



CITY OF DULUTH

Planning Division

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STAFF REPORT

File Number	PL 14-174	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Special Use Permit	Planning Commission Date	January 13, 2015	
Deadline for Action	Application Date	December 4, 2014	60 Days	February 2, 2015
	Date Extension Letter Mailed	December 17, 2014	120 Days	April 3, 2015
Location of Subject	518 N 24th Avenue W			
Applicant	Rock Hill Community Church	Contact	Kyle Eaton, 728-4714	
Agent	N/A	Contact	N/A	
Legal Description	PID # 010-1220-01370			
Site Visit Date	December 31, 2014	Sign Notice Date	December 30, 2014	
Neighbor Letter Date	December 19, 2014	Number of Letters Sent	77	

Proposal

Rock Hill Community Church would like to use an existing house at 518 N 24th Avenue W for small group meeting space, pastoral meetings, and study space. House was previously used for similar church use.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-2	Parking Lot	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements (reference section with a brief description):

UDC Section 50-37.10. Special Use Permits. The Planning Commission shall approve the application or approve it with modifications if the commission determines that the application meets the following criteria: 1. The application is consistent with the Comprehensive Land Use Plan; 2. The application complies with all applicable provisions of this Chapter, including without limitation any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area; 3. Without limiting the previous criteria, the commission may deny any application that would result in a random pattern of development with little contiguity to existing or programmed development or would cause anticipated negative fiscal or environmental impacts on the community.

III. C-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities.

Future Land Use - Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) The house was built in 1910, and was used by previous churches for various church uses until 2009, when it was sold. It has been used as a residential house since 2009.
- 2.) The proposed church uses are consistent with the Comprehensive Land Use Plan.
- 3.) 50-20.3 (Use Specific Standards) - The Use Specific Standards require a "dense urban screen" for religious structures adjacent to residential neighborhoods. Given the structure's residential character, its history as a church use, the small-scale activities proposed, and limited space near adjacent houses, staff finds that an Alternative Landscaping Plan would be appropriate.
- 4.) 50-24 (Parking and Loading) - The required parking minimum is 4 parking spaces. There are 4 existing parking spaces with access off the alley, and additional parking in the adjacent church parking lot.
- 5.) 50-25 (Landscaping and Tree Preservation) - No additional landscaping standards are triggered.
- 6.) 50-26 (Screening, Walls and Fences) - Other than the use specific standard for screening from adjacent residential properties, no additional screening is required.
- 7.) 50-27 (Signage) - Applicant proposes a small sign by the door indicating office hours. Any signage must apply for and receive a sign permit prior to installation.
- 8.) 50-29 (Sustainability Standards) and 50-30 (Building Design Standards) - These do not apply to this project.
- 9.) 50-31 (Exterior Lighting) - No exterior lighting is proposed.
- 10.) No public, agency, or City comments were received.
- 11.) An approved Special Use Permit will expire if the project or activity authorized by the permit is not begun within 1 year.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends the Planning Commission approve the Special Use Permit, subject to the following conditions:

- 1.) The church use be limited to small group meetings and office spaces for pastoral staff, and occur inside the existing residential structure.
- 2.) Applicant work with the Land Use Supervisor on approval of an Alternative Landscaping Plan
- 3.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

