/patio adjacent to 3rd Avenue South. The minimum front yard requirement is 20 feet. Within the required front yard, the courtyard would be approximately 1,070 square feet in area. An approximately 450 square foot paved area with seating and bicycle parking already is located in the required front yard. The proposal would increase the size of this area and would emphasize the location for pedestrian access from the public sidewalk to the main entrance, which is interior to the site.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The courtyard is separated from surrounding properties by public streets and would be 40 feet from the residence to the south, which is also owned by the church. An approximately 450 square foot paved area with seating and bicycle parking already is located in the required front yard. The proposal would increase the size of this area and would emphasize the location for pedestrian access from the public sidewalk to the main entrance, which is interior to the site. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity and would not be detrimental to the health, safety or welfare of the public or those utilizing the property. The courtyard is separated from surrounding properties by public streets and would be 40 feet from the residence to the south, which is also owned by the church. An approximately 450 square foot paved area with seating and bicycle parking already is located in the required front yard. The proposal would increase the size of this area and would emphasize the location for pedestrian access from the public sidewalk to the main entrance, which is interior to the site.

VARIANCE: SIDE YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard requirement adjacent to the south lot line from 7 feet to 0 feet to allow a 5 foot wide walkway based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The existing C-shaped building was constructed in the 1940's and expanded in the 1950's. The proposed walkway would provide access from one part of the building to another, specifically the parish center to the school. The applicant has indicated that this is necessary because it would create a safe and efficient way for religious education students on Sundays to access and change classroom space without encountering traffic in the parking lot.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Thirty feet of the proposed walkway would encroach into the interior side yard. This area is adjacent to a residential property with a single-family dwelling that is also owned and used by the church. The walkway would be located 50 feet from the dwelling. The applicant has indicated that the walkway would primarily be used on Sundays when the worship hall is in use. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity and would not be detrimental to the health, safety or welfare of the public or those utilizing the property. Thirty feet of the proposed walkway would encroach into the interior side yard. This area is adjacent to a residential property with a single-family dwelling that is also owned and used by the church. The walkway would be located 50 feet from the dwelling. The applicant has indicated that the walkway would primarily be used on Sundays when the worship hall is in use.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

BUILDING PLACEMENT AND DESIGN

Building placement – Requires alternative compliance

- The addition would be well behind the required 20 foot front yard setback adjacent to 3rd Avenue South because it would infill an open space adjacent to the existing gym/worship area. Part of the existing building is set back 24 feet from 3rd Avenue. Alternative compliance is requested.
- Although the placement of the addition would not reinforce the street wall, it would maximize natural surveillance and visibility and facilitates pedestrian access and circulation. The walls of the

addition are all glass. The applicant is proposing a courtyard adjacent to the addition which connects the addition to the on-site parking area and 3rd Avenue sidewalk.

- Between the addition and 3rd Avenue, the applicant is proposing an outdoor gathering area and landscaping.
- No parking would be located between the addition and 3rd Avenue South.

Principal entrances – Meets requirements

- The entrances on the addition would face 3rd Avenue South.
- The entrance would be sheltered by a canopy with large columns and surrounded by windows to emphasize its importance.

Visual interest – Meets requirements

- The building walls provide architectural detail and contain windows in order to create visual interest.
- The proposed addition emphasizes architectural elements – including recesses, projections, windows, and entries – to divide the building into smaller identifiable sections.
- There are no blank, uninterrupted walls exceeding 25 feet in length.

Exterior materials – Meets requirements

- The exterior material of the existing building is predominantly brick. The applicant is proposing glass and a stone base as the addition’s primary exterior materials. Each elevation of the addition would comply with the City’s durability standards for exterior materials (see Table 2). Please note that exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- In addition, the application is consistent with the City’s policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the side walls of the addition are similar to and compatible with the front of the building.

Table 1. Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	West
Glass	100%	<100%	<100%
Stone	100%	<100%	<100%

Windows – Meets requirements

- For nonresidential uses, the zoning code requires that no less than 30 percent of the walls on the first floor are windows with clear or lightly tinted glass with a visible light transmittance ratio of six-tenths (0.6) or higher. Although the addition is one level, it is considered two stories because of its height. Therefore windows are also required on the upper portion of the addition. No less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. Both exterior walls of the addition are subject to the minimum window requirements. Based on the floor plans, all proposed shelving, mechanical equipment, and other similar fixtures allow views into and out of the building between four and seven feet above the adjacent grade. The applicant has indicated that the proposed windows would have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or greater. The project

is in compliance with the minimum window requirement (see Table 3). Please note that windows in doors are not included.

- All windows are vertical in proportion and are evenly distributed along the building walls.

Table 2. Percentage of Windows per Applicable Elevation

	Code Requirement		Proposed	
Nonresidential Uses				
1st floor, 3 rd Ave	30% minimum	82.8 sq. ft.	39%	107.5 sq. ft.
1st floor, parking lot	30% minimum	62.4 sq. ft.	82.5%	62.4 sq. ft.
2nd floor, 3 rd Ave	10% minimum	34.5 sq. ft.	95%	328 sq. ft.
2nd floor, parking lot	10% minimum	23.4 sq. ft.	78.9%	184 sq. ft.

Ground floor active functions – Meets requirements

- The ground floor facing 3rd Avenue contains 100 percent (34.5 feet) active functions. At least 70 percent of the first floor building frontage facing the public street, public sidewalk, or public walkway contains active functions.

Roof line – Meets requirements

- The existing building has pitched and flat roof lines. The principal roof line of the addition would be pitched, which is similar to that of surrounding buildings and the existing building.

Parking garages – Not applicable

ACCESS AND CIRCULATION

Pedestrian access – Meets requirements

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- Vehicular access and circulation has been designed to minimize conflicts with pedestrian traffic and with surrounding residential uses.
- No changes are proposed to the vehicle access and all circulation would occur on-site. Staff is not aware of any pedestrian conflicts related to access or circulation.
- The parking area is not accessed from the alley.
- The proposed site plan minimizes the use of impervious surfaces. The amount of impervious surface is not proposed to be increased from what was allowed by the variance granted in 2000. The applicant is proposing to reduce the amount of impervious surfaces by 2,271 square feet.

LANDSCAPING AND SCREENING

General landscaping and screening – Requires alternative compliance

- The overall composition and location of landscaped areas complement the scale of development and its surroundings.
- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 25,961 square feet of landscaping on site, or approximately 35.9 percent of the site not occupied by buildings (see Table 4).
- The applicant is not proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is 29 and the applicant is proposing a total of approximately 17 canopy trees. Alternative compliance is requested.
- The applicant is not proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 145 and the applicant is proposing 85 shrubs. Alternative compliance is requested.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Table 3. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	109,788 sq. ft.
Building Footprint	--	37,524 sq. ft.
Remaining Lot Area	--	72,264 sq. ft.
Landscaping Required	14,453 sq. ft.	25,961 sq. ft.
Canopy Trees (1:500 sq. ft.)	29 trees	17 trees
Shrubs (1:100 sq. ft.)	145 shrubs	85 shrubs

Parking and loading landscaping and screening – Requires alternative compliance

- In 2000, the applicant obtained variances to reduce the front yard requirement adjacent to 3rd Avenue South to 0 feet for the parking area and to reduce the corner side yard requirement adjacent to 45th Street East to 0 feet for the parking area. As a condition of approval of those variances, the applicant was required to landscape the 3.5 feet wide interior boulevard between the parking area and the 3rd Avenue South and 45th Street East sidewalks. Those areas have been landscaped as required, including 8 ornamental trees and 56 shrubs.
- Some corners of the parking lot that are unavailable for parking or vehicular circulation are not landscaped as specified for a required landscaped yard. Alternative compliance is requested.
- Because the proposed surface parking lot contains ten or more spaces, each parking space must be located within 50 feet of the center of an on-site deciduous tree. Eight spaces would not be within 50 feet of an on-site deciduous tree. Alternative compliance is requested.
- The proposed tree islands are at least seven feet wide in any direction.
- The landscape plan does not include information that would indicate that the plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees. The final site plan will need to identify the specific type of plantings proposed.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – Meets requirements

- The existing parking area is defined by concrete wheel stops which were previously approved adjacent to 3rd Avenue South. Continuous concrete curbing is proposed adjacent to the building addition.

Site context – Meets requirements

- There are no important elements of the city [such as parks, greenways, significant buildings, and water bodies] near the site that will be obstructed by the proposed building addition.
- This building addition would have no shadowing effects on public spaces and adjacent properties.
- This building addition has been designed to minimize the generation of wind currents at ground level.

