



LAND USE APPLICATION SUMMARY

Property Location: 240 Morgan Avenue North
Project Name: Watchman’s Shelter
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Church of the Masters Love
Project Contact: Marcell Garretson
Request: To allow for an overnight shelter, accessory to an existing religious institution.
Required Applications:

Conditional Use Permit	To allow an overnight shelter accessory to a religious institution in the R2B District.
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SITE DATA

Existing Zoning	R2B District
Lot Area	5,831 square feet / .13 acres
Ward(s)	5
Neighborhood(s)	Harrison Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	

Date Application Deemed Complete	December 28, 2015	Date Extension Letter Sent	February 8, 2016
End of 60-Day Decision Period	February 26, 2016	End of Decision Period Requested by the Applicant	May 13, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is located on the northeast corner of Morgan Avenue North and 2nd Avenue North. The building was constructed as a Finnish Lutheran Church in 1928. The property continues to be used a religious institution. In 1972, the previous owner, Morgan Avenue Lutheran Church, developed a 30-space off-street parking lot across 2nd Ave N at 222 Morgan Ave N.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area land uses are low-density residential. The parcel to the south, across 2nd Ave N is an off-street parking lot, serving the existing religious institution.

PROJECT DESCRIPTION. The applicant is proposing to provide temporary shelter within the existing religious institution. People intending to use the temporary shelter are taken in by appointment only. The church intends to provide a sleeping room in the basement of the existing building and two meals. The shelter opens at 5:00 p.m. and closes at 7:00 a.m. the following morning. The applicant has stated that there is a church bus that will be used every morning to transport individuals off-site. Additionally, there will be two staff overnight. There are no interior or exterior changes proposed to the structure.

PUBLIC COMMENTS. Staff has received a letter supporting the conditional use permit application from the Harrison Neighborhood Association. Staff has also received several e-mails from surrounding neighbors expressing concern and opposition to the proposed shelter. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

CONTINUANCE

The applicant requested a continuance from the February 8, 2016, planning commission meeting in order to hold a meeting with neighbors at the Church of Master's Love on February 15, 2016. The applicant also met with the Harrison Neighborhood Association's Board on February 8, 2016, and it was suggested that the applicant meet with the larger neighborhood group at their meeting on March 14, 2016. The applicant agreed that this is necessary in order to address neighborhood concerns and has requested an additional continuance until March 28, 2016, planning commission meeting to allow for a neighborhood board meeting. The applicant has also submitted an extension of the decision period until May 13, 2016, in order to accommodate the decision by the city planning commission and any possible, subsequent appeals of the planning commission's decision.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Church of Masters Love for the property located at 240 Morgan Avenue North:

A. Conditional Use Permit to allow an overnight shelter accessory to an existing religious institution or place of assembly in the R2B District.

Recommended motion: **Continue** the application for a conditional use permit to allow for an accessory overnight shelter until the March 28, 2016 city planning commission meeting.

