

LAND USE APPLICATION SUMMARY

Property Location: 4801 France Avenue S
Project Name: Lutheran Church of the Good Shepherd
Prepared By: Kimberly Holien, Senior Planner, (612) 673-2402
Applicant: Ty Tallakson, Lutheran Church of the Good Shepherd
Project Contact: Ty Tallakson, Lutheran Church of the Good Shepherd
Request: To vacate a portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

Required Applications:

Vacation	To vacate a portion of the alley in the block bounded by France Avenue S, 48 th Street W, Ewing Avenue S and 49 th Street W.
-----------------	--

SITE DATA

Legal Description	Part of the alley in Block 4, Rutland Lake Harriet Park Addition to Minneapolis, bounded by 48 th and 49 th Streets W, and by Ewing and France Avenues S. The area to be vacated consists of 23 feet of alley south of a portion of the alley previous vacated.
Existing Zoning	RIA, Single-Family District and R2B, Two-Family District
Lot Area	90,222 square feet (2.085 acres)
Ward(s)	13
Neighborhood(s)	Fulton
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site occupies the north half of the block that is bounded by France Avenue, 48th Street W, Ewing Avenue and 49th Street W. The site contains an existing church and surface parking lot. The property contains an existing church located on the northern portion of the site. A parking lot is located on the south side of the existing building. The site has split zoning, with the east half of the block zoned R1A and the west half of the block zoned R2B.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area is predominantly low density residential. The two properties bordering the site to the south both contain single family homes. France Avenue on the west side of the site is the border between Minneapolis and the City of Edina.

PROJECT DESCRIPTION. The applicant is requesting to vacate a portion of the public alley that is currently located under their building. This portion of the alley is 23 feet in length and located directly south of a portion of the alley that was previously vacated. No physical modifications are proposed to the property at this time. The current alley configuration is such that it extends out to Ewing Avenue S through the church parking lot. This configuration will not change. The portion of the alley that is proposed to be vacated is a remnant piece from a previous alley vacation that the church has already constructed an entryway on, with permission from the City.

DEVELOPMENT PLAN. No development plan has been submitted at this time. The applicant received approvals to construct a 441 square foot entryway addition over the affected portion of the alley on March 24, 2015. The request at this time is to vacate a remnant piece of the alley that is under this entryway addition.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
C-1638	Conditional Use Permit	Conditional use permit to relocate a freestanding sign	Approved 11/29/94
BZZ-7060	Administrative Site Plan Review	An 852 square foot building addition to an interior courtyard and a 441 square foot entryway addition	Approved March 24, 2015

PUBLIC COMMENTS. No correspondence was received prior to the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VACATION

The applicant is requesting to vacate a 23-foot portion of the public alley that is currently located under their building. Staff reviewed an administrative site plan review application in March of 2015 that included a 441 square foot, single-story addition on the south side of the building. At that time, the

building included a smaller entryway in this location that was already constructed over the remnant piece of right-of-way. Public Works reviewed the project on March 23, 2015 as part of the Preliminary Development Review Process. During that process, it was acknowledged that the addition was being constructed over public right-of-way and the applicant was instructed to subsequently submit a vacation request to rectify this issue. The proposed application has been submitted accordingly. Public Works has not officially weighed in on the vacation request but expects to have a letter to staff prior to the Zoning and Planning Committee meeting.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Of the responses received, there were no objections and no easements requested.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that they can be vacated.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the vacation by Lutheran Church of the Good Shepherd:

A. Vacation of a 23-foot portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

Recommended motion: **Approve** the vacation of a portion of the alley in the block bounded by France Avenue S, 48th Street W, Ewing Avenue S and 49th Street W.

ATTACHMENTS

1. Map of area to be vacated
2. Site Plan
3. Floor Plan
4. PDR report
5. Draft resolution