

Department of Community Planning and Economic Development – Planning Division
Zoning Amendment (Rezoning), Variance, Site Plan Review
BZZ-2869

Date: April 24, 2006

Applicant: Wisconsin Province of the Society of Jesus and Urban Ventures Leadership Foundation

Address of Property: 2900, 2916, 2924, 2930, 2932 4th Ave S and 2901, 2921, 2925, 2927, 2931, 2933 Clinton Ave S

Project Name: Colin Powell Center/Cristo Rey High School

Contact Person and Phone: Dave Williams, Ryan Companies, 50 S 10th St, Ste 300, Minneapolis, MN, 55403, 612-492-4414

Planning Staff and Phone: Tara Beard, (612) 673-2351

Date Application Deemed Complete: February 27, 2006

End of 60-Day Decision Period: April 28, 2006

End of 120-Day Decision Period: The applicant was notified on April 11, 2006 that their decision period was being extended to June 27, 2006

Ward: 6 **Neighborhood Organization:** Phillips West Neighborhood Organization

Existing Zoning: I1 Light Industrial District and R2B Two Family Residential

Proposed Zoning: I1 Light Industrial District

Zoning Plate Number: 25

Legal Description of Property Proposed for Rezoning: The land referred to is situated in the State of Minnesota, County of Hennepin, and is described as follows:

2931 Clinton Ave S

The south 32 feet of Lot 11, Block 1, F.A. Parker's Addition to Minneapolis

2933 Clinton Ave S

Lot 10, Block 1, F.A. Parker's Addition to Minneapolis.

Lot area: 10,332 square feet proposed rezoned, 113,355 square feet total site

Proposed Use: A community center and private high school

Concurrent Review:

- Rezoning two parcels from a R2B to a I1 zoning district
- Variance to reduce off street parking requirement from 139 to 109 stalls
- Site Plan Review

Applicable zoning code provisions: Chapter 525: Article VI Zoning Amendments; Article IX Variances; Chapter 530 Site Plan Review; Chapter 550: Industrial Districts

Background: The applicants are proposing a shared building for a youth community center and private high school. The community center proposal was approved by the Planning Commission and City Council (parcels were rezoned) in 2004; development did not occur and with an additional use, the acquisition of three additional parcels, and modifications to the building and site new applications are coming forward today.

Two of the three newly acquired parcels are zoned R2B; the third is already zoned I1 and the portion of the site that was considered in 2004 was rezoned to I1 in its entirety in 2004. A community center and a high school are permitted uses in the I1 District.

The goals of both the community center and the high school are to offer “academic, athletic, and family development services to young people in the community.” The community center is a proposal from Urban Ventures Leadership Foundation and would offer ten different programs for area youth. During the school year, programs will run after school hours and on weekends; in the summer programs will include weekday hours.

The Cristo Rey Jesuit High School would open in Fall 2007 with a freshman class of 125. Each grade (9, 10, 11, and 12) would have a maximum of 125 students with a total student body of 500 anticipated by Fall 2011. The high school would use some shared spaces (gymnasium, café, auditorium, classrooms) when the community center was not running (school hours).

In addition to the rezoning application for 2931 and 2933 Clinton Ave S, the applicants have submitted a required Travel Demand Management (TDM) Plan, a variance application to reduce the number of off street parking spaces from 139 to 109, and a Site Plan Review. The TDM Plan is almost completed, with traffic counts at nearby intersections the remaining task to be approved. Staff recommends requiring that the TDM Plan be completed and approved by the Planning Director prior to receiving building permits.

Staff has received correspondence from Phillips West Neighborhood Organization and the Midtown Greenway Coalition in support of this project.

This project was heard on the Planning Commission meeting of April 10, 2006 and continued until the meeting of April 24, 2006. The Planning Commission directed the applicant to further work on the design, particularly of the gymnasium, to improve how it related to its surroundings, including the Midtown Greenway. At the time of the printing of this report new drawings have not been submitted for staff comments, so the body of this report has not changed.

