

Department of Community Planning and Economic Development – Planning Division
Conditional Use Permits and Site Plan Review
BZZ-4922

Date: September 7, 2010

Applicant: Minneapolis Community & Technical College

Addresses of Property: 50 Willow Street, 1501 Hennepin Avenue, 1401 Hennepin Avenue, 1403 Harmon Place, 45 Spruce Place and 1400 Yale Place

Project Name: Helland Student Center Expansion

Contact Person and Phone: Sara Phillips with LHB, (612) 752-6965

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

Date Application Deemed Complete: August 20, 2010

End of 60-Day Decision Period: October 19, 2010

End of 120-Day Decision Period: Not applicable for this application

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

Existing Zoning: OR3, Institutional Office Residence District, SH Shoreland Overlay District and the DP Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 18

Legal Description: Not applicable for this application

Proposed Use: Expansion of an existing college campus

Concurrent Review:

Conditional use permit: for an expansion of the Minneapolis Community & Technical College campus – an addition to the Helland Student Center and the Whitney Fine Arts Building

Conditional use permit: to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District

Site plan review

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits and Chapter 530 Site Plan Review.

Background: The existing Helland Student Center building was originally constructed in 1984 as the college's library. In 2001 the Minneapolis Planning Commission approved plans for a new library for the Minneapolis Community & Technical College which is now located along Hennepin Avenue. Since the library moved to its new location only interior remodeling of the existing Helland Student Center building has taken place to make room for student life activities. Now the college is looking to significantly improve the student life areas in order to meet the needs of their diverse student population. The development includes an addition that is approximately 15,800 square feet. In addition, approximately 21,000 square feet of the existing building will be remodeled. The expanded and renovated space will provide room for student life offices, student clubs and organizations, a coffee/juice bar, a convenience store, student lounges, multipurpose space, meeting rooms and a health clinic. The development also includes a small addition to the existing Whitney Fine Arts Building. The addition is approximately 630 square feet. In addition, approximately 2,165 square feet of the existing building will be remodeled. The expanded and renovated space will provide room for a larger lobby, a security station and an enhanced entrance to the building.

CONDITIONAL USE PERMIT: for an expansion of the Minneapolis Community & Technical College campus – an addition to the Helland Student Center and the Whitney Fine Arts Building

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that expanding the existing Helland Student Center and the Whitney Fine Arts Building on the Minneapolis Community & Technical College campus will be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed building additions will add more glazing to the exterior walls of the buildings, remove accessibility barriers and improve circulation from outside the campus into the buildings.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Planning Division does not believe that expanding the existing Helland Student Center and the Whitney Fine Arts Building on the Minneapolis Community & Technical College campus will be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The proposed building additions will improve the aesthetics of the campus. The design of the building additions are similar to other development projects that have been built on the campus in the last decade which will make them more compatible in style and design.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The minimum parking requirement for a college or university is not less than one space per classroom plus one space per every five students based on the maximum number of students attending classes at any one time. The proposed building additions will not add classrooms or have an impact on the number of students attending school at Minneapolis Community & Technical College. Given this the parking requirement for the college will not change as a result of this development.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Community & Technical College campus is located on the southwest side of downtown Minneapolis. The majority of the campus is located on the south side of Hennepin Avenue between 13th Street South and Maple Street. The campus is adjacent to Loring Park. Hennepin Avenue is a designated Commercial Corridor in *The Minneapolis Plan for Sustainable Growth* and downtown Minneapolis is a designated Growth Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Public and Institutional. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city (Public Services and Facilities Policy 5.2).
- Work with institutions to ensure that school facilities are safe, accessible and functionally appropriate for a diverse array of educational programs (Implementation Step for Public Services and Facilities Policy 5.2).

The Planning Division believes that the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the conditional use permits and site plan review this development will meet the applicable regulations of the OR3, Institutional Office Residence District, SH Shoreland Overlay District and the PD Downtown Parking Overlay District.

