

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit and Variance  
BZZ-2579

**Date:** September 19, 2005

**Applicant:** Signia Design

**Address of Property:** 2414 7<sup>th</sup> Street South

**Project Name:** University of Minnesota Medical Center-Fairview Riverside Campus

**Contact Person and Phone:** Frank Hickey, (651) 209-6254

**Planning Staff and Phone:** Lonnie Nichols, (612) 673-5468

**Date Application Deemed Complete:** August 23, 2005

**End of 60-Day Decision Period:** October 22, 2005

**End of 120-Day Decision Period:** Not applicable at this time

**Ward: 2      Neighborhood Organization:** Cedar-Riverside

**Existing Zoning:** OR3 (Institutional Office Residence District)

**Proposed Zoning:** No zoning change proposed, not applicable for this application.

**Zoning Plate Number:** 21

**Legal Description:** No zoning change proposed, not applicable for this application.

**Proposed Use:** Signage changes for existing Medical Buildings and campus grounds.

**Concurrent Review:** Conditional use permit, as regulated by section 525.340, to replace an existing sign in a location greater than six stories in height to allow a non-illuminated logo wall sign on an existing building located above six stories, as governed by section 543.340(b). Variance to exceed the maximum square footage of signage allowed by section 525.520 (21).

**Applicable zoning code provisions:** Chapter 521, Zoning Districts and Maps; Chapter 525, Article VII, Conditional Use Permits; Chapter 525, Article IX Variances; Chapter 543, On-premise Signs.

**Background:** The applicant has proposed replacement signage to reflect a corporate name change from Fairview-University Medical Center to University of Minnesota Medical Center–Fairview. The overall

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dimension (sq. ft. area) of the wall signage would be reduced, but still requires a conditional use permit and variance application. Staff is recommending a continuance of this application to allow the applicant more time to confirm street addresses, property identification numbers, and submit updated materials that include proposed changes to ground signage on the medical campus grounds. The updated proposal may require additional land use applications and re-noticing. A continuance will provide the applicant time to make revisions to the application materials and the City an opportunity to review and process the entire signage change proposal concurrently.

**RECOMMENDATIONS**

**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 adopt the above findings and **continue** the conditional use permit for signage located at 2414 7<sup>th</sup> Street South to October 5, 2005.

**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 adopt the above findings and **continue** the variance for signage located at 2414 7<sup>th</sup> Street South to October 5, 2005.

**Attachments:** None, not applicable at this time.