ZONING AMENDMENT -

Required Findings for a zoning amendment:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The project site is located between E Lake St, a commercial corridor, and the Midtown Greenway, which is both a transit and greenspace amenity. There are multiple small area plans either approved or in development that include the project site: The Midtown Greenway Land Use and Development Plan (in progress), the Midtown Minneapolis Land Use and Development Plan (approved 12/23/05), and the Phillips/Central/Powderhorn Park Small Area Plan (approved 1997).

The Midtown Minneapolis Land Use and Development Plan shows split uses on the project site: Public/Institution and Office. The portion of the site that was rezoned to I2 in 2004 is shown as Public/Institution, which reflects an understanding of the proposed community center at that location. South of the site but one site north of E Lake St shows an office use; rezoning these parcels to I1 (some parcels in this portion of the project site are already I1) would be both compatible with both Public/Institution and Office uses. If the zoning were to remain as is, two small residential lots would be sandwiched between the already approved I1 zoning to their north and high commercial intensity along E Lake St.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The rezoning is in the interest of the applicant as it will allow for a larger building to accommodate the added use of a high school to the already considered community center. However, the properties in question are the last two residential properties on the block, and are surrounded by fairly impacting uses. Rezoning these lots to I1 allows for a more uniform zoning district and removes an awkward peninsula of residential zoning that is largely surrounded by industrial and commercial uses (see attachment).

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The sites are adjacent to I1 and C2 zoning. I2, C2, and R2B districts are located across Clinton Ave S from the properties. Rezoning these two lots to I1 would be compatible with the general area.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The two buildings (one on each property) are both vacant at this time but were multi-family dwellings prior to the applicant's purchase. The applicant plans to demolish the buildings. The size and type of dwelling units permitted in the R2B district are a reasonable use of the property.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

The rezoning of the rest of the site in 2004 to I1 greatly changed the development trends likely to take place on the block. E Lake St and the Midtown Greenway, which bookend the site block to the north and the south, provide attractive development opportunities that are being taken advantage of in the area to increase commercial services along E Lake St and increase density along the Midtown Greenway.

Findings Required by the Minneapolis Zoning Code for the Variance to decrease the amount of required off-street parking from 139 to 109 stalls.

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

The applicant is providing the majority of the parking stalls underground, for community center and school staff, below the gymnasium. Elevator shafts, grade changes, and an auditorium that goes below grade would require underground parking under other portions of the site need to be at a lower grade than the underground garage that is proposed. For security and wayfinding reasons, it is not desirable to provide visitor parking in the underground garage. The visitor parking is provided in a surface lot on site. The proposed surface parking already separates the building from the street frontage; adding parking on the surface would also require shrinking the building footprint.

2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.

The circumstances of the parcel include its location adjacent to an established pedestrian commuter corridor with mass transit development capacity. The site is also near a commercial corridor with additional transit options. The grade changes that further contribute to parking constraints are unique to the property and were not created by the applicant.

3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

The granting of the variance will not alter the essential character or be injurious to the use or enjoyment of other property in the vicinity. The majority of the required parking is being provided, and many transit and some on-street parking exists.

- 4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

Staff does not feel that the proposed variance would substantially increase congestion, fire danger, or endanger public safety.

SITE PLAN REVIEW

Findings as Required By the Minneapolis Zoning for Site Plan Review

Required Findings for Site Plan Review

- a. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- b. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan and applicable small area plans adopted by the city council. (See Section B Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street. In the case of a corner lot, the principal entrance shall face the front lot line.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building walls shall provide architectural detail and shall contain windows as required by Chapter 530 in order to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility.
- In larger buildings, architectural elements, including recesses or projections, windows and entries, shall be emphasized to divide the building into smaller identifiable sections.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty five (25) feet in length.
- Exterior materials shall be durable, including but not limited to masonry, brick, stone, stucco, wood, metal, and glass.
- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited fronting along a public street, public sidewalk, public pathway, or adjacent to a residence or office residence district.
- Entrances and windows:
 - Residential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as porches and roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Twenty (20) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - Nonresidential uses:

