

**Department of Community Planning and Economic Development - Planning Division**  
Final Plat  
PL-237

**Date:** October 31, 2011

**Applicant:** Minneapolis College of Art and Design (MCAD)

**Address Of Property:** 2501 Stevens Avenue South (plat also includes parcels currently and formerly addressed as 2531, 2537, and 2543 Stevens Avenue South; 128, 200, and 206 East 26<sup>th</sup> Street; 2400, 2540, and 2550 3<sup>rd</sup> Avenue South; 209 East 25<sup>th</sup> Street; 2501-2541 2<sup>nd</sup> Avenue South; and 2538-2546 2<sup>nd</sup> Avenue South.

**Project Name:** MCAD

**Contact Person And Phone:** Brock Rasmussen – MCAD 612-874-3700

**Planning Staff And Phone:** Jim Voll 612-673-3887

**Date Application Deemed Complete:** September 16, 2011

**End of 60 Day Decision Period:** November 15, 2011

**Ward:** 6      **Neighborhood Organization:** Whittier

**Existing Zoning:** OR3 Institutional Office Residence District and R5 Multiple-family District

**Proposed Zoning:** Not applicable for this application.

**Plate Number:** 20

**Legal Description:** See survey.

**Proposed Use:** Final plat.

**Applicable Zoning Code Provisions:** Chapter 527 Planned Unit Developments and Chapter 598 Subdivisions.

**Background:** The original expansion of the Minneapolis Society of Fine Arts, which included the Minneapolis Institute of Arts (MIA), the Children's Theater (CTC), and the Minneapolis College of Art and Design (MCAD) was approved as a planned unit development in 1973 (C-271). This action included the vacation of East 25<sup>th</sup> Street and allowed the expansion of the MIA, CTC, and MCAD, as well as the construction of dorms on the campus and a parking ramp on 3<sup>rd</sup> Avenue South. While the three institutions are now separate entities, they are all part of the original planned unit development. They are allowed to amend the parts of the planned unit development where they are located.

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In 1994, a conditional use permit (C-1582) was granted for an addition to the west side of the existing MCAD building at 2501 Stevens Avenue South. In 1999, a conditional use permit (C-2002) was granted to allow for an expansion on the east side of the existing MCAD building at 2501 Stevens Avenue South. In 2009, the City Planning Commission approved planned unit development modification to allow the construction of a new 105 space surface parking lot at the south end of the campus (BZZ-4482), a preliminary plat to consolidate the many lots on site into three lots as required by the planned unit development regulations (PL-237), and a vacation of 2<sup>nd</sup> Avenue South north of East 26<sup>th</sup> Street (Vac-1551).

MCAD now requests approval of the final plat as required by the planned unit development regulations. The delay in submitting the final plat was caused by the length of the registration process for parcels that were changed from Abstract to Torrens.

The City Attorney has reviewed and approved the final plat title documents.

**Required Findings:**

**1. The subdivision is in conformance with the land subdivision regulations and the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The Planned Unit Development chapter of the zoning code requires that planned unit developments be platted into one or more lots. MCAD has 21 lots and parcels that will be replatted into three lots and one Outlot. One lot for the majority of the campus, one lot for the two apartment buildings on 3<sup>rd</sup> Avenue South that have a different zoning classification, one lot for the two structures on Stevens that are west of an alley and south of a property that is not owned by MCAD, and an Outlot for which there is a mortgage against the parcel described as the Outlot. The MCAD properties on the Park Board land north of vacated 25<sup>th</sup> Street East will not be included in the plat as staff has previously determined that this is an existing parcel that is not required to be replatted or subdivided. All lots will be in conformance with the requirements of the zoning code and comprehensive plan.

The subdivision is in conformance with the design requirements of the land subdivision regulations except for Section 598.230 (5), which requires utility easements to be 5 feet wide on interior side lot lines and 10 feet on rear lot lines. In order to be in conformance with the land subdivision regulations, a variance of Section 598.230 (5) was granted by the City Planning Commission in 2009, as a part of the preliminary plat approval.

**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 proposed subdivision will create three lots and an Outlot out of 21 lots and parcels with existing buildings. This will not increase congestion in the public streets.

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

The site does not present the above noted 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.**

A final site plan (PW#8297) was approved by CPED-Planning and Public Works as a part of the 2009 planned unit development that addressed the above noted items.

**5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.**

A stormwater management plan was approved by Public Works as apart of the final site plan (PW#8297) required for the 2009 planned unit development.

## **RECOMMENDATION**

### **Recommendation of the Community Planning and Economic Development Department - Planning Division for the final plat:**

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the final plat application with the previously approved easement variance for property located at 2501 Stevens Avenue South.

### **Attachments:**

- 1) Zoning map
- 2) Final plat.
- 3) Aerial.