Crime prevention through environmental design – Meets requirements

- The site plan employs best practices to increase natural surveillance and visibility, to control and guide movement on the site, and to distinguish between public and non-public spaces.
- The proposed site, landscaping, and buildings promote natural observation and maximize the opportunities for people to observe adjacent spaces and public sidewalks. The addition would have an abundant amount of windows.
- Lighting in the canopy above the entrance would maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site.
- The landscaping, sidewalks, lighting, fencing, and building features are located to clearly guide pedestrian movement on or through the site and to control and restrict people to appropriate locations. The walkway/courtyard adjacent to 3rd Avenue would be widened to emphasize the main entrance location.
- The entrances, exits, signs, fencing, landscaping, and lighting are located to distinguish between public and private areas, to control access, and to guide people coming to and going from the site.

Historic preservation – Not applicable

- This site is neither historically designated nor is it located in a historic district.

2. Conformance with all applicable regulations of the zoning ordinance.

A place of assembly is a permitted in the RIA District. A grade school is a conditional uses in this district. The existing school is deemed to have a conditional use permit.

Off-street Parking and Loading – Meets requirements

- The off-street vehicle parking requirements are summarized in Table 5.
 - The minimum parking requirement for a place of assembly is parking equal to 10 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. The place of assembly has two main auditoriums. The combined floor area of these two auditoriums is 12,180 square feet; therefore the minimum parking requirement is 81 spaces. A grade school is required to provide one space per classroom plus one space per 5 students of legal driving age based on the maximum number of students attending classes at any one time. The K-8 grade school has 9 classrooms and no students of driving age; therefore the minimum parking requirement is 9 spaces. The total minimum parking requirement is 90

- spaces. One-hundred-twelve spaces would be provided on-site. Of the spaces provided, at least 5 are required to be accessible. Twelve accessible spaces would be provided.
- The maximum parking requirement for a place of assembly is parking equal to 40 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or visual unity. With 12,180 square feet of main auditorium floor area, the maximum parking requirement is 325 spaces. The maximum parking requirement for a grade school is two spaces per classroom plus one space per 3 students of legal driving age based on the maximum number of students attending classes at any one time. With 9 classrooms and no students of driving age, the maximum parking requirement is 18 spaces. The total maximum parking requirement is 343 spaces.
 - The existing parking lot layout does not comply with the minimum parking space and aisle dimensions of the zoning code. The applicant is proposing to restripe the parking lot to comply with these requirements.
 - The minimum bicycle parking requirements are summarized in Table 6. There is not a minimum bicycle parking requirement for a place of assembly. The minimum bicycle parking requirement for a grade school is 3 spaces per classroom. With 9 classrooms, 27 spaces are required. Although the school was established before the requirement took effect, 35 bicycle spaces exist on-site.
 - For a 54,149 square foot building with a place of assembly and grade school, the minimum loading requirement is two small loading spaces (see Table 7). Parking in excess of the minimum parking requirement can accommodate loading on-site for these uses.

Table 4. Vehicle Parking Requirements Per Use (Chapter 54I)

Use	Minimum	Reductions	Total with Reductions	Maximum Allowed	Proposed
Place of assembly	81	--	81	325	--
School	9	--	9	18	--
	--	--	90	343	112

Table 5. Bicycle Parking Requirements (Chapter 54I)

Use	Minimum	Short-Term	Long-Term	Proposed
Place of assembly	--	--	--	--
School	27	Not less than 50%	--	--
	27	--	--	35

Table 6. Loading Requirements (Chapter 54I)

Use	Loading Requirement	Minimum Requirement	Proposed
Place of assembly	Low		
School	Low		
	Low	2 small	2 small

Building Bulk and Height – Meets requirements

- See Table 8.

Table 7. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	109,788 sq. ft. / 2.52 acres
Gross Floor Area	--	54,149 sq. ft.
Floor Area Ratio (Minimum)	--	0.493
Floor Area Ratio (Maximum)	0.5	
Building Height (Maximum)	2.5 stories or 35 feet, whichever is less	2 stories, 26 ft. measured to the midpoint of the hip roof

Lot Requirements – Meets requirements

- See Table 9.
- In the RIA district, the maximum allowed impervious coverage is 60 percent. With a lot area of 109,788 square feet, up to 65,872.8 square feet of impervious surfaces are allowed. The proposed amount of impervious surface area is 83,364 square feet, which covers 75.9 percent of the site. In 2000, the applicant obtained a variance to increase the maximum allowed amount of impervious surface from 75 percent to 78 percent. Since that variance was approved, the maximum allowed impervious surface coverage was reduced from 75 to 60 percent. No variance is required given that the applicant is proposing to reduce the amount of impervious surfaces by 2,271 square feet. Permeable areas would be added to the interior of the parking lot.

Table 8. Lot Requirements Summary

	Code Requirement	Proposed
Lot Area (Minimum)	10,000 sq. ft. for a place of assembly and 20,000 sq. ft. for a school	109,788 sq. ft.
Impervious Surface Area (Maximum)	60%	75.9%
Lot Coverage (Maximum)	45%	34.2%
Lot Width (Minimum)	80/100 ft.	396 ft.

Yard Requirements – Requires variance(s)

- In the RIA district, the minimum front yard requirement is generally 20 feet. For a two-story building, the minimum corner side yard requirement is 10 feet and the minimum interior side and rear yard requirements are 7 feet. The addition would be located at the center of the site with setbacks that exceed all of the minimum requirements. (See Table 10).

- The applicant is also proposing to enlarge an outdoor courtyard/patio adjacent to 3rd Avenue South. The minimum front yard requirement is 20 feet. Within the required front yard, the courtyard would be approximately 1,070 square feet in area. A courtyard is not a permitted obstruction. A variance is requested to allow the courtyard.
- On the south side of the building, a walkway is proposed to connect the Parish Center to the school. The minimum interior side yard requirement is 7 feet. A walkway is not a permitted obstruction for a nonresidential use in an interior side yard. Part of the walkway would be less than 7 feet from the south lot line. Therefore a variance is requested to allow the walkway.

Table 9. Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front, 3rd Ave S (West)	20 ft.	--	20 ft.	>20 ft.
Corner Side, 45th St E (North)	10 ft.	--	10 ft.	>10 ft.
Interior Side (South)	7 ft.	--	7 ft.	>7 ft.
Front, Clinton Ave (East)	20 ft.	--	20 ft.	>20 ft.

Signs – Meets requirements

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing to install a new internally illuminated 12 square foot wall sign (see Table 11). One other existing wall sign that also complies with all applicable sign requirements would remain.
- In the RIA district, a place of assembly is allowed: One (1) wall identification sign not exceeding thirty-two (32) sq. ft. Maximum height of fourteen (14) ft. or top of wall, whichever is less. On a corner lot, two (2) such signs per building. In addition, one (1) monument sign not exceeding thirty-two (32) sq. ft. in area and eight (8) ft. in height. Either the wall sign or the monument sign, but not both, may be a dynamic changeable copy sign. The dynamic changeable copy sign portion of the sign shall not exceed sixteen (16) sq. ft. Either the wall sign or the monument sign, but not both, may be illuminated. Monument signs, where allowed, may be located in a required front or corner side yard but shall be no closer than ten (10) feet from the nearest residence or office residence property line.

Table 10. Signage Summary

	Number Allowed/Lot	Proposed Number	Maximum Size Allocation	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Attached	2	2	32 sq. ft. each	32 sq. ft. each	32 sq. ft. each	14 ft.	13 ft.

Screening of Mechanical Equipment – Meets requirements

- All mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements:
 - 535.70. Screening of mechanical equipment.
 - a) In general. All mechanical equipment installed on or adjacent to structures shall be arranged so as to minimize visual impact using one (1) of the following methods. All screening shall be kept in good repair and in a proper state of maintenance.
 - 1) Screened by another structure. Mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards:
 - a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.
 - b. The required screening shall be constructed with materials that are architecturally compatible with the structure.
 - c. Off-premise advertising signs and billboards shall not be considered required screening.
 - 2) Screened by vegetation. Mechanical equipment installed adjacent to the structure served may be screened by hedges, bushes or similar vegetation.
 - 3) Screened by the structure it serves. Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
 - 4) Designed as an integral part of the structure. If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building.
 - b) Exceptions. The following mechanical equipment shall be exempt from the screening requirements of this section:
 - 1) Minor equipment not exceeding one (1) foot in height.
 - 2) Mechanical equipment accessory to a single or two-family dwelling.
 - 3) Mechanical equipment located in an I2 or I3 District not less than three hundred (300) feet from a residence or office residence district.
 - No new mechanical equipment is indicated on the plans.
 - All existing mechanical equipment is enclosed within the building or is screened from the public street by the building itself.

Refuse Screening – Meets requirements

- All refuse and recycling storage containers are subject to the screening requirements in Chapter 535:
 - 535.80. Screening of refuse and recycling storage containers.**
 - Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. Single and two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall not be governed by this provision.
- The applicant is proposing an 8 foot tall wood trash enclosure on the south side of the building adjacent to the public alley.