Principal entrances shall be clearly defined and emphasized through the use of architectural features such as roofs or other details that express the importance of the entrance. Multiple entrances shall be encouraged. Thirty (30) percent of the walls on the first floor and ten (10) percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows as follows:

 - a. Windows shall be vertical in proportion.
 - b. Windows shall be distributed in a more or less even manner.
 - c. The bottom of any window used to satisfy the ground floor window requirement may not be more than four (4) feet above the adjacent grade.
 - d. First floor or ground floor windows shall have clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.
 - e. First floor or ground floor windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade. However, window area in excess of the minimum required area shall not be required to allow views into and out of the building.
 - f. Industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, may provide less than thirty (30) percent windows on the walls that face an on-site parking lot,

provided the parking lot is not located between the building and a public street, public sidewalk or public pathway.

Minimum window area shall be measured as indicated in section 530.120 of the zoning code.

- **The form and pitch of roof lines shall be similar to surrounding buildings.**
- **Parking Garages: The exterior design shall ensure that sloped floors do not dominate the appearance of the walls and that vehicles are screened from view. At least thirty (30) percent of the first floor building wall that faces a public street, public sidewalk or public pathway shall be occupied by active uses, or shall be designed with architectural detail or windows, including display windows, that create visual interest.**

Conformance:

- The placement of the building reinforces the majority of the street wall on Clinton Ave S and 29th St E but does not reinforce the street wall for 4th Ave S. The majority of the building's frontage on 4th Ave S is behind a surface parking lot. Pedestrian access and circulation is addressed with on site walkways separated by landscaping and curbs.
- The building is within 8 feet of the property line for most of Clinton Ave S (it is set further back at the north end of Clinton Ave S to provide for a loading area). The building is between 5 feet 8 inches and 8 feet 8 inches from the property line along 29th St E. Along 29th St E the applicant is proposing to use easement agreements to allow the public sidewalk on their property adjacent to the building to allow for a wider boulevard between the sidewalk and the street. The building is never within 8 feet of the property line along 4th Ave S, which is the front of the building. This is because of the surface parking lot location on the south half of the frontage. The north end of the 4th Ave S frontage slopes down to 29th St E while 4th Ave S remains level, eventually bridging over 29th. This causes shadow and light concerns that are mitigated by pushing the sidewalk and the building further from the property line. Staff is recommending alternative compliance for the aspects of building placement that are not in compliance with Chapter 530.
- The areas between the building and the property line include landscaping, loading, a stormwater recharge area, and surface parking.
- The two main entrances are located along the 4th Ave S frontage. One faces 4th Ave S, but is located 105 feet from the property line. The other is set back even further, and is angled, facing the alley (although landscaping buffers the entrance from the alley) and leading to a walkway that leads to 4th Ave S.
- The majority of the on-site parking is located below grade, but there are 24 surface parking spaces that are mainly intended for visitor use. The need for a surface lot between the front entrance and the property line is because of the amount of bussing that will occur from the site; buses may not stack and drop off on the public right of way, and students must be able to get to the front entrance from the bus drop-off safely; therefore space on the site adjacent to front entrances is reasonable. The surface parking off the drive-thru for bus drop off is not necessary, but logical, since the driveway access is built-in, especially for short term visitors.
- Windows are required on 30% of the first floor and 10% of each floor above the first floor for three sides of the building because they face a public street or on-site parking lot. The proposed windows provided are as follows:
 - 4th Ave S elevation
 - 1st floor facing an on site parking lot: 30% required, 100% provided (curtain wall)
 - 1st floor facing a public street: 30% required, 1% provided
 - 2nd floor facing an on site parking lot: 10% required, 100% provided (curtain wall)