CONDITIONAL USE PERMIT: to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that approving a conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District would be detrimental to or endanger the public health, safety, comfort or general welfare.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Planning Division does not believe that approving a conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District will be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The existing Helland Student Center building is five stories/52 feet in height. The addition will be shorter than the existing building. Given the location of the addition on the building the overall height of the building will be stepping down as it approaches Loring Pond.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Increasing the height of the building should not affect the utilities, access roads, drainage and other facilities.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

Increasing the height of the building should not have any impact on traffic congestion in the public streets.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Community & Technical College campus is located on the southwest side of downtown Minneapolis. The majority of the campus is located on the south side of Hennepin Avenue between 13th Street South and Maple Street. The campus is adjacent to Loring Park. Hennepin Avenue is a designated Commercial Corridor in *The Minneapolis Plan for Sustainable Growth* and downtown

Minneapolis is a designated Growth Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Public and Institutional. According to the principles and polices outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area (Urban Design Policy 10.13).
- Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood (Implementation Step for Urban Design Policy 10.13).

The Planning Division believes that the height of the proposed development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*. The existing Helland Student Center building is five stories/52 feet in height. The addition will be shorter than the existing building. Given the location of the addition on the building the overall height of the building will be stepping down as it approaches Loring Pond.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With the approval of the conditional use permits and site plan review this development will meet the applicable regulations of the OR3, Institutional Office Residence District, SH Shoreland Overlay District and the PD Downtown Parking Overlay District

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. Access to light and air of surrounding properties.

The proposed development should not diminish access to light and air for surrounding properties. The Helland Student Center is located towards the middle of the college campus. It is surrounded by other campus buildings and Loring Park.

2. Shadowing of residential properties or significant public spaces.

There are no residential properties near the Helland Student Center that the addition would shadow. However, Loring Park is a significant public space and is adjacent to the college campus. Given the height of the addition the Planning Division believes that if there is any shadowing on Loring Park that it would be minimal and only during the morning hours.

3. The scale and character of surrounding uses.

The existing Helland Student Center building is five stories/52 feet in height. The addition will be shorter than the existing building. Given the location of the addition on the building the overall height

of the building will be stepping down as it approaches Loring Pond. Other buildings in the immediate area range in height between two and twenty stories.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

The proposed addition will not obstruct views of surrounding landmark buildings, significant open spaces or water bodies.

In addition to the conditional use permit standards, the Planning Commission shall consider the following in the Shoreland Overlay District:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

The subject property is approximately 750 feet from the northeasterly edge of Loring Pond. It is unlikely that construction on the site will impact or pollute the pond. As with any development, Public Works will review and approve an erosion control plan and a stormwater management plan prior to the issuance of building permits.

2. Limiting the visibility of structures and other development from protected waters.

The Planning Division does not believe that the requested height increase would increase the visibility of the development from Loring Pond. The addition will be shorter than the existing building. Given the location of the addition on the building the overall height of the building will be stepping down as it approaches Loring Pond.

3. The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.

This development will not impact watercraft usage on Loring Pond.

SITE PLAN REVIEW

Findings as Required by the Minneapolis Zoning Code:

- 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 DESIGN:

- 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, windows, and active functions:
 - 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.
- g. In multiple tenant buildings, each individual ground level tenant space that faces a public street, public sidewalk, public pathway, or on-site parking lot shall comply with the minimum window requirements of this section.
 - Minimum window area shall be measured as indicated in section 530.120 of the zoning code.
 - Ground floor active functions: Except for industrial uses in Table 550-1, Principal Industrial Uses in the Industrial Districts, the first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than thirty (30) percent of the linear building frontage along each wall facing 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. In addition to compliance with minimum window requirements, principal and accessory parking garages shall comply with provisions requiring active functions on the ground floor. In the downtown districts, the more restrictive parking garage provisions of Chapter 549, Downtown Districts, shall apply.

PLANNING DIVISION RESPONSE:

- **Helland Student Center:** the property where the building addition will be constructed does not have frontage on a public street. The building addition will facilitate pedestrian access and maximize natural surveillance. The building addition will be located approximately 30 feet from the southwesterly property line that abuts Loring Park. The building addition will have entrances and exits and a wall of windows facing the southwesterly property line.
Whitney Fine Arts Building: the property where the building addition will be constructed does have frontage on a public street. However, historically the main entrance to the building has been located along the southwesterly property line that abuts Loring Park. The building addition will facilitate pedestrian access and maximize natural surveillance. The building addition will be located approximately 90 feet from the southwesterly property line that abuts Loring Park. The building addition will have an entrance and exit and a wall of windows facing the southwesterly property line.
- **Helland Student Center:** the property where the building addition will be constructed does not have frontage on a public street.