Lighting – Meets requirements

- Existing and proposed lighting must comply with [Chapter 535](#) and Chapter 541 of the zoning code, including:

535.590. Lighting.

- a) In general. No use or structure shall be operated or occupied as to create light or glare in such an amount or to such a degree or intensity as to constitute a hazardous condition, or as to unreasonably interfere with the use and enjoyment of property by any person of normal sensitivities, or otherwise as to create a public nuisance.
 - b) Specific standards. All uses shall comply with the following standards except as otherwise provided in this section:
 - 1) Lighting fixtures shall be effectively arranged so as not to directly or indirectly cause illumination or glare in excess of one-half (1/2) footcandle measured at the closest property line of any permitted or conditional residential use, and five (5) footcandles measured at the street curb line or nonresidential property line nearest the light source.
 - 2) Lighting fixtures shall not exceed two thousand (2,000) lumens (equivalent to a one hundred fifty (150) watt incandescent bulb) unless of a cutoff type that shields the light source from an observer at the closest property line of any permitted or conditional residential use.
 - 3) Lighting shall not create a sensation of brightness that is substantially greater than ambient lighting conditions as to cause annoyance, discomfort or decreased visual performance or visibility to a person of normal sensitivities when viewed from any permitted or conditional residential use.
 - 4) Lighting shall not create a hazard for vehicular or pedestrian traffic.
 - 5) Lighting of building facades or roofs shall be located, aimed and shielded so that light is directed only onto the facade or roof.
- The applicant is proposing down-lighting under the canopy.

Fences – Not applicable

- Fences must comply with the requirements in [Chapter 535](#). The applicant is not proposing any fencing. There is an existing chain link fence around the parking area.

Plaza Design Standards – Meets requirements with Conditions of Approval

- Plazas must comply with the requirements in [Chapter 535](#).
- As shown on the plans, the outdoor courtyard/gathering space would be approximately 2,100 square feet in area. The minimum threshold for triggering the plaza design standards is 2,000 square feet. The applicant has indicated that the size of the courtyard would be reduced to less than 2,000 square feet. If the size is not reduced, the courtyard will need to meet the plaza design standards, including seating, plantings, amenities and trash receptacles.

Specific Development Standards – Meets requirements

- The applicant’s proposal meets the specific development standards for schools in [Chapter 536](#).
- Places of assembly are not subject to specific development standards. Grade schools are subject to the following development standards from section 536.20 of the zoning code:

School, grades K–12.

- (1) The use shall include a regular course of study accredited by the State of Minnesota.

- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

The school exists. Although the addition will be primarily used for the place of assembly, the scale and materials of the addition will be compatible with the surrounding area. The existing building provides a buffer to residential properties to the south. The site is separated from other residential uses by streets.

AP Airport Overlay District Standards – Not applicable

- There are no applicable provisions of the AP overlay due to the nonresidential nature of the use and its location in proximity to the airport.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

The Minneapolis Plan for Sustainable Growth identifies the site as urban neighborhood on the future land use map. The urban neighborhood classification is predominantly residential areas with a range of densities that may include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. The proposed development is consistent with the applicable principles and policies of the comprehensive plan.

4. Conformance with applicable development plans or objectives adopted by the City Council.

Not applicable.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building placement.** The addition would be well behind the required 20 foot front yard setback adjacent to 3rd Avenue South because it would infill an open space adjacent to the existing gym/worship area. The addition would enlarge the entrance area. The design of the addition would emphasize the location of the entrance. Although the addition would be setback approximately 70 feet from 3rd Avenue, part of the existing building is set back 24 feet from 3rd Avenue. For these reasons, staff is recommending that the planning commission grant alternative compliance to allow the addition to be located approximately 70 feet from 3rd Avenue South.
- **General landscaping requirements.** The zoning code requires at least one canopy tree for each 500 square feet of required green space and at least one shrub for each 100 square feet of required green space. The tree and shrub requirements for this site are 29 and 145 respectively. Sixteen trees, including canopy, ornamental and evergreen trees, exist and will remain on the site. Seven canopy trees are proposed to be added in the parking lot. Eighty-five shrubs are also planted on-site. The applicant has planted a total of 8 ornamental trees and 56 shrubs in the boulevard between the parking area and the sidewalks adjacent to 3rd Avenue South and 45th Street East as required as a conditional of approval for the previously granted variances. Over 30 percent of the

net lot area would be landscaped. The proposal meets the intent of the ordinance. Therefore CPED staff is recommending that the Planning Commission grant alternative compliance.

- Parking lot landscaping.** Some areas of the parking lot unavailable for parking or vehicle circulation would not be landscaped as specified for a landscaped yard. These areas are mainly located adjacent to the building and overlap areas needed for pedestrian circulation. Eight of the surface parking spaces would not be located within 50 feet of an on-site deciduous canopy tree. Those spaces are located on the west side of the parking lot where they are near boulevard trees. For the site plan proposed in 2012, no interior landscaping was proposed in the parking lot. The Planning Commission required the applicant to plant at least 6 canopy trees on-site in the parking area in tree islands that are a minimum of 7 feet in width in any direction around a tree. Further, at least 85 percent of the parking spaces were required to be located within 50 feet of a canopy tree. The current proposed site plan exceeds those previous conditions of approval. The proposed landscaping internal to the parking lot is larger and well-placed compared to the other remaining areas that aren't needed for vehicles. The proposed site plan meets the intent of the parking lot landscaping requirements because it would promote visual enhancement, reduce on-site stormwater runoff, and to reduce the urban heat island effect. Therefore, staff is recommending that the Planning Commission grant alternative compliance to a few exceptions to the distance from trees and landscaping areas unavailable to vehicle requirements.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Church of St. Joan of Arc for the property located at 4537 3rd Avenue South:

A. Variance to reduce the front yard requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum front yard requirement adjacent to 3rd Ave S from 20 feet to 0 feet to allow a patio/courtyard.

B. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum interior side yard requirement adjacent to the south lot line from 7 feet to 0 feet to allow a 5 foot wide walkway.

C. Site Plan Review.

Recommended motion: **Approve** the application for an approximately 1,800 square foot addition to a place of assembly, subject to the following conditions:

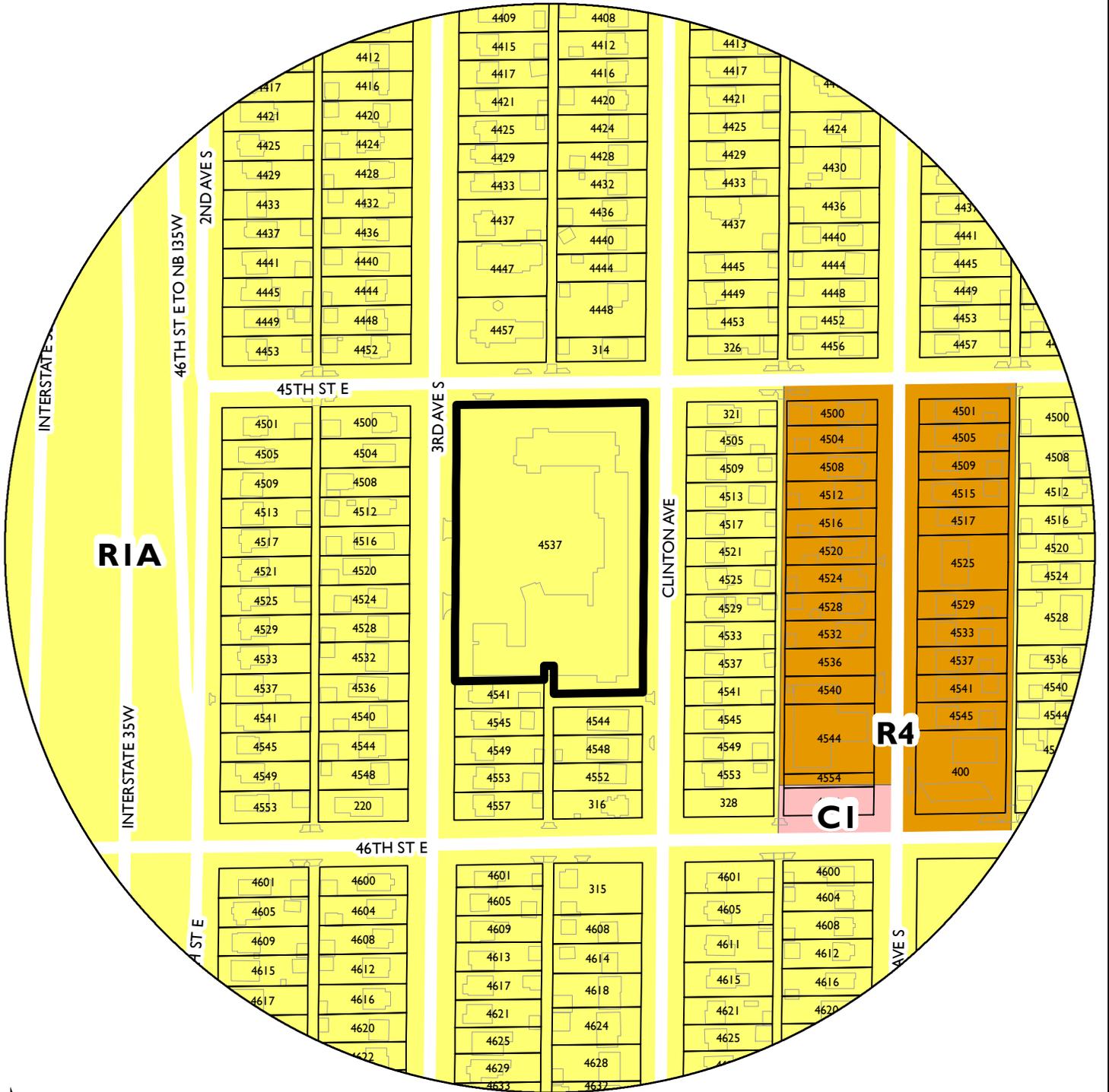
- All site improvements shall be completed by October 17, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
- CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
- The plant materials, and installation and maintenance of the plant materials, shall comply with sections 530.200 and 530.210 of the zoning code.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Survey
4. Rendering
5. Site/landscaping plan
6. Floor plans
7. Building elevations
8. Photos
9. PDR report
10. Public comments