- 2nd floor facing a public street: 10% required, 0% provided
- 3rd floor facing an on site parking lot: 10% required, 64% provided
- 3rd floor facing a public street: 10% required, 0% provided
- 29th St E elevation
 - 1st floor facing a public street (lower level is considered the 1st floor at this elevation because it is more than 12 feet above grade at some points; the elevation from 2 feet to 10 feet above grade along the entire elevation is used for calculations): 30% required, 1% provided
 - 2nd floor facing a public street (1st level is considered the 2nd floor – see above): 10% required, 5% provided
 - 3rd floor facing a public street (2nd level is considered the 3rd floor – see above): 10% required, 7% provided
 - 4th floor facing a public street (3rd level is considered the 4th floor – see above): 10% required, 7% provided
- Clinton Ave S elevation
 - 1st floor facing a public street: 30% required, 0% provided (windows here cannot be counted because the begin higher than 4 feet above grade)
 - 2nd floor facing a public street: 10% required, 9% provided
 - 3rd floor facing a public street: 10% required, 12% provided

Staff recommends requiring the applicant to comply with all window requirements. Windows are distributed in a more or less even manner and are generally vertical in nature.

- The building is separated into smaller sections with architectural features and materials.
- Many sections of the building have more than 25 feet without windows or architectural features, mainly around the exterior of the gymnasium. Staff recommends requiring the applicant to eliminate 25 foot or longer elevations without windows or architectural features.
- Four different materials will be used for the exterior of the building: Brick, glass curtain wall, painted pre-cast architectural wall panels, and pre-finished architectural metal panels. The architectural wall panels are used primarily for the exterior of the gymnasium; the long, two story entry commons are clad in glass curtain wall. The remainder of the building (classrooms, auditorium, offices, etc) uses brick and metal panels for its exterior.
- Plain-face concrete block is not proposed as an exterior material for any part of the building.
- The proposed roof is flat, similar to adjacent non-residential buildings.
- The windows are generally vertical in nature and are distributed in a more or less even manner.

ACCESS AND CIRCULATION:

- **Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.**
- **Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.**
- **Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.**
- **Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.150 (b) related to alley access.**
- **Site plans shall minimize the use of impervious surfaces.**

Conformance:

- All walkways to building entrances are more than 4 feet in width.
- There are no transit shelters on or adjacent to the site.
- There are four curb cuts are proposed for the site. One is for loading; it is off Clinton Ave S and is quite wide at 35 feet. Another is for access to underground parking off 29th St E and the other two are off 4th Ave S for one-way entrance and exit access to the bus loading and visitor parking area. The differences in activities between the curb cut uses indicates that consolidating them would not be desirable.
- No curb cuts are adjacent to or across from residential uses and there would be no vehicular access to a public alley to and from the site.
- All areas not needed for buildings, access, loading, or trash and recycling, will be landscaped.

LANDSCAPING AND SCREENING:

- **The composition and location of landscaped areas shall complement the scale of the development and its surroundings.**
- **Not less than twenty (20) percent of the site not occupied by buildings, including all required landscaped yards, shall be landscaped as specified in section 530.160 (a).**
- **Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.**
- **Except as otherwise provided, required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:**
 - A decorative fence.
 - A masonry wall.
 - A hedge.
- **Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.170 (b), including providing landscape yards along a public street, public sidewalk or public pathway and abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use.**
- **The corners of parking lots where rows of parking spaces leave areas unavailable for parking or vehicular circulation shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks or bicycle parking.**
- **In parking lots of ten (10) spaces or more, no parking space shall be located more than fifty (50) feet from the center of an on-site deciduous tree. Tree islands located within the interior of a parking lot shall have a minimum width of seven (7) feet in any direction.**
- **All other areas not governed by sections 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.**
- **Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.210.**
- **The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.80, as provided in section 530.220.**

Conformance:

- The lot area (113,355 sq. ft.) less the building footprint (67,303 sq. ft.) yields a net site of 46,052 sq. ft. The Code requires a minimum of 9,210 sq. ft. of landscaping, 18 trees and 92 shrubs. The total landscaping proposed by the applicant is 18,362 sq. ft. This equals 40% of the net site. The proposed project includes 24 trees and 183 shrubs.