Whitney Fine Arts Building: the property where the building addition will be constructed does have frontage on a public street. However, historically the main entrance to the building has been located along the southwesterly property line that abuts Loring Park.

- The area in between the building additions and the southwesterly property line that abut Loring Park and Yale Place will be landscaped.
- The principal entrances to the buildings are oriented towards the southwesterly property line that abuts Loring Park.
- There is no parking associated with this development.
- The exterior materials of the building additions will include brick and glass.
- The overall size of the building has been broken up into smaller identifiable sections through the use of recesses and projections, different building materials and varying roof lines.
- There are no areas of the building additions that are over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements.
- At least 30 percent of the first or ground floor and at least 10 percent of the upper floors of the building that face a public street, public sidewalk, public pathway, or on-site parking lot are required to be windows. The window requirement pertains to the southwesterly sides of the building additions that face Loring Park. Please note that the minimum window calculation for the first floor of the building is measured between two and ten feet above the adjacent grade. The analysis of the project's compliance with these requirements follows:
 - Helland Student Center building addition: the percentage of windows on the first floor is 46 percent, the percentage of windows on the second floor is 79 percent and the percentage of windows on the third floor is 68 percent
 - Whitney Fine Arts Building: the percentage of windows on the first floor is 61 percent.
- The windows are vertical in nature and are evenly distributed along the building walls.
- One hundred percent of both building additions contain active functions facing the southwesterly property line that abuts Loring Park.
- The principal roof line of the building additions will be flat. Many of the building in the immediate area have flat roofs.

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.**

PLANNING DIVISION RESPONSE:

- The principal entrances to the building additions are connected to the public sidewalks via a series of walkways that run through the campus.
- No transit shelters are proposed as part of this development.
- There is no parking associated with this development.

- There are no public alleys adjacent to the site.
- The maximum impervious surface requirement in the OR3 zoning district is 85 percent. According to the materials submitted by the applicant 75 percent of the site will be impervious.

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.**

PLANNING DIVISION RESPONSE:

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the entire site is 357,273 square feet. The footprint of the buildings are 177,694 square feet. When you subtract the footprint from the lot size the resulting number is 179,579 square feet. Twenty percent of this number is 35,916 square feet. According to the information that was submitted there is approximately 88,239 square feet of landscaping on the site or approximately 49 percent of the site not occupied by the buildings.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and

shrub requirement for this site is 72 and 359 respectively. The applicant is proposing to have 115 trees and 582 shrubs on the site.

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.
- 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.

PLANNING DIVISION RESPONSE:

- There is no parking associated with this development.
- The proposed building additions will not obstruct views of important elements of the city.
- There will be minimal shadowing on Loring Park during the morning hours.
- The building additions should have minimal wind effects on the surrounding area.
- The site plan complies with crime prevention design elements as there are a series of walkways that direct people to the building entrances, there are windows where people can see in and out along all levels of the building and there are lights located near all of the entrances and throughout the campus.
- This site is neither historically designated nor located in a historic district.

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:

- Use: Colleges and universities require a conditional use permit in the OR3 zoning district.

- **Off-Street Parking and Loading:**

Minimum automobile parking requirement: The minimum parking requirement for a college or university is not less than one space per classroom plus one space per every five students based on the maximum number of students attending classes at any one time. The proposed building additions will not add classrooms or have an impact on the number of students attending school at Minneapolis Community & Technical College. Given this the parking requirement for the college will not change as a result of this development.

Maximum automobile parking requirement: The maximum parking requirement for a college or university is not more than one space per classroom and other rooms used by students and faculty plus one space per every three students based on the maximum number of students attending classes at any one time. The proposed building additions will not add classrooms or have an impact on the number of students attending school at Minneapolis Community & Technical College. Given this the parking requirement for the college will not change as a result of this development.

Bicycle Parking: The bicycle parking requirement for a college or university is as approved by conditional use permit. There are currently 289 bicycle parking spaces provided on the campus. As part of these building additions an additional ten bicycle parking spaces will be added to the campus for a total of 299 bicycle parking spaces.

Loading: The loading space requirement for a college or university is as approved by conditional use permit. No loading spaces are being eliminated as a result of this development and no loading spaces are proposed to be added as a result of this development.