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
4537 3rd Ave S

FILE NUMBER
BZZ-7900

St. Joan of Arc Gathering Space Project Description and Variance Statement September 2, 2016

The Church of St. Joan of Arc is a vibrant Catholic parish at 4537 Third Avenue South . As a growing parish with approximately 3,550 registered households and 9,000 individuals, we celebrate Mass, during the nine months of the year when Faith Formation programs are in session, in two locations on campus. The 'Family Mass' takes place in our Church space, with a capacity of 300 people. The 'Gym Mass' takes place in our Gym space, with a capacity of 900 people. On Sunday, during much of the year, in order to accommodate our large parish community we celebrate three Masses in the Church and two Masses in the Gym.

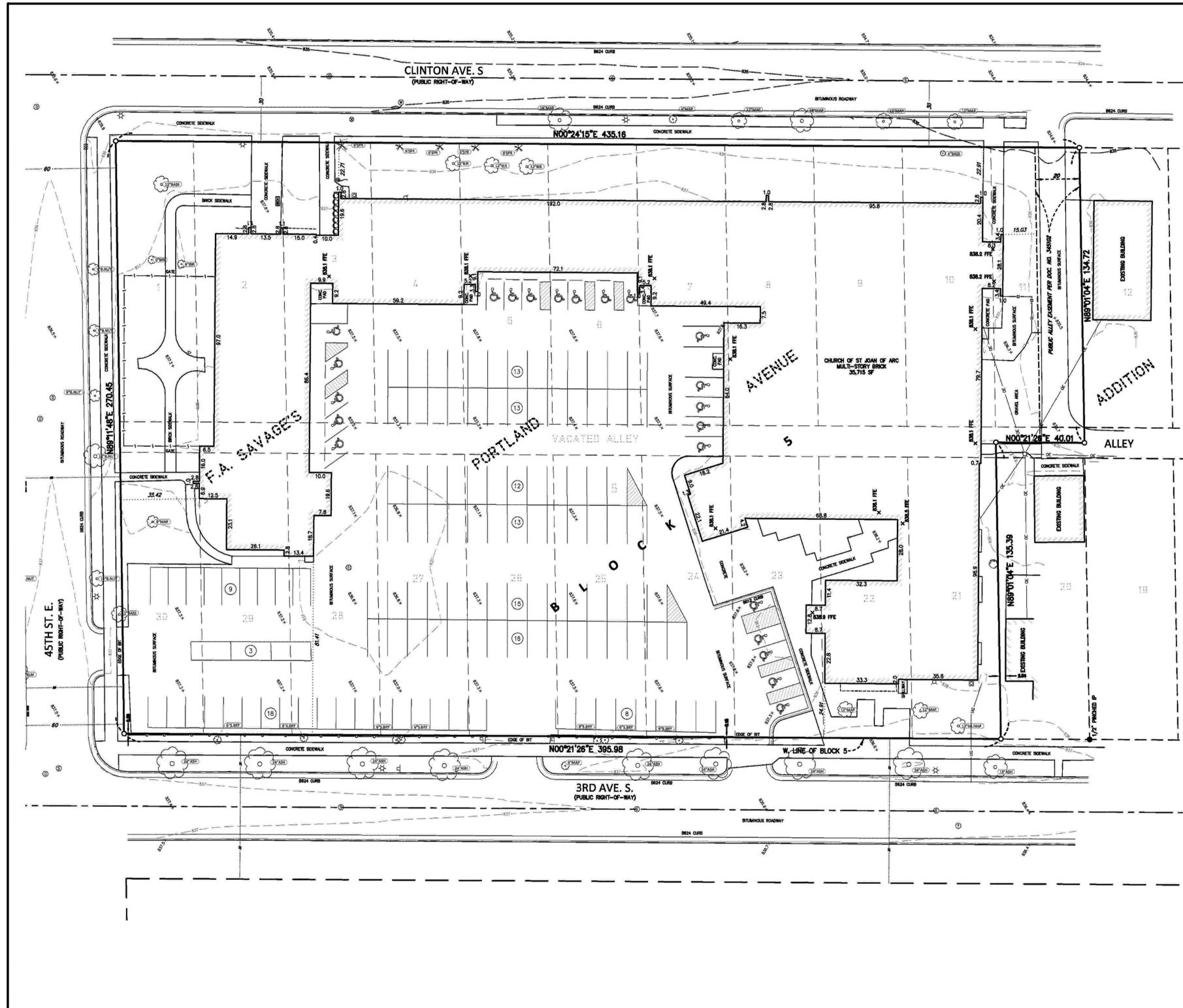
In 2012 we received City approvals for a new Entrance Space/Gathering Space addition adjoining the Gym to provide much needed circulation space and a location for community gathering before and after the Gym Masses. Due to fundraising constraints, we did not move forward at that time. We are now embarking on a Capital Campaign with confidence that we will be successful in raising the necessary funds. The design will be the same as in 2012 with some minor functional adjustments to the site plan as well as changes to meet City ordinances. The new space will consist of 1,809 sq. ft. as well as a basement storage area of 1,273 square feet.

The exterior of the proposed Gathering Space has been designed to provide a welcoming entrance to the Gym and architectural focus for the campus. Since the various buildings on the campus have been constructed at different times, the proposed architecture is compatible with the existing Parish Center and Gym utilizing materials, colors, and roof lines that tie the buildings together visually.

Two variances are requested. The first is for part of a sidewalk extension connecting the Parish Center to the School. It will create a safe and efficient way for religious education students on Sundays to access and change classroom space without encountering traffic in the parking lot. Only a portion of the sidewalk will be in a variance condition due to a jog in the south lot line. The sidewalk will still have a significant distance from the residential building to the south which is also owned by St. Joan of Arc so it will not be negatively impacted.

The second variance is for an extension of the proposed outdoor courtyard area into the front yard area. The goal is to create a generous and welcoming area for pedestrian circulation that ties the public sidewalk to the courtyard and entrance into the Gathering Space. It is contained to the St. Joan of Arc property and will not negatively impact adjacent properties.

The plan is to execute a construction contract for the Gathering Space Project the spring of 2017 for construction to occur during the summer with completion in the fall.



LEGEND

● FOUND MONUMENT	--- EASEMENT LINE
○ SET MONUMENT MARKED AS 4743E	--- SETBACK LINE
⊗ ELECTRIC METER	--- RESTRICTED ACCESS
★ LIGHT	--- CONCRETE CURB
⊠ AIR CONDITIONER	⊕ ELECTRIC TRANSFORMER
⊖ GUY ANCHOR	⊖ TELEPHONE PEDESTAL
⊙ HANDICAP STALL	⊙ GAS METER
⊕ UTILITY POLE	--- OVERHEAD WIRE
⊖ POST	--- CHAIN LINK FENCE
⊖ SIGN	--- IRON FENCE
⊖ DECIDUOUS TREE	--- WOOD FENCE
⊖ CONIFEROUS TREE	--- BUILDING LINE
	--- BUILDING CANOPY
	⊖ FLAG POLE

DESCRIPTION

Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 21, 22, 23, 24, 26, 27, 28, 29 and 30, Block 5, "F.A. SAVAGE'S PORTLAND AVENUE ADDITION TO MINNEAPOLIS," (Torrens property)

and

Lots 2, and 25, Block 5, "F.A. SAVAGE'S PORTLAND AVENUE ADDITION TO MINNEAPOLIS," (Abstract property)

PROPERTY SUMMARY

1. Subject property's address is 4537 Third Avenue South, its property identification number is 10-28-24-44-0107.
2. The gross area of the subject property is 2.578 Acres or 112,281 Square Feet.
3. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

BENCHMARKS

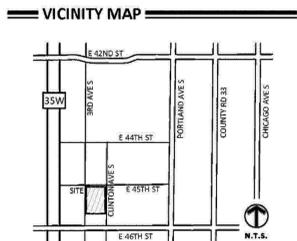
1. The vertical datum is based on NAD83. The originating benchmark marks are City Mon. 224 and 2782W referenced from the MnDOT Geodetic Database

BENCHMARK #1
City Mon. 224 at Portland Avenue and 46th St. E. Elev. = 832.38 ft.