- Screening is required between the surface parking lot and the public right-of-way along 4th Ave S and between the loading area and public right-of-way along Clinton Ave S. Such screening is provided for most of the required frontage on 4th Ave S and the entire required frontage along Clinton Ave S. Staff recommends requiring the applicant to add screening east of the northernmost row of surface parking stalls and east of the southernmost row of surface parking stalls along 4th Ave S.
- The screening that is provided includes hedges along 4th Ave S and a 6 foot concrete wall along Clinton Ave S, with shrubs between the wall and the public right-of-way.
- Seven feet of landscaping is required between the surface parking lot and the property line along 4th Ave S, and between the loading area and property line along Clinton Ave S. This landscaping is provided along 4th Ave S and the public alley, but only 0 to 4 feet seven inches of landscaping is provided between the loading area and the property line facing Clinton Ave S. The applicant has reduced this dimension to allow for more space on the east end of the site for landscaping and grading. The east end of the site slopes down as 4th Ave S remains level, creating shadowing. Increasing the distance for landscaping at this location allows for a more visible access for folks accessing or exiting the site via the greenway. The applicant does not want to reduce the length of the building to allow for the full seven feet required between the loading area and the property line because of the loss of parking stalls that would result.
- A six foot concrete wall is proposed around the loading area that would match the gymnasium exterior.
- All corners created by the parking configuration have been landscaped.
- All surface parking stalls are within 50 feet of an on-site tree.
- All areas not occupied by buildings, parking and loading facilities or driveways will be covered with turf grass, native grasses, or other perennial flowering plants, vines, mulch, shrubs or trees.

ADDITIONAL STANDARDS:

- **All parking lots and driveways shall be designed with wheel stops or discontinuous curbing to provide on-site retention and filtration of stormwater. Where on-site retention and filtration is not practical, the parking lot shall be defined by six (6) inch by six (6) inch continuous concrete curb.**
- **Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.**
- **Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.**
- **To the extent practical, site plans shall minimize the blocking of views of important elements of the city.**
- **To the extent practical, buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.**
- **To the extent practical, buildings shall be located and arranged to minimize the generation of wind currents at ground level.**
- **Site plans shall include crime prevention design elements as specified in section 530.260 related to:**
 - **Natural surveillance and visibility**
 - **Lighting levels**
 - **Territorial reinforcement and space delineation**
 - **Natural access control**
- **To the extent practical, site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.**

Conformance:

- Most drainage from the surface parking lot will filter to a stormwater infiltration site along 4th Ave S.
- Lighting must comply with Chapter 535 and Chapter 541 of the zoning code.
- Headlights should not cause a problem with any nearby residential uses.
- The project will not block views of important elements of the city nor create any substantive shadows on adjacent buildings and open spaces.
- The project would not be expected to contribute significantly to ground-level winds.
- The site design and landscape plan allows views from the public sidewalk into the site.

Alternative Compliance: The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, green roof, decorative pavers, ornamental metal fencing, architectural enhancements, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**
- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

Conformance: Staff is recommending alternative compliance for the following items:

- The landscaping buffer between the loading area and the property line along Clinton Ave S is only 0 to 4 feet 7 inches rather than the required 7 feet. Staff recommend granting alternative compliance based on the 20% additional landscaping, 6 additional trees, and 91 additional shrubs that applicant is providing above the required amounts.
- The building is not within 8 feet of the property line along 4th Ave S. This elevation is the building's frontage but is set back to allow for school bus drop off and to mitigate grade changes. Staff is recommending that the applicant put a decorative wrought iron fence with 8 feet of the building frontage along 4th Ave S to help define pedestrian access points and to define the parameters of the project as alternative compliance.

Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan and Applicable Small Area Plans Adopted by the City Council

Zoning Code: The proposed uses are permitted in the I1 District.

Off-Street Parking and Loading: The high school parking requirement calculated per Chapter 541 is 36 (the number of classrooms and rooms used by students and faculty) plus 75 (1 space per 5 students of legal driving age). The total requirement for the high school is 111.

The parking requirement for a community center is determined by the zoning administrator. Staff utilized similar use parking requirements and the applicant provided TDM to determine an appropriate parking requirement. The parking requirement for the Community Center portion of the project is 28 stalls, for a total parking requirement of (111 + 28) 139. The applicant is proposing 109 stalls on-site. They are requesting a variance of 30 stalls.