- **Maximum Floor Area:** The maximum FAR in the OR3 zoning district is 3.5. The lot in question is 357,273 square feet in area. The applicant proposes a total of 791,159 square feet of gross floor area, an FAR of 2.24.
- **Building Height:** Building height in the OR3 zoning district is limited to six stories or 84 feet. The site is located in the SH Shoreland Overlay District which limits the height of buildings to 2.5 stories/35 feet. The applicant has applied for a conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District.
- **Minimum Lot Area:** The minimum lot area for a college or university in the OR3 zoning district is two acres. The site is 8.2 acres in size.
- **Dwelling Units per Acre:** Not applicable for this development.
- **Yard Requirements:** The required front yard setback in the OR3 zoning district is 15 feet, the required interior and rear yard setbacks are $5+2x$, where x equals the number of stories above the first floor, and the required corner side yard setback is $8+2x$, where x equals the number of stories above the first floor. The development is meeting all of the required setbacks.

- **Specific Development Standards:** Colleges and universities are subject to specific development standards:

College or university. All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five years and a period from five to ten years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

The college is in the process of updating their Master Facility Plan. As part of this application they submitted a 95 percent draft of three chapters of the plan. Included in the staff report are the Executive Summary, Framework for Site Development and Framework for Building Development chapters.

- **Hours of Operation:** Colleges and universities are not subject to hours of operation.
- **Signs:** The new signs or alterations to any existing signs are proposed as part of the building additions.
- **Refuse storage:** The existing trash and recycling areas are not being impacted by the building additions.
- **Lighting:** A lighting plan showing footcandles was not submitted as part of the application materials. The Planning Division is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

MINNEAPOLIS PLAN:

The Minneapolis Community & Technical College campus is located on the southwest side of downtown Minneapolis. The majority of the campus is located on the south side of Hennepin Avenue between 13th Street South and Maple Street. The campus is adjacent to Loring Park. Hennepin Avenue is a designated Commercial Corridor in *The Minneapolis Plan for Sustainable Growth* and downtown Minneapolis is a designated Growth Center in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Public and Institutional. According to the principles and policies outlined in *The Minneapolis Plan for Sustainable Growth*, the following apply to this proposal:

- Work with institutional and public partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area (Urban Design Policy 10.13).
- Concentrate the greatest density and height in the interior of institutional campuses with stepped-down building design as it transitions to the neighborhood (Implementation Step for Urban Design Policy 10.13).
- Encourage development that provides functional and attractive gathering spaces (Urban Design Policy 10.14).

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- Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal and environmental benefits (Urban Design Policy 10.19).

The Planning Division believes that the development is in conformance with the above policies of *The Minneapolis Plan for Sustainable Growth*.

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.**

PLANNING DIVISION RESPONSE:

- Alternative compliance is not warranted for this development.

RECOMMENDATIONS:

Recommendation of the Community Planning and Economic Development Department - Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the conditional use permit for an expansion of the Minneapolis Community & Technical College campus – an addition to the Helland Student Center and the Whitney Fine Arts Building located at 50 Willow Street, 1501 Hennepin Avenue, 1401 Hennepin Avenue, 1403 Harmon Place, 45 Spruce Place and 1400 Yale Place subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the

conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Community Planning and Economic Development Department - Planning Division for the Conditional Use Permit:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 3 stories/46 feet located in the SH Shoreland Overlay District located at 50 Willow Street, 1501 Hennepin Avenue, 1401 Hennepin Avenue, 1403 Harmon Place, 45 Spruce Place and 1400 Yale Place subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for the property located at 50 Willow Street, 1501 Hennepin Avenue, 1401 Hennepin Avenue, 1403 Harmon Place, 45 Spruce Place and 1400 Yale Place subject to the following conditions:

1. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
2. Approval of the final site, elevation, landscaping and lighting plans by the Department of Community Planning and Economic Development – Planning Division.
3. All site improvements shall be completed by September 7, 2011, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Department of Community Planning and Economic Development – Planning Division
BZZ-4922

Attachments:

1. Preliminary Development Review report from July 29, 2010, meeting
2. Statement of proposed use and description of project and photos of the campus
3. Responses to the conditional use permit findings
4. Executive Summary, Framework for Site Development and Framework for Building Development chapters from the 95 percent draft copy of the Master Facility Plan
5. August 5, 2010, letter to Council Member Goodman
6. August 5, 2010, letter to the Citizens for a Loring Park Community
7. Zoning map
8. Site plan, floor plans, elevations and other supporting materials