BENCHMARK #2
Bridge Mon. 2782W in SE Cor. of 42nd St. Bridge No. 9616 over I-35W. Elev. = 844.24 ft.

SURVEY NOTES

1. The bearing system is based on the West line of Block 5, "F.A. SAVAGE'S PORTLAND AVENUE ADDITION TO MINNEAPOLIS" having a bearing of North 00 degrees 21 minutes 20 seconds East.
2. Field work was completed on 6/7/2012.



Client
ST JOAN OF ARC CHURCH
1229 WEST MINNEHAHA PARKWAY
MINNEAPOLIS, MN 55419

Project
ST JOAN OF ARC CHURCH

Location
**4537 THIRD AVE SOUTH
MINNEAPOLIS,
MN 55419**

Certification

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 professional ENGINEER under the laws of the state of Minnesota.

Marcus F. Hampton
Registration No. 47481 Date: 06/20/2012

Summary

Designed: Drawn: CBR
Approved: MPH Book / Page: 1078/18
Phase: Initial Issued: 6/20/2012

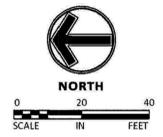
Revision History

No. Date By Submittal / Revision

Sheet Title
BOUNDARY & TOPOGRAPHIC SURVEY

Sheet No. Revision
1/1

Project No. STJ19317



10-28-24-44-0107.dwg 10/28/2012 10:09am User: DPH PROJECT: 10/28/2012 10:09:17 A17A-037.dwg

SAINT JOAN OF ARC CATHOLIC COMMUNITY

4537 Third Ave South
Minneapolis, MN



PDR SUBMITTAL 09/02/2016

OPUS
Opus AE Group, Inc.

10355 Birch Road West
Minneapolis, MN 55343-0110
952-696-4444
952-696-4529 fax

REGISTRATION

ISSUE RECORD

JOB NUMBER
30237100
PROJECT NUMBER
30237
JOB
09/02/16
PROJECT MANAGER
J. WALKER
DRAWN BY
J. RADEMACHER
CHECKED BY
J. RADEMACHER

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Prepared For

OPUS
Opus Development Corp.
Opus Design Build, L.L.C.

10355 Birch Road West
Minneapolis, MN 55343-0110
952-696-4444
952-696-4529 fax

PROJECT
SAINT JOAN OF
ARC CATHOLIC
COMMUNITY

LOCATION
4537 Third Ave South
Minneapolis, MN

SHEET TITLE
COVER SHEET

SHEET NUMBER

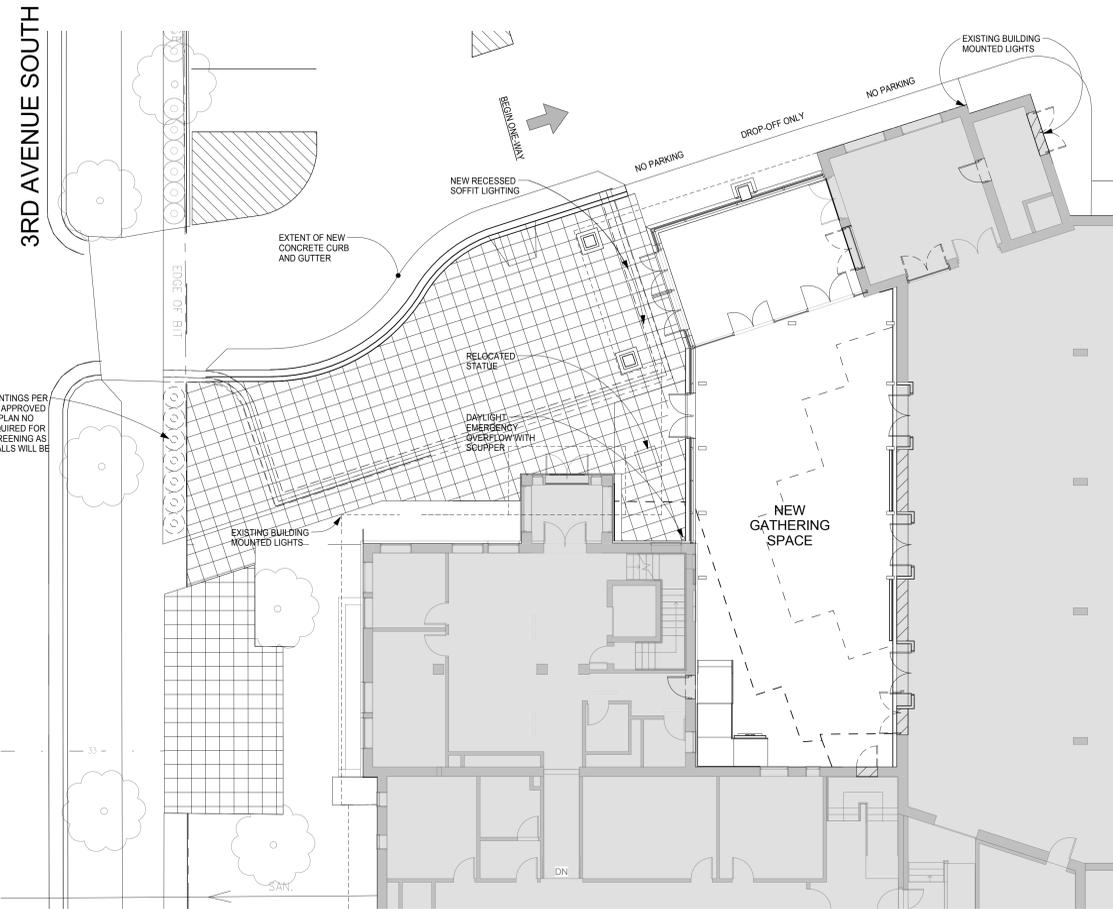
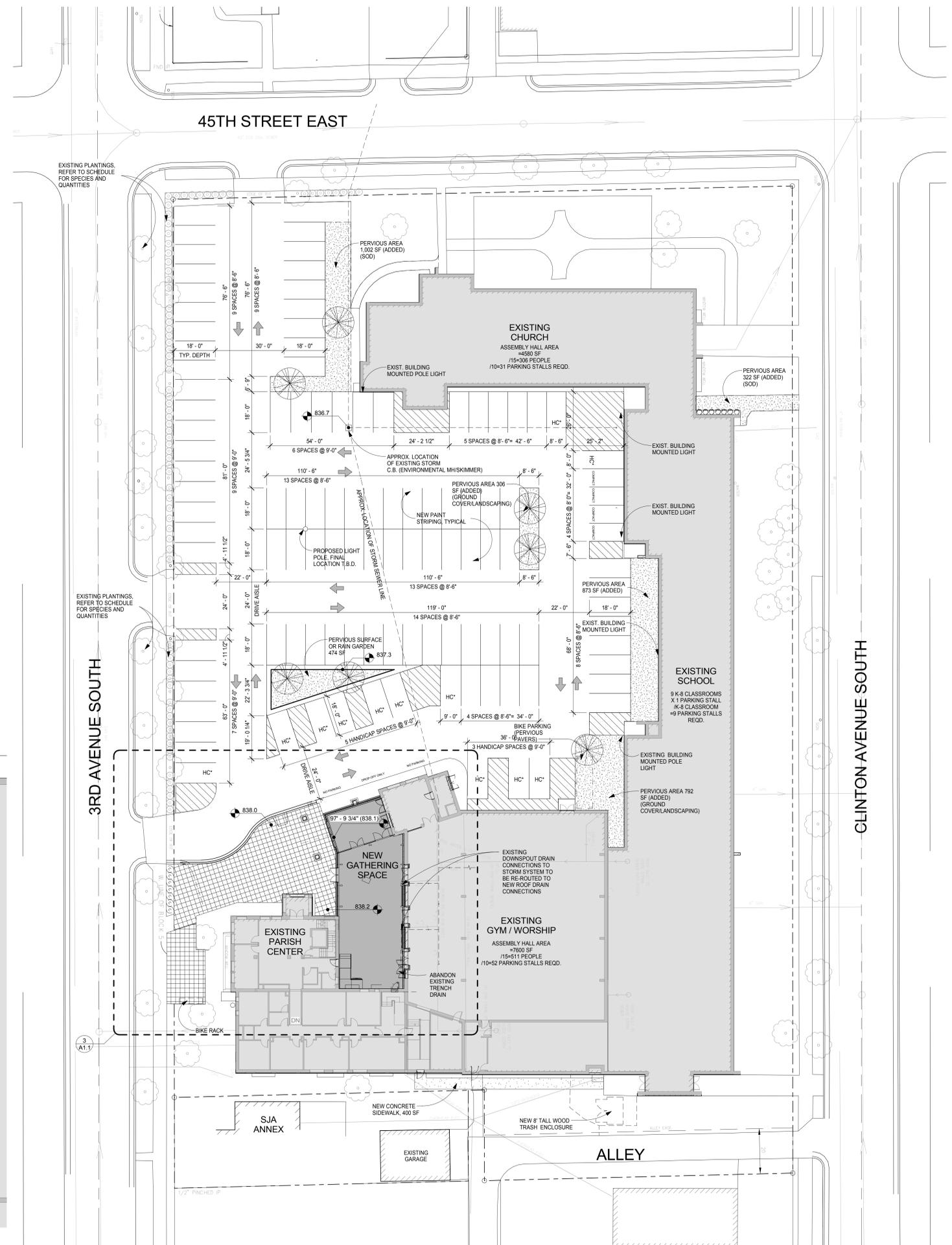
CS