C-2

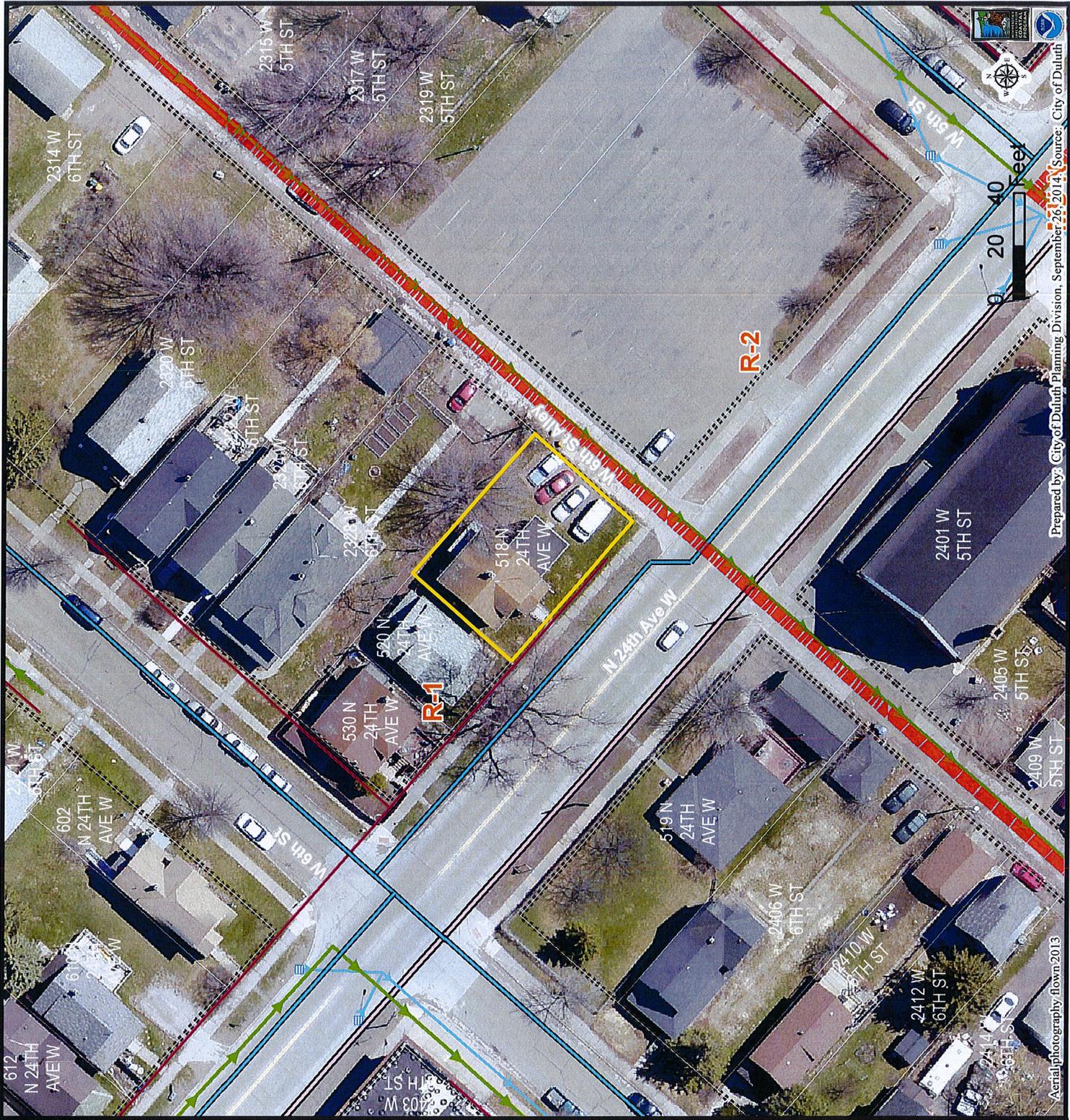
Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



City Planning
518 N 24th Ave W
Pre-app Map

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Water Distribution System**
- 30 - 60" Water Pipe
- 16 - 24" Water Pipe
- 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
- Sanitary Sewer Collector
- Sanitary Sewer Interceptor
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
- 8" - 16" Gas Pipes
- 4" - 6" Gas Pipes
- 0" - 4" Gas Pipes
- Storm Sewer Collection System**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Shoreland Overlay Zone**
- Cold Water
- Natural Environment
- General Development
- Floodplain Type**
- General Flood Plain
- Flood Way
- Flood Fringe

