

PARK
COMMUNITY
CHURCH
BUILDING
RENOVATION
6805 MINNETONKA BLVD
ST. LOUIS PARK, MN 55426

ARCHITECTURAL
SITE PLAN

ISSUES & REVISIONS	DATE
CUP Submission	10-20-25

[illegible]

COMMISSION NO: 41100-25116

DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

AE1.2

TRUE SHEET SCALE

1/2" 1"

KA - POC RENOVATION R25_BWides_PDG.rvt
10/13/2016 9:39:41 AM



APPLICABLE EXCERPTS FROM ST. LOUIS PARK ZONING CODE

36-361.e

(e) Reductions. The following off-street parking reductions may be utilized jointly or separately, except as indicated otherwise:

Table 36-361.a

Places of public assembly or religious institutions	One space per each three seats, plus one space per each 25 square feet of dining or bar area. A single seat on a bench is equal to 28 inches. 50% of the requirement may be provided off site at another property within 750 feet of entrance.
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36-361.f

36-163.d.7

ST. LOUIS PARK ACCESSIBLE PARKING REQUIREMENTS



ADA Parking Requirements

Each parking area shall provide accessible parking spaces in accordance with the following table. (Note: parking for apartments, hospitals and rehabilitation facilities do not use this table. See IBC Section 1106 for those facilities.)

Total Parking in Lot	Required Minimum Number of Accessible Spaces	Vim Accessible Spaces Required
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1,000	2 percent of total	2
1,001 and over	20 min. 1 for each 100 over 1,000	2

(7) Religious institutions. The conditions are as follows:

a. All buildings shall be located at least 30 feet from any lot line of a lot in an industrial district.

SITE DATA

ZONING DISTRICT: N-2		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACKS (36-166.A)		
FRONT	25'	30'
REAR	25'	30'
SIDE	9'	30'
SITE AREA		64,936 SF EXIST
EXISTING BUILDING AREA		28,892 SF EXIST
PROPOSED ADDITION AREA (OVER EXISTING ROOF, DOES NOT IMPACT BUILDING FOOTPRINT)		640 SF
TOTAL BUILDING AREA		29,532 SF
BUILDING HEIGHT		

PARKING ANALYSIS

REQUIRED PARKING SPACES (BASED ON 345 TOTAL SEATS IN SANCTUARY)	REQUIRED	PROVIDED
PARKING SPACES REQUIRED (AT 1 SPACE PER 3 SEATS PER 36-361.a)	115	
10% REDUCTION W/ PROXIMITY TO BUS LINE (36-361.e.1.c)	104	
<u>17 SPACE REDUCTION W/ 17 ADJACENT OFF-STREET PARKING SPACES (36-361.e.1.c)</u>	<u>87</u>	
TOTAL REQUIRED PARKING SPACES	87	
REQUIRED ON SITE PARKING SPACES (50% WITHIN 750 FT OF ENTRANCE (36-361.a)	44	47
OFF SITE PARKING SPACES	43	43
PROOF OF PARKING	SEE SHARED LETTER OF INTENT	
TOTAL SPACES PROVIDED		90
ACCESSIBLE PARKING SPACES IN ON-SITE LOT		
ON SITE PARKING SPACES	44	47
STANDARD (PER ST. LOUIS PARK ADA PARKING REQUIREMENTS)	2	2
VAN (PER ST. LOUIS PARK ADA PARKING REQUIREMENTS)	1	1
EV PARKING SPACES IN ON-SITE LOT		
ON SITE PARKING SPACES	44	47
LEVEL 2 EV STATIONS (36-261.f.2.b.ii)	2	2
LEVEL 2 EV STATIONS ADJACENT TO ACCESSIBLE SPACE	1	1
BIKE PARKING		
TOTAL PARKING SPACES REQUIRED	87	90
BIKE PARKING (36-361.g.3.d)	9	12