

RESOLUTION NO. 21-05(A)

**RESOLUTION DENYING CONDITIONAL USE PERMIT APPLICATION FOR
BETHEL CITY OF HOPE CHURCH**

WHEREAS, Bethel City of Hope Church (the “Applicant”) has submitted an application for approval of a conditional use permit to permit the operation of an assembly use at 8485 Plaza Blvd NE; and

WHEREAS, the legal description for the planned unit development is as follows:

Lot Thirty-seven (37), except the North five (5) feet; Lots Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), and Forty-four (44), All in Spring Lake Park Plaza, Anoka County, Minnesota; AND That part of the vacated alley in SPRING LAKE PARK PLAZA Anoka County Minnesota, lying southerly of a westerly extension across it of the south line of the north 5.00 feet of Lot 37, said plat, and lying northerly of a line drawn from the southwest corner of Lot 34, said plat, to the southeast corner of Lot 43, said plat; AND That part of the west half of the vacated alley in the plat of SPRING LAKE PARK PLAZA Anoka County Minnesota, lying southerly of a line drawn from the southwest corner of Lot 34, said plat, to the southeast corner of Lot 43, said plat, and lying northerly of the easterly extension across it of the south line of Lot 44, said plat; AND That part of the west half of the vacated alley in the plat of SPRING LAKE PARK PLAZA Anoka County Minnesota, lying northerly of the westerly extension across it of the south line of the north 5.00 feet of Lot 37, said plat, and lying southerly of a line drawn from the northwest corner of Lot 38, said plat, to the northeast corner of Lot 39, said plat; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on January 25, 2021; and

WHEREAS, the Planning Commission forwarded the application to the City Council without recommendation; and

WHEREAS, the City Council considered the application at its February 1, 2021 meeting and has made the following findings in support of denial of the conditional use permit application:

1. The commercial building at 8485 Plaza Blvd NE comprises approximately 26,000 square feet of space with 95 parking spaces, a ration of 3.7 spaces per 1,000 square feet of floor area, which is a low parking ratio for commercial space.
2. The proposed church use would lease 5,000 square feet of space and be expected to use 85 spaces on Sundays, a ratio of 17 spaces per 1,000 square feet. Using 85 spaces for the church leaves 10 parking spaces on the site on Sundays for the remaining 21,000 square feet of commercial space, a ratio of less than 0.5 space per 1,000 square feet, which is well below the typical parking needs of commercial space.

3. On weekdays, the building owner would reserve 55 parking spaces for the church, leaving 40 spaces on site for the remaining 21,000 square feet of commercial space, a ratio of about 1.9 spaces per 1,000 square feet, well below the typical parking needs of commercial space.
4. After observation of the parking lot on January 27, 2021, it was documented by City staff that 14 parking spaces were utilized for snow storage on the lot, eliminating access to an additional 10 parking spaces in the lot. This, combined with the parking demand by the church, would exceed the capacity of the parking lot during the winter months.
5. There does not, therefore, seem to be a reasonable way to accommodate the parking needs of the proposed church use on this site without creating significant parking shortages, resulting in inconvenience or traffic and safety concerns for owners and patrons of the uses in the area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby deny the application made by Bethel City of Hope Church for a conditional use permit to permit the operation of an assembly use at 8485 Plaza Blvd NE.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof: .

And the following voted against the same: .

Whereon the Mayor declared said Resolution duly passed and adopted the 1st day of February, 2021.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 20-05, A Resolution Denying Application for Conditional Use Permit for Bethel City of Hope Church, adopted by the Spring Lake Park City Council at their regular meeting on the 1st day of February, 2021.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____