PLOT DATE: 9/1/2016 10:18:35 AM

SITE DATA		
TOTAL SITE AREA:	109,325 SF (2.510 AC.)	ZONED R1A
	EXISTING	NEW
PERVIOUS AREA:	23,690 SF (0.544 AC.)	25,961 SF (0.605 AC.)
IMPERVIOUS AREA:	85,635 SF (1.966 AC.)	83,364 SF (1.905 AC.)
ON-SITE PARKING:		
STANDARD	115 STALLS	96 STALLS
COMPACT	0 STALLS	4 STALLS
HANDICAP	27 STALLS (INCL. *9)	12 STALLS (INCL. *9)
TOTAL	142 STALLS	112 STALLS
BICYCLE SPACES	35 SPACES TO REMAIN	0 SPACES ADDED

PLANT SCHEDULE		
SPECIES	EXISTING	NEW
SERVICE BERRY	19	0
WILD ROSE	20	0
VIBURNUM	26	0
ARBOR VITAE	20	0
TOTAL	85	0

PLANT LEGEND	
EXISTING TREE (REFER TO SURVEY FOR SPECIES)	
EXISTING SHRUB (REFER TO SCHEDULE FOR SPECIES MIX & QUANTITIES)	
ORIGINALLY PLANNED PLANTINGS NOT TO BE INSTALLED (REFER TO NOTE ON 3/A1.1)	
NEW TREE (CANOPY TREE, SPECIES: TBD)	



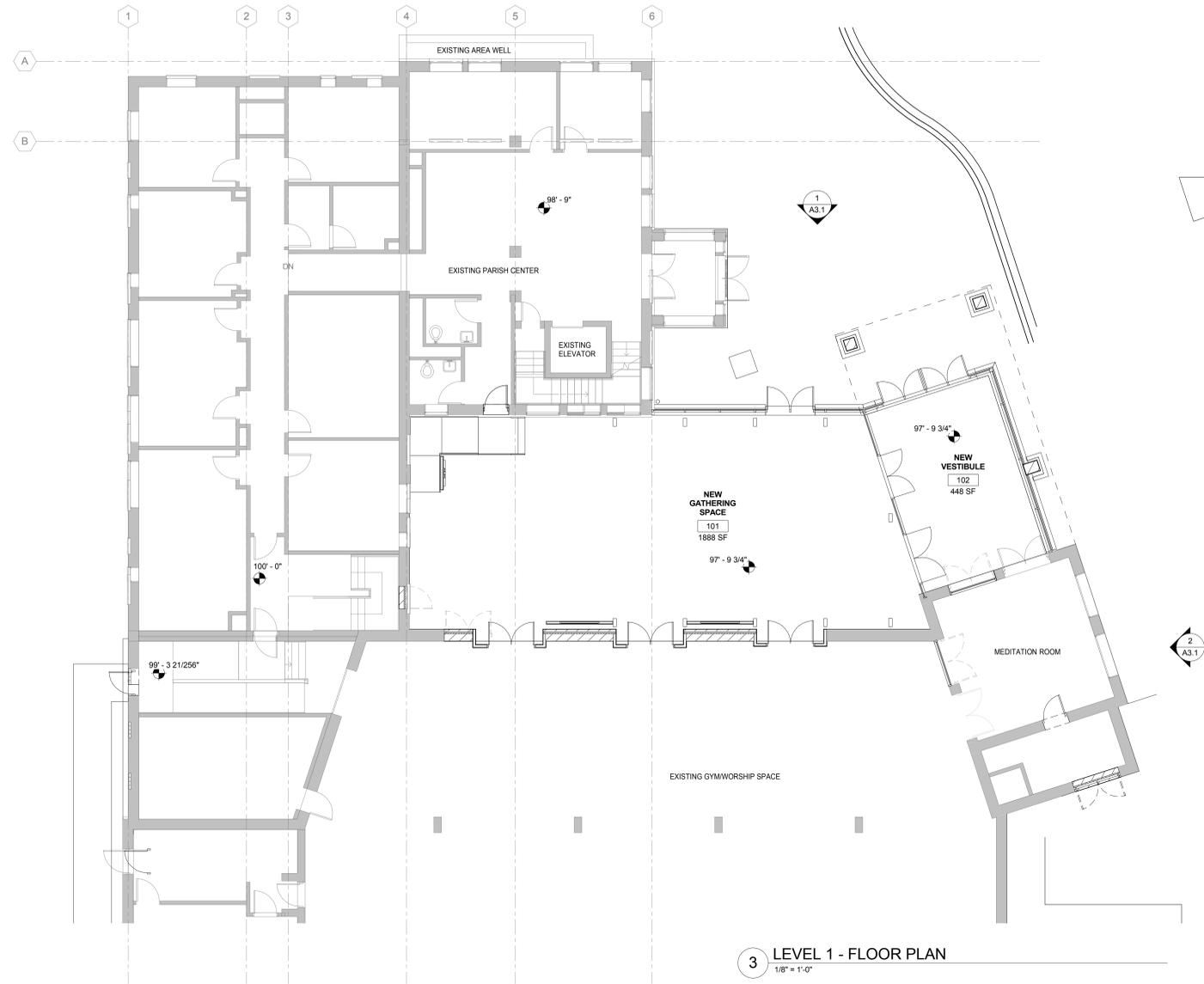
3 ENLARGED SITE PLAN
1" = 10'-0"

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

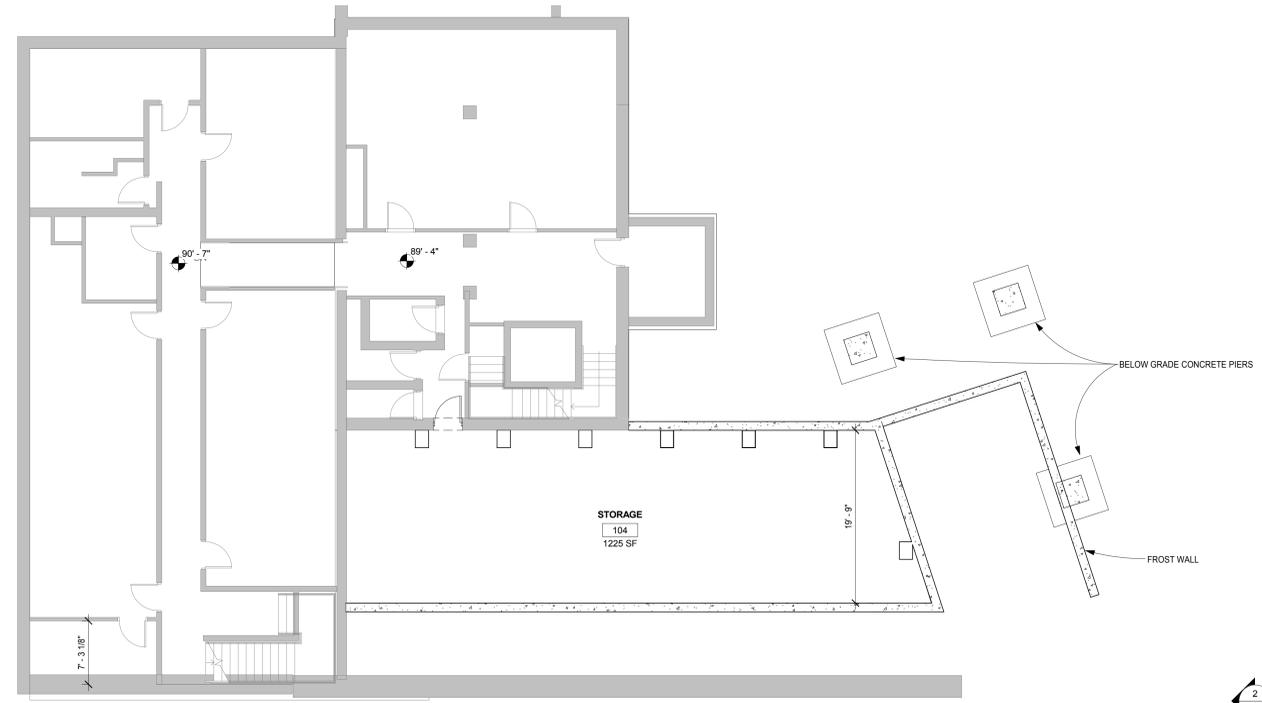


JOB NUMBER
30237100
PROJECT NUMBER
30237
JOB
09/02/16
PROJECT MANAGER
J. WALKER
DRAWN BY
J. RADEMACHER
CHECKED BY
J. RADEMACHER