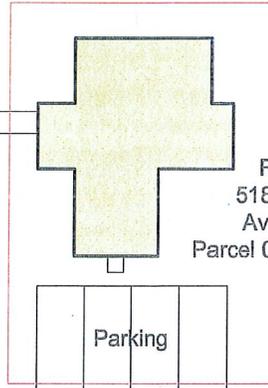


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

0-3

West 6th Street

Site Plan include parking

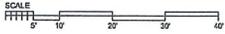


Residents
 518 North 24th
 Avenue West
 Parcel 010-1220-01370

Parking

Alley

North 24th Avenue West



Rock Hill
 Community Church
 2401 West 5th Street
 Parcel 010-1220-01380

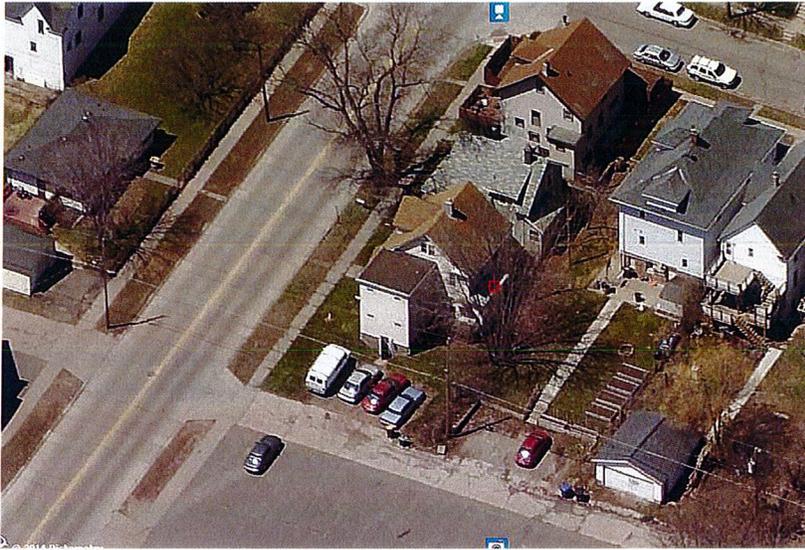
Parking Lot (Rock Hill)
 Parcels 010-1220-01200
 and 010-1220-01190

C-4

West 5th Street

518 N 24th Avenue W

Site Photos



View from east



View from south

C-5

Evidence that this will not have a negative impact on the community.

Location and Previous Use

We do not believe this use of the facility will have any negative affects on the community. This property is directly across the street from our current facility. Additionally, it has historically been used for this very purpose by the previous two churches that owned the property (St. Peter and Paul's Catholic Church and Great Lakes Gospel Church). These churches used this property for church meetings regularly until they sold it to the current owners in 2009.

Sufficient Parking

Additionally, we have an entire parking lot that is directly across the alley from the property and we plan on making cosmetic improvements to the property.

Our Church's Goal to be a Blessing to Lincoln Park

Our church has intentionally tried to be a blessing to the Lincoln Park neighborhood and this gives us a greater opportunity to do so. It allows us to save on utility costs throughout the week in heating the large space across the street, while providing an easily accessible space to meet church staff throughout the week. We hope that this space provides the necessary infrastructure (facility wise) for our growing church to remain in the Lincoln Park neighborhood while also allowing for current growth.

C-6

Rock Hill Community Church Site Plan for 518 N. 24th Ave.

Rock Hill Community Church is submitting an application to the City of Duluth for a Special Use permit for the property 518 N. 24th Ave.

We plan on using the house for small group meeting space, and space for pastoral staff to use for meetings and study. We've attached a site plan with 4 parking spaces on the actual property, as well as an adjoining parking lot right across the alley that is owned by the church. The largest meeting room would not hold more than 15 people meeting at once, meeting the 1 parking space/ 4 people requirement.

The reason for this application is that our church doesn't provide satisfactory meeting space for smaller meetings and education among congregants and church staff.

C-7