Maximum Floor Area: The maximum floor area ratio for the I1 district is 2.7. The applicant proposal results in a floor area ratio of 1.5.

Building Height: Building height in the I1 District is limited to 4 stories or 56 feet, whichever is less. The proposed building will be three stories and 44 feet high including a parapet that averages 2 feet in height.

Minimum Lot Area: There are no minimum lot dimension requirements in the I1 District.

Yard Requirements: There are no setback requirements in the I1 District.

Specific Development Standards: The following specific development standards apply:

Community Center

1. To the extent practical, all new construction or additions to existing building's shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
2. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

School, grades K-12

1. The use shall include a regular course of study accredited by the State of Minnesota.
2. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
3. An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Because the neighboring land uses are very diverse, including commercial, industrial, and residential uses, it is difficult to determine what the most compatible building type would be. The proposed building is relatable in scale and materials to nearby industrial buildings, and is providing ample landscaping and site improvements as a buffer to nearby properties. There are no adjacent properties not separated by public right of way.

Hours of Operation: The proposed uses will only be open to the public between the permitted hours or 6 am to 10 pm Sunday through Thursday and 6 am to 11 pm Friday and Saturday.

Signs: All proposed signs are within the maximum signage size permitted. One sign proposed on the south elevation is more than 24 feet high. Staff recommends requiring the applicant to lower the sign to comply with Table 543-4 in the Zoning Code.

Refuse storage: All storage of refuse and recyclable materials will be located in a dumpster enclosure in the loading area along Clinton Ave S.

Minneapolis Plan: According to other principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

The Minneapolis Plan Chapter 1.2 states that “Minneapolis will encourage both private and public development that provides gathering spaces in city neighborhoods.” One of the implementation plans of this chapter is to “encourage private developers to include gathering spaces in new developments.” This proposal includes space and plans to host various community meetings and events throughout the year in addition to its youth-oriented activities.

The Minneapolis Plan Chapter 5.8 states that “Minneapolis will encourage the growth of partnerships and learning opportunities that prepare students for the world of work.” This chapter includes the implementation plan to “support and expand existing mentorship programs that increase participation and experiential/environmental learning opportunities.” The model used for the private high school proposed in this project includes programs connecting students with jobs and internships with local businesses as a part of their curriculum.

RECOMMENDATIONS:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the zoning amendment change from the R2B District to the I1 District:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application for a zoning amendment from R2B district to the I1 zoning district at 2931 and 2933 Clinton Ave S.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance to reduce the parking requirement from 139 to 109 on-site spaces:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to reduce the number of required parking stalls from 139 to 109 spaces at 2900, 2916, 2924, 2930, 2932 4th Ave S and 2901, 2921, 2925, 2927, 2931, 2933 Clinton Ave S.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Site Plan Review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the application for a site plan review at 2900, 2916, 2924, 2930, 2932 4th Ave S and 2901, 2921, 2925, 2927, 2931, 2933 Clinton Ave S, subject to the following conditions:

1. The Travel Demand Management Plan will be completed and approved by the Planning Director prior to the applicant receiving a building permit.
2. All building elevations will be modified to meet the minimum window requirements of 30% on the first floor of any floor facing a public right of way or surface parking lot; and 10% of all floors above the first floor facing a public right of way or surface parking lot as required by section 530.120 of the zoning code.
3. No portions of the building will have more than 25 feet of blank wall without windows or architectural detail as required by section 530.120 of the zoning code.
4. Decorate wrought iron-style fencing, or a comparable fence approved by planning staff, will be installed along 4th Ave S within 8 feet of the property line.
5. The signage shown on the south-facing wall of the gymnasium will be lowered to a height of no more than 24 feet.
6. CPED Planning staff review and approval of the final site and landscaping plans.
7. All site improvements shall be completed by May 26, 2007, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

Attachments:

1. Statement of use
2. Findings
3. Correspondence
4. Site Plan, Floor Plans, Elevations, & Zoning map
5. Photos