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3 LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"



2 BASEMENT LEVEL-FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

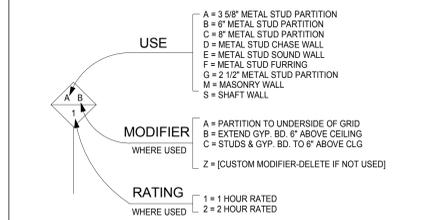
- SEE SHEET XXX FOR PENETRATION DETAILS THROUGH RATED PARTITIONS.
- 'AC' DENOTES ACOUSTICAL FIBERGLASS BATT INSULATION FROM FLOOR TO TOP OF PARTITION.
- ALL WOOD BLOCKING AND FRAMING TO BE FIRE RESISTANT.
- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE SEE PARTITION SCHEDULE FOR ACTUAL PARTITION SIZES.
- F.E. DENOTES FIRE EXTINGUISHER LOCATION. VERIFY FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.

ROOM FINISH SCHEDULE

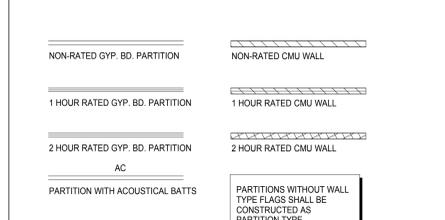
FLOOR			WALLS			CEILING		
MATL	FINISH	BASE	MATL	FINISH		MATL	FINISH	
0	SPECIAL		0	SPECIAL		0	SPECIAL	
A	XXX	XXX	1	XXX	XXX	A	XXX	XXX
B			2			B		
C			3			C		
D			4			D		
E			5			E		
F			6			F		
G			7			G		
H			8			H		
I			9			I		
J			10			J		

PARTITION SCHEDULE

- FOR PARTITION TYPES SCHEDULE - SEE SHEET A6.1.
- ALL PARTITION METAL STUDS & GYPSUM BOARD EXTEND TO THE UNDERSIDE OF STRUCTURE UNLESS OTHERWISE MODIFIED.



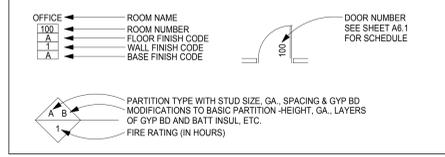
PLAN INDICATIONS



KEY PLAN



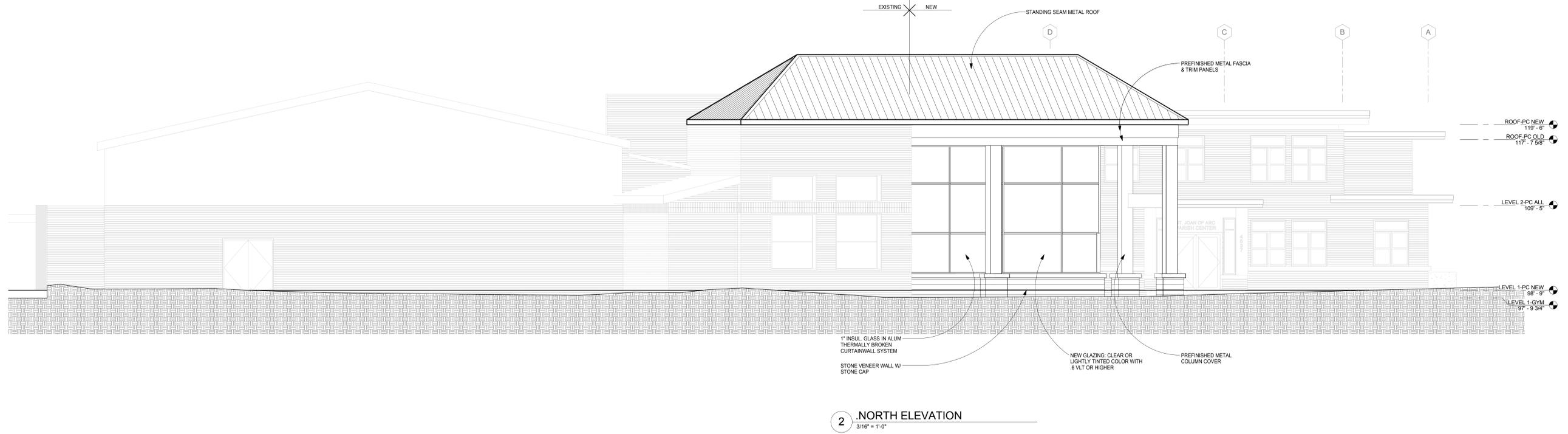
SYMBOLS KEY



REGISTRATION



1 .WEST ELEVATION
3/16" = 1'-0"

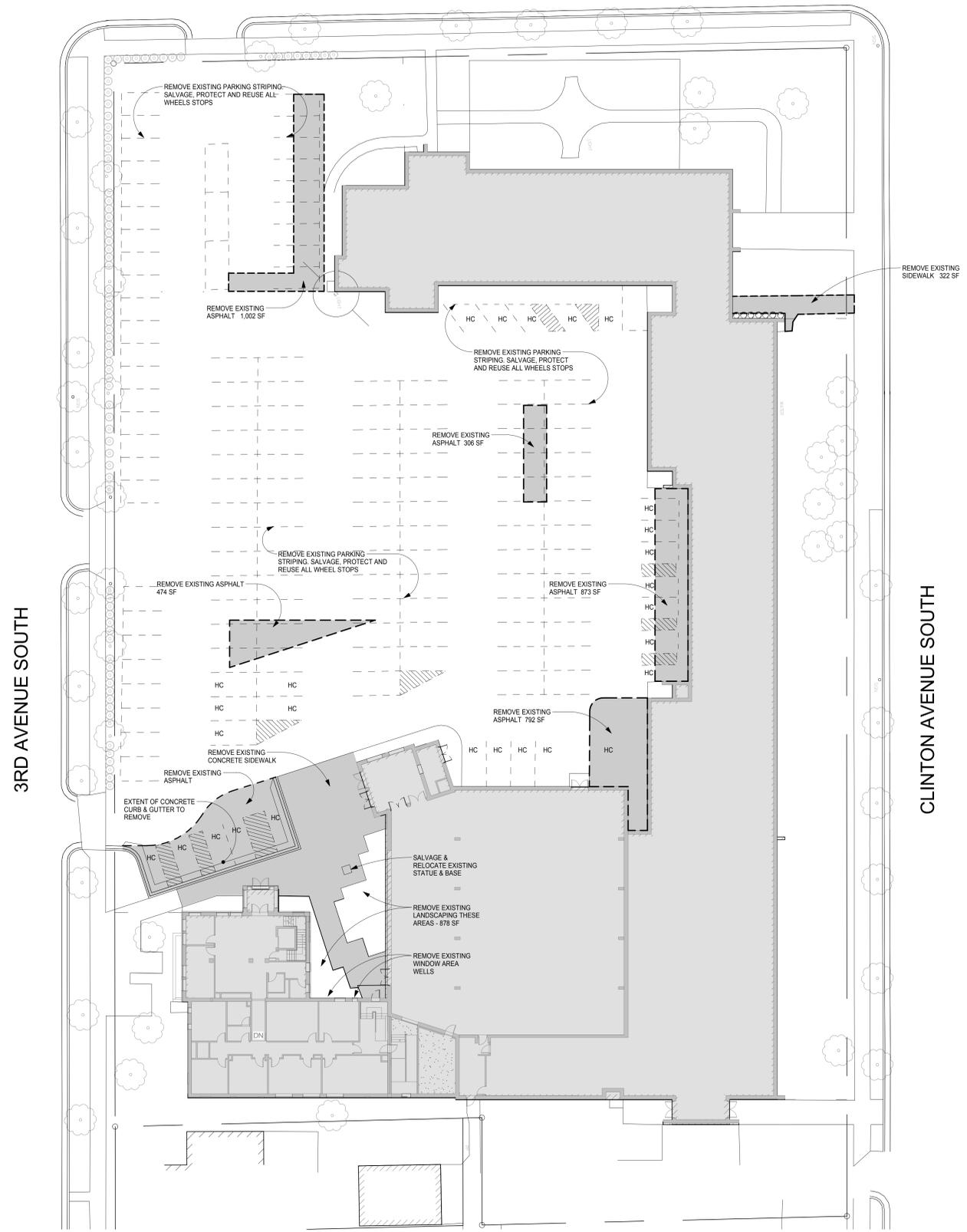


2 .NORTH ELEVATION
3/16" = 1'-0"

