

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permits, Variance, Site Plan Review, Vacation  
BZZ-3543, VAC 1480

**Date:** June 25, 2007

**Applicant:** DeLaSalle High School

**Address of Property:** 25 West Island Ave, 201 Island Ave East

**Project Name:** DeLaSalle High School Athletic Field Project

**Contact Person and Phone:** Eric Galatz, (612) 335-1509

**Planning Staff and Phone:** Tara Beard, (612) 673-2351 and Shanna Sether, (612) 673-2307

**Date Application Deemed Complete:** April 23, 2007

**End of 60-Day Decision Period:** June 22, 2007

**End of 120-Day Decision Period:** Staff sent the applicant a letter on May 11, 2007 extending the decision period to August 21, 2007

**Ward:** 3      **Neighborhood Organization:** Nicollet Island – East Bank Neighborhood Association

**Existing Zoning:** R1A Single-family District, R3 Multiple-family District

**Zoning Plate Number:** 14

**Lot area:** 351,946 square feet

**Proposed Use:** An outdoor athletic field for football and soccer with associated seating, a press box, concession and storage structures.

**Concurrent Review:**

- Conditional Use Permit to allow an athletic field.
- Conditional Use Permit to allow light fixtures in the Shoreland Overlay District in excess of 35 feet high.
- Conditional Use Permit to allow development within 40 feet of a steep slope in the Shoreland Overlay District.
- Variance to allow development within 40 feet of a steep slope in the Shoreland Overlay District.
- Site Plan Review
- Vacation of that portion of Grove Street between Nicollet St and Island Ave East.

**Applicable zoning code provisions:** Chapter 525: Article VII Conditional Use Permits, Article IX Variances; Chapter 530 Site Plan Review.

**Background:** The proposed DeLaSalle High School Athletic Field is located on Nicollet Island, which is within a National Register of Historic Places (NRHP) Historic District, a state of Minnesota historic district, and is locally designated as a historic preservation district by the Minneapolis Heritage Preservation Commission (HPC). The St. Anthony Falls Historic District, and Nicollet Island are also within the boundaries of the National Park Service's Mississippi National River Recreation Area (MNRRA). A Certificate of Appropriateness for the construction of a regulation size football field and associated lights, seating, and press box for DeLaSalle High School was denied by the Heritage Preservation Commission (HPC) on August 8, 2006. The HPC decision was appealed; on September 22, 2006, DeLaSalle High school received City Council approval for the preservation applications. A revised proposal was denied by the HPC on March 20, 2007. That HPC decision was also appealed; on April 27, 2007 the City Council approved the revised certificate of appropriateness with some conditions of approval.

The proposed athletic field includes a new regulation size football field that can also be divided into smaller soccer fields. A shared use agreement allows some use of the field by the Park Board. The field would be located to the northeast of the main high school building. In addition to the field itself, the applicant is proposing new bleacher style seating, a press box, a storage building, and concession and bathroom structures attached to the existing high school building.

The athletic field will be oriented north- south between the existing high school building and railroad right of way and will necessitate the vacation and removal of a portion of Grove Street. Portions of the project are on DeLaSalle property, owned by the Diocese of St Paul and zoned R1A, and the remainder is on Minneapolis Park Board property, zoned R4. Both properties are also within a Shoreland Overlay (SH) and the Mississippi River Critical Area Overlay Districts (MR). An Athletic Facility is a conditional use in both R1A and R3 zoning districts.

As a part of the HPC application, an Environmental Assessment Worksheet was prepared, which included a Travel Demand Management Plan (TDMP). The TDMP indicated that 250 parking stalls would be needed to provide parking for the projected capacity of the field. While the zoning code only requires 40 parking spaces for an athletic field with football and soccer fields (541.180 (15)), section 541.170 of the code allows additional parking to be required by conditional use permit.

Lights for the field will exceed 35 feet in height which requires a Conditional Use Permit in the SH, which limits height of all structures to 35 feet. Furthermore, a portion of the proposed changes are within 40 feet of the top of a steep slope, which requires another Conditional Use Permit and Variance. Finally, additional structure area exceeds 1,000 sq. ft., therefore Site Plan Review is required.

These applications were continued from the June 11, 2007 hearing. Because of appeals of the determination of the Zoning Administrator that the athletic facility is a field rather than a stadium and that the scoreboard is not a sign, CPC applications are being continued to the July 16, 2007 Planning Commission meeting to allow time for the Zoning Board of Adjustments decision to be appealed. The appeals are scheduled for the Board of Adjustment hearing of June 21, 2007. The appeal period for the Board of Adjustment's decision will expire on July 2, 2007.

While staff is concerned that further continuing the application could result in eventual violation of the Minn. Stat. 15.99, section 525.170 of the zoning code requires the staying of the Planning Commission hearings for the result of the appeals. (see attached letter from the City Attorney's office to both the applicant and the appellant regarding the appeals and their impact on scheduling the Planning Commission hearing).

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

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **continue** the application for Conditional Use Permit to allow an athletic field to the July 16, 2007, Planning Commission meeting.

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

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission accept the above findings and **continue** the application for the Conditional Use Permit to allow light fixtures in the Shoreland Overlay District in excess of 35 feet high to the July 16, 2007, Planning Commission meeting.

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

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission accept the above findings and **continue** the application for the Conditional Use Permit to allow development within 40 feet of a steep slope in the Shoreland Overlay District to the July 16, 2007, Planning Commission meeting.

**Recommendation of the Department of Community Planning and Economic Development—  
Planning Division for the Variance:**

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission accept the above findings and **continue** the application for the Variance to allow development within 40 feet of a steep slope in the Shoreland Overlay District to the July 16, 2007, Planning Commission meeting.

**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 accept the above findings and **continue** the application for Site Plan Review to the July 16, 2007, Planning Commission meeting.

**Recommendation of the Department of Community Planning and Economic Development—  
Planning Division – for the Vacation:**

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **continue** the application for a vacation of that portion of Grove Street between Nicollet St and Island Ave East to the July 16, 2007, Planning Commission meeting.

**Attachments:**

1. Zoning map
2. DeLaSalle 6/1/07 letter