

Department of Community Planning and Economic Development – Planning Division
Preliminary and Final RLS-31

Date: November 22, 2004

Applicant: University of St. Thomas

Address of Property: The block bounded by 10th Street South, Harmon Place, 11th Street south and LaSalle Avenue

Contact Person and Phone: John Patterson with Moore, Costello & Hart, P.L.L.P, (651) 602-2645

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Ward: 7 **Neighborhood Organization:** Citizens for a Loring Park Community

Existing Zoning: B4S-1 **Overlay Zoning** Downtown Parking and Harmon Area

Proposed Use: college campus

Concurrent Review:
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Background: The University of St. Thomas is in the process of expanding their Downtown Minneapolis campus. In November of 2001, the University of St. Thomas received approvals from the City to build a new law school and a principal parking ramp, both of which are now completed. In May of 2004, the University of St. Thomas received approvals from the City to build Schulze Hall, the School of Entrepreneurship, which is now under construction. Schulze Hall will connect the law school and the rest of the campus via a new skyway over 11th Street South. Currently on the site where Schulze Hall will be constructed is an access ramp leading to an underground loading dock. The access ramp will remain on the property and the loading dock will be expanded to accommodate the new building.

PRELIMINARY AND FINAL REGISTERED LAND SURVEY

Required Findings:

- 1. The subdivision is in conformance with the land subdivision regulations including the requirements of section 598.100 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.**

DESIGN REQUIREMENTS

All surface tracts have frontage on a public street.

The plating of the property does not result in more than one zoning classification on a single lot.

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No nonconforming structures or uses result from this registered land survey.

NONRESIDENTIAL DEVELOPMENT DESIGN

The plating of the property does not result in any changes to the dimensions of the block.

Lot dimensions exceed the minimum dimensions in the zoning code.

ZONING CODE

With the approval of the preliminary and final registered land survey application this project will be in conformance with the applicable regulations of the zoning code.

THE MINNEAPOLIS PLAN

Educational facilities that are sited downtown should be located in areas that compliment the primary office, retail and housing functions. This project is located on the periphery of the central business district and therefore is in conformance with the above policy.

2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The Planning Department does not believe that expanding the University of St. Thomas campus would be injurious to the use and enjoyment of other property in the area as the building is being constructed on property that is currently owned by the University and the style of the building and the exterior materials being used will be similar to the other campus buildings. In addition, after Schulze Hall is constructed all of the campus building will be connected to one another.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site is flat and does not present the above hazards.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration

The tracts created by this registered land survey present no foreseeable difficulties for this development. No significant alteration to the land appears necessary.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The stormwater drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules, regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate

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and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

The Sewer Division of the Public Works Department has reviewed and approved the drainage and sanitary system plans for the principal parking facility.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the Registered Land Survey:

The City Attorney's office has indicated that the required monuments have been placed and that the required information and affirmations are stated on the face of the Registered Land Survey. The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **approve** the application for a preliminary and final Registered Land Survey for the University of St. Thomas located on the block bounded by 10th Street South, Harmon Place, 11th Street South and LaSalle Avenue.

Attachments:

1. Zoning Map
2. November 1, 2004 memo from Public Works
3. November 10, 2004 memo from the City Attorney's Office
4. Registered Land Survey
5. Site Plan