JOB NUMBER
30237100
PROJECT NUMBER
30237
DATE
09/02/16
PROJECT MANAGER
J. WALKER
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J. RADEMACHER
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J. RADEMACHER

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45TH STREET EAST



JOB NUMBER
30237100
PROJECT NUMBER
30237
JOB DATE
09/02/16
PROJECT MANAGER
J. WALKER
DRAWN BY
J. RADEMACHER
CHECKED BY
J. RADEMACHER

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PROJECT
SAINT JOAN OF ARC CATHOLIC COMMUNITY
LOCATION
4537 Third Ave South
Minneapolis, MN

SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
D1.1

1 SITE DEMOLITION PLAN
1" = 20'-0"





SAINT
JOAN
OF
ARC

ST. JOAN OF ARC GYM

ST. JOAN OF ARC
GYMNASIUM CENTER





SAINT
**JOAN
OF
ARC**
We Welcome You Wherever You Are On Your Journey

ST. JOAN OF ARC GYM

CAMP
ST
JOAN

BREAKING
A WORLD
HALTED

1957

CE



The main building is a large, rectangular structure made of light-colored bricks. It has a gabled roof with green shingles. On the left side of the roof, there is a small, dark, square structure. On the right side, there is a small, square tower with a cross on top. The building has a series of tall, narrow windows with decorative glass patterns. There are several windows on the ground floor, some of which are covered with blue signs. A yellow school bus is parked on the left side of the building.

A yellow school bus is parked on the left side of the building. The bus has "SOUTHFIELD FAMILY SCHOOL" written on its side. The bus is facing right and is parked in a parking space.

To the right of the main building, there is a smaller, single-story brick building. It has a chimney on the left side and a glass-enclosed area on the right. The building has several windows and a sign that says "Church Entrance".

The foreground is a large, paved parking lot with white parking lines. The asphalt is dark and shows some wear and tear. There are several parking spaces, some of which are marked with blue signs. The parking lot is mostly empty.



CENTRE OF THE
ST. JOAN OF ARC

ST. JOAN OF ARC GYM



CENTER





Southside Family Charter School
deliveries call Mona's cell or
main office at 612-872-8322

If the driver please knock on door #2

CHURCH
PARKING
ONLY
VIOLATORS
TOWED AT
OWNERS
EXPENSE

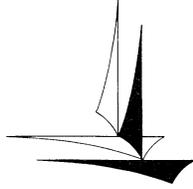


CHURCH
PARKING
ONLY
VIOLATORS
TOWED AT
OWNERS
EXPENSE

VEOLIA

Randy's
Sanitation
479-3333

VEOLIA
651-487-8546
www.veolia.com



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

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES**
(612) 673-2547
matthew.james@minneapolismn.gov

Status *

Tracking Number:	PDR 1001486
Applicant:	ST. JOAN OF ARC CATHOLIC CHURCH 4537 3RD AVE. S. MINNEAPOLIS, MN 55419
Site Address:	4537 3RD AVE S
Date Submitted:	09-SEP-2016
Date Reviewed:	21-SEP-2016

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

Gathering space addition with parking lot improvements

Review Findings (by Discipline)

Business Licensing

- There is no Minneapolis Business Licensing review required for the proposed project.

Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

*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.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed St. Joan of Arc Catholic Church addition will be 4537 3rd Ave. S. This address meets the City of Minneapolis Street Naming and Address Standard requirements.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
 - <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, there will be no Park Dedication Fee assessed for this project.

❑ Zoning - Planning

- The following land use applications are required: Variance to reduce the minimum front yard requirement adjacent to 3rd Ave S to allow a walkway and patio; Variance to reduce the minimum interior side yard requirement adjacent to the south lot line from 5 feet to 0 feet to allow a walkway; and site plan review to allow an addition to a place of assembly.
- Final plans will need to identify the specific type of groundcover and/or landscaping for the new landscaped areas in the parking lot.
- Once scheduled for a public hearing, the Planning Commission may require additional changes.

❑ Right of Way

- There appears to be only one proposed impact within the public right-of-way; removal of a walkway that currently connects to the public sidewalk along Clinton Avenue. This is proposed to be removed and replaced with sod. The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.
- Note to the applicant: Please be aware that if modifications are made to the plans that include any encroachments, an encroachment permit shall be required for any/all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information as applicable.

❑ Street Design

- There are no proposed impacts to curb cuts, driveways, etc. The plan as submitted meets the requirements of the Public Works Street Design Division.

❑ Sidewalk

- The plan as re-submitted meets the requirements of the Public Works Sidewalk Inspections Division.
- Note to the Applicant: Any currently defective sidewalks or other concrete infrastructure within the public right of way, or any concrete infrastructure damaged during construction, must be removed and replaced.

❑ Traffic and Parking

- Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- The plan meets the requirements of the Traffic and Parking Division of Public Works.

❑ Water

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

❑ Sewer Design

- Stormwater Management: It is recommended that the design of the proposed rain garden be developed further and that an operations and maintenance plan be developed for the proposed rain garden. These items will help ensure proper design of the features and ensure they continue to operate efficiently in the future. Appropriate design and O&M plans would be necessary if any stormwater utility fee credits would be sought.
- Utility Connections: A note on Sheet A1.1 indicates, "Existing downspout drain connections to storm system to be re-routed to new roof drain connections". Please identify where these new connections are proposed to tie into and where that system discharges to the City storm sewer.
- Erosion Control: An erosion and sediment control plan in conformance with Chapter 52 of the Minneapolis Code of Ordinances is required for the project. Please provide a copy of the erosion and sediment control plan for review.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Construction Code Services

- Exterior Accessible routes shall consist of walking surfaces or slopes not steeper than 1:20. IBC 1104.1
- Accessible parking spaces shall be located per MN 1341.1106.6
- Accessible parking spaces and access aisles to be 96" (8') width 502.4.2
- Access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2003
- Accessible curb ramps as per MN 1341.0406
- Maximum slope 1:48 for access aisle and parking space per 502.5
- Accessible signage to comply with MN 1341.1110
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf or SACprogram@metc.state.mn.us.

❑ Environmental Health

- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for subgrade structures. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.

- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT

From: [Matthew Steele](#)
To: [FRNNG Board](#); [Field Regina Northrop Neighborhood Group Office](#)
Cc: robert.byers@co.hennepin.mn.us; [Klugman, Allan S](#); [Widmeier, Janelle A.](#)
Subject: Fwd: St Joan of Arc site plan
Date: Thursday, September 08, 2016 10:31:20 AM
Attachments: [30237100-PDR_090216.pdf](#)
[sjoa-section.PNG](#)

Janelle, thank you for sending the site plan.

FRNNG, attached is the site plan for SJOA's addition. As requested in a previous email to me, here's feedback on how it interacts with 46th Street. This project doesn't alter the number or general location of curb cuts for the parking lot, and would have no noticeable impact on 46th Street compared to the current condition.

In the future, I'd like to hear how SJOA and neighbors see their traffic patterns and traffic concerns relating to 46th Street. There may be opportunities in the future to change things, especially if minor adjustments to the proposed striping are needed based on observation. Specifically, I'm thinking of if additional "stacking space" is needed for westbound 46th Street at 35W. I've attached the 46th Street plan near SJOA for your reference. Regardless, that discussion does not relate to this current development project proposed by SJOA.

Matt Steele
46th Street Committee

----- Forwarded message -----

From: **Widmeier, Janelle A.** <Janelle.Widmeier@minneapolismn.gov>
Date: Fri, Sep 2, 2016 at 5:16 PM
Subject: RE: St Joan of Arc site plan
To: Matt Steele <northroptnorthrep@frnng.org>

Hi Matt,

SJOA submitted their application today. The plans are attached for reference.

Janelle Widmeier

Senior City Planner

City of Minneapolis – Community Planning and Economic Development

250 4th Street South – Room 300

Minneapolis, MN 55415

Office: [612-673-3156](tel:612-673-3156)

janelle.widmeier@minneapolismn.gov

www.minneapolismn.gov/cped

From: Matt Steele [mailto:northropnorthrep@frnng.org]

Sent: Wednesday, August 31, 2016 1:18 PM

To: michelle@fosterreas.com; Widmeier, Janelle A.

Subject: St Joan of Arc site plan

Michelle and Janelle,

I am glad to hear that SJOA is furthering their investment in our neighborhood. I'm curious to see a site plan for this project if available to send. Thank you!

Matt Steele

VP Field Regina Northrop Neighborhood Group

