



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #10  
August 11, 2014  
BZZ-6646 and Vac-1633

**LAND USE APPLICATION SUMMARY**

*Property Location:* 3414 West 47<sup>th</sup> Street  
*Project Name:* Southwest High School  
*Prepared By:* [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
*Applicant:* Minneapolis Public Schools  
*Project Contact:* Dan Moll with ATS&R Architects & Engineers  
*Request:* To construct an addition to the existing Southwest High School  
*Required Applications:*

<b>Rezoning</b>	Of the western portion of the property located at 3414 47 <sup>th</sup> Avenue West from the RI Single-family District to the RIA Single-family District.
<b>Conditional Use Permit</b>	To allow an expansion to the existing K-12 school.
<b>Conditional Use Permit</b>	To increase the height of the building to exceed 2.5 stories/35 feet.
<b>Variance</b>	To increase the permitted floor area ratio of the building from .5 to 1.03 (the existing FAR is .87).
<b>Variance</b>	To increase the maximum impervious surface allowance from 65 percent to 84 percent (the existing is 81 percent).
<b>Variance</b>	To increase the maximum lot coverage allowance from 50 percent to 58 percent (the existing is 54 percent).
<b>Variance</b>	To reduce the required off-street parking requirement from 381 to 302 (where 184 are grandparented).
<b>Site Plan Review</b>	For an addition to an existing K-12 school.
<b>Vacation</b>	Of the utility easement that extends through vacated Beard Avenue South.

**SITE DATA**

<b>Existing Zoning</b>	RI Single-family District and RIA Single-family District
<b>Lot Area</b>	307,186 square feet / 7.05 acres
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Linden Hills, adjacent to Fulton
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (France Avenue three blocks west and 50 <sup>th</sup> Street West three blocks south)
<b>Small Area Plan(s)</b>	None

<b>Date Application Deemed Complete</b>	July 3, 2014	<b>Date Extension Letter Sent</b>	July 29, 2014
<b>End of 60-Day Decision Period</b>	September 1, 2014	<b>End of 120-Day Decision Period</b>	October 31, 2014

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located in southwest Minneapolis and occupies the majority of the two city blocks between Abbott Avenue South, West 47<sup>th</sup> Street, Chowen Avenue South and West 46<sup>th</sup> Street. The subject site is occupied by the Southwest High School which was originally constructed in 1939 on the block located west of Beard Avenue South and later expanded in 1966 to the southern portion of the block on the east side of Beard Avenue South. The two portions of the building are connected via a ground level link that crosses over the portion of Beard Avenue South that was vacated at the time of the later addition.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by single-family residences and a communications exchange building. The site is located in the Linden Hills neighborhood.

**PROJECT DESCRIPTION.** The applicant is proposing to construct an addition to the existing building. The primary addition will be built in the space between the east and west buildings where the existing single-story link is currently located. A smaller two-story addition will be constructed on the west side of the building towards the south end of the site. As part of the project approximately 12,400 square feet of the existing east building will be removed and an addition totaling approximately 60,346 square feet in size will be built. As part of this development other portions of the building will be renovated. These renovations will primarily be internal to the building. Exterior site work will also be completed as part of the development including reconfiguring some of the parking areas, adding bicycle parking areas and landscaping.

The expansion to the school is being done in anticipation of increased enrollment. The current student enrollment is 1,650 and the projected student enrollment is 2,100. The number of classrooms will increase from 80 to 100 and the number of teachers will increase from 48 to 60. The average number of staff at the school at any one time is approximately 80 to 100. The addition will be built in such a way to accommodate a fourth story. However, since the details of the additional floor and other possible modifications are unknown any future expansion of the building will need to be reviewed by the Planning Commission at that time.

The site is located in both the RI and the RIA zoning districts. To unify the zoning the applicant is proposing to rezone that portion of the lot located in the RI zoning district to the RIA zoning district. The height limitation in the RIA zoning district is two-and-a-half stories or 35 feet. The proposed addition will be three stories or 52 feet in height. However, height of a building is measured from the front center of the building. In this case the building height is measured from Abbott Avenue South. Given this and the grade change on the site the building height is technically six stories or 76 feet. The applicant has applied for a conditional use permit to increase the height of the building. An additional conditional use permit to expand the school, several variances, site plan review and a utility easement vacation are also needed.

When the 1966 addition and ground level link were added to the building the southern portion of Beard Avenue South, between West 46<sup>th</sup> Avenue and West 47<sup>th</sup> Avenue, was vacated. The City of Minneapolis maintained an easement through the vacated portion of the street for water and sewer utility purposes. Now that the applicant is proposing to construct a multi-level building over the vacated portion of the street the utility easement needs to be vacated. The applicant is working with the Public Works Department to relocate the public utilities. There are private utility easements within the vacated portion of the street that the applicant is responsible for working out independently of the City's involvement.

Additional changes to the building have been made since the submittal of the plans to CPED staff. In order to allow staff time to evaluate the modified plans, CPED is recommending that the applications be continued to the August 25, 2014, City Planning Commission meeting. In addition, the applicant is working with Public Works regarding the proposed utility easement vacation.

**RELATED APPROVALS.** No land use applications have been reviewed for this site.

**PUBLIC COMMENTS.** No public comments have been received for this site. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Rezoning:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the rezoning petition for the western portion of the property located at 3414 47<sup>th</sup> Avenue West from the R1 Single-family District to the R1A Single-family District to the August 25, 2014, City Planning Commission meeting.

### **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 **continue** the application for a conditional use permit to allow an expansion to the existing K-12 school located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

### **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 **continue** the application for a conditional use permit to increase the height of the building from the permitted 2.5 stories/35 feet to 6 stories/76 feet (in actuality the proposed addition will be 3 stories/52 feet) in height located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to increase the permitted floor area ratio of the building from .5 to 1.03 (the existing FAR is .87) located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to increase the maximum impervious

surface allowance from 65 percent to 84 percent (the existing is 81 percent) located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to increase the maximum lot coverage allowance from 50 percent to 58 percent (the existing is 54 percent) located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the application for a variance to reduce the required off-street parking requirement from 381 to 302 (where 184 are grandparented) located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.:

**Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the site plan review application to allow an addition to an existing K-12 school located at 3414 47<sup>th</sup> Avenue West to the August 25, 2014, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the vacation of the utility easement that extends through vacated Beard Avenue South to the August 25, 2014, City Planning Commission meeting.