ATTACHMENTS

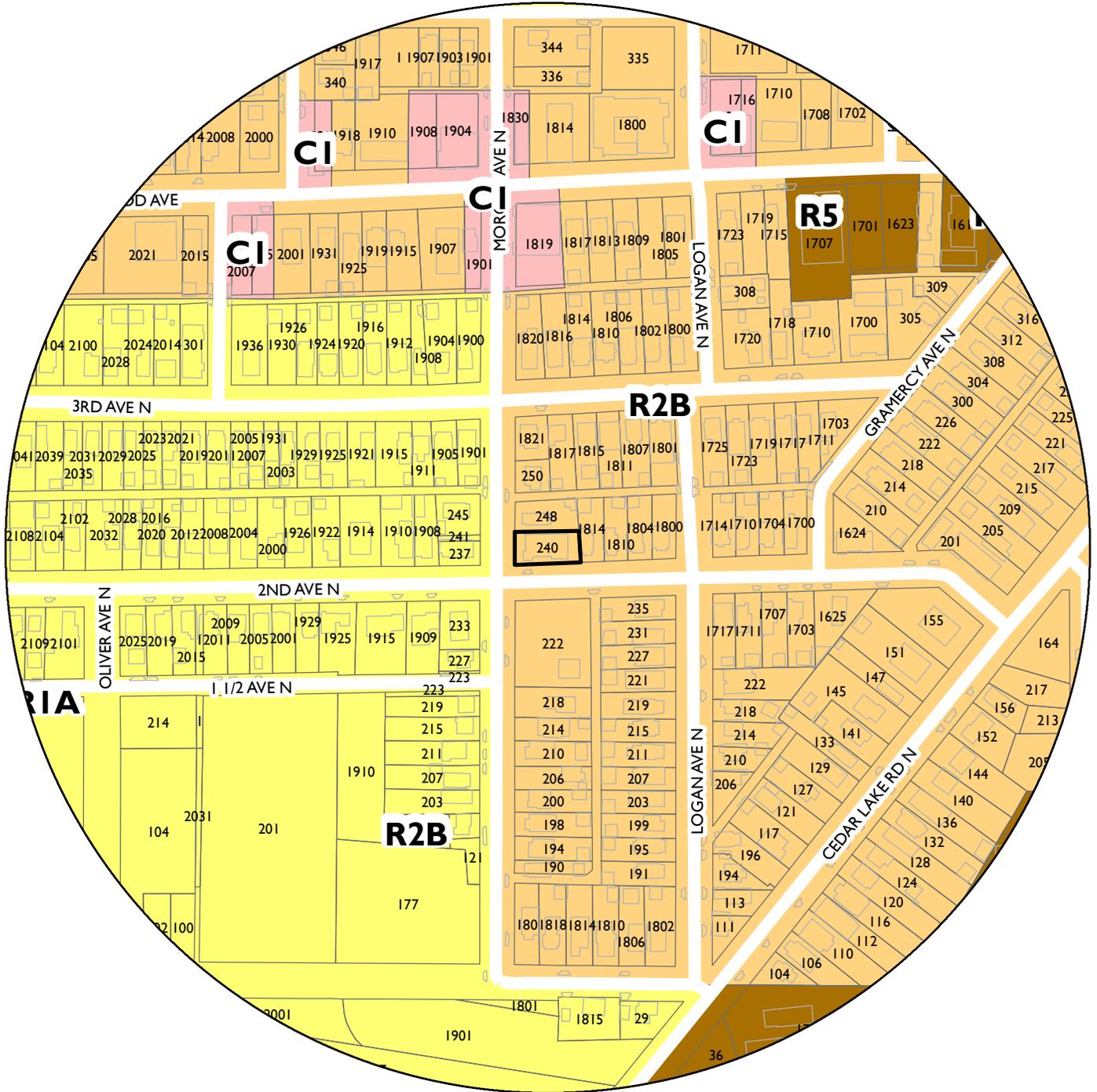
1. Extension letter submitted by the applicant
2. Zoning map

Church of the Master's Love

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

240 Morgan Ave N

FILE NUMBER

BZZ-7550

REQUEST FOR EXTENSION OF TIME LIMIT

Date: 2-10-16

Steve Poor, Development Services Director
Minneapolis Department of Community Planning & Economic Development
250 South 4th Street, Room 300 PSC
Minneapolis, MN 55415-1385

Re: Zoning Application(s): WATCHMAN SHELTER
Church of The Masters Love

Address of property: 240 MORGAN AV NO
MPIS MN 55405

Dear Director Poor:

I am the applicant in the zoning application(s) stated above. I understand that the 60-day time limit for the city to approve or deny my zoning application(s) as provided in Minn. Stat. sec. 15.99 may be extended up to a total of 120 days if the city provides written notice to me before the end of the initial 60-day period. I also understand that I may request an extension of time limit by written notice to the city.

I hereby request an extension of the time in Minn. Stat. sec. 15.99 for the city to approve or deny my zoning application(s) to: MAY 13th 2016

Sincerely,


Signature of Applicant

MARCELL GARRETSON
Printed Name of Applicant