

Department of Community Planning and Economic Development
Conditional Use Permit
BZZ-6051

Date: June 10, 2013

Applicant: Minneapolis School District No. 1

Address of Property: 4800 Abbott Avenue South

Project Name: Southwest High School Stadium Field Lighting

Contact Person and Phone: Jay Pomeroy, Anderson-Johnson Associates (763-544-7129)

CPED Staff and Phone: Janelle Widmeier (612-673-3156)

Date Application Deemed Complete: May 17, 2013

End of 60-Day Decision Period: July 16, 2013

Ward: 13 **Neighborhood Organization:** Fulton

Existing Zoning: R1 Single-Family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 29

Legal Description: Not applicable for this application

Proposed Use: Install 4 light poles in the Southwest High School Stadium Field.

Concurrent Applications: Conditional use permit to increase the maximum allowed height of light poles from 35 feet to 70 feet and 80 feet to allow 4 new poles.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits.

Background: The Minneapolis School District No. 1 is proposing to install new sports field lighting at its stadium located at the property of 4800 Abbott Avenue South. A total of 4 new light poles are proposed. Two 80-foot tall poles will be installed on the west side of the field and two 70-foot tall poles would be installed on the east side of the field. Light poles accessory to athletic fields are limited to 35 feet in height. A conditional use permit is required to increase the allowed height. Upon approval of the conditional use permit, the actions must be recorded with Hennepin County as required by state law. As of writing this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward comments, if any are received, at the City Planning Commission meeting.

CONDITIONAL USE PERMIT: to increase the maximum allowed height of light poles from 35 feet to 70 feet and 80 feet to allow 4 new poles.

Findings as Required by the Minneapolis Zoning Code:

The Department of Community Planning and Economic Development has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 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.**

Allowing the increased height for the 4 proposed light poles should not be detrimental to or endanger the public health, safety, comfort or general welfare. The light poles will be installed on two sides of an existing sports field to provide illumination during athletic events. The applicant has provided a lighting plan indicating the project will comply with section 535.590 of the zoning code.

- 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.**

Residential uses are located across the adjacent streets to the north, east and south. The light poles would be located more than 80 feet from the nearest residential properties. A public park, Pershing Field, is located directly to the west. Light poles, similar to the proposed lighting, are located in the adjacent park. The applicant has provided a lighting plan indicating the project will comply with section 535.590 of the zoning code. The lights will be focused on the athletic field with defined cut-offs to minimize light spill and glare levels outside of the field. As proposed, allowing an increase of the height of the light poles would have little effect on surrounding properties.

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

The site is served by existing infrastructure.

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

Increasing the height of the light poles will have no impact on traffic congestion in the public streets.

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

The proposal is consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.2 Ensure that lighting and signage associated with non-residential uses do not create negative impacts for residential properties.

Public Services and Facilities Policy 5.2: Support the efforts of public and private institutions to provide a wide range of educational choices for Minneapolis students and residents throughout the city.

5.2.1 Work with institutions to ensure that school facilities are safe, accessible, and functionally appropriate for a diverse array of educational programs.

Urban Design Policy 10.17: Provide sufficient lighting to reflect community character, provide a comfortable environment in a northern city and promote environmentally friendly lighting systems.

10.17.4 Ensure that all site lighting requirements and directional signs have appropriate illumination levels to comply with zoning and industry illumination standards.

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 permit, the light poles would comply with the applicable regulations of the district in which it is located. The applicant has provided a lighting plan that indicates the proposed lighting will comply with the regulations of section 535.590 of the zoning code. The plan shows that the athletic field lights will be operated so as to ensure the intensity of the lights and any glare produced by the lights will be minimal at the property lines to prevent the creation of a public nuisance. Also, the transformer associated with the lights will be located outside of any required yards.

In addition to the conditional use permit standards, the City 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 height of the light poles will not affect surrounding properties access to light and air.

2. Shadowing of residential properties or significant public spaces, or existing solar energy systems.

The proposed light poles will not significantly shadow any surrounding residential properties, significant public spaces, or solar energy systems, if any exist.

3. The scale and character of surrounding uses.

The height of the proposed light poles is consistent with lighting equipment found at other busy city athletic fields. Light poles, similar to the proposed lighting, are located in the adjacent park.

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Although the immediate neighborhood is mostly comprised of low rise and low density residential development, the proposed light poles lack bulk and would not significantly shadow surrounding properties.

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

Allowing an increase in the height of the light poles will not impede views of landmark buildings, significant open spaces, or water bodies.

RECOMMENDATION

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit to increase the maximum allowed height of light poles from 35 feet to 70 feet and 80 feet to allow 4 new poles for the property located at 4800 Abbott Avenue South, subject to the following condition:

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 two years of approval.

Attachments:

- Chapter 535.590 – General lighting requirement.
- Applicant’s statement of proposed use
- Applicant’s responses to findings
- Zoning Map
- Land Survey
- Aerial photo of the site
- Plans
- Photometric plans
- Elevation plan of the proposed light poles
- Photographs of the site