

**Department of Community Planning and Economic Development – Planning Division  
Conditional Use Permit, Front Yard Setback Variance, Site Plan Review, and Street Vacation  
BZZ-2648 and Vac-1471**

**Hearing Date:** November 14, 2005

**Applicant:** Augsburg College

**Address of Property:** 709 23rd Ave. S.

**Project Name:** Si Melbe Hall expansion

**Contact Person and Phone:** David Draus, Director, Facilities and Risk Management, Facilities Office, Memorial Hall, Room 20, 710 22nd Ave. S., Campus Box 74, Mpls., MN 55454; 612-330-1033

**Staff Contact Person and Phone:** J. Michael Orange, Principal Planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: [michael.orange@ci.minneapolis.mn.us](mailto:michael.orange@ci.minneapolis.mn.us)

**Date Application Deemed Complete:** 10/12/05 (incomplete letter sent 9/29/05)

**End of 60-Day Decision Period:** 12/11/05

**End of 120-Day Decision Period:** Not applicable for this application

**Ward: 2**      **Neighborhood Organization:** West Bank Community Coalition

**Existing Zoning:** OR3, High Density Office Residence District

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

**Zoning Plate Number:** 21

**Legal Description:** Not applicable for this application

**Proposed Use:** Application by Augsburg College to expand the existing 60,000 sq. ft. Si Melby Hall by 35,000 sq. ft. in a two-story, three-level addition for expanded athletic and health education programs. The project also includes a new exterior bleacher system (1,500 seating capacity) and press box for the existing athletic field located to the south of Si Melby Hall and the proposed addition. The proposed street vacation (Vac-1471) is of the eastern 11 feet of 23rd Ave. between Riverside Ave. and Butler Place.

**Concurrent Review:**

- Conditional use permit for the expansion of a college or university
- Variance of the front yard setback from the required 15 ft. to zero for the building addition

<p><b>Attention:</b> If you want help translating this information, call - <b>Hmong</b> - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; <b>Spanish</b> - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; <b>Somali</b> - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</p>
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- Variance of the impervious surface requirement
- Site plan review
- Street vacation (Vac-1471)

**Applicable zoning code provisions:**

- Conditional use permit: Chapter 525, Article VII, Conditional Use Permits.
- Variance: Chapter 525.520 (1), yard requirements
- Variance: Chapter 525.520 (15), lot coverage and impervious surface requirements
- Site plan review: Chapter 530

**Prior approvals (located on campus and east of the subject site; Planning Commission approved BZZ-2502 on 8/15/05):**

- **Conditional use permit:** Augsburg College was approved to reconfigure and expand a surface parking lot located on the northwest corner of Butler Place and 25<sup>th</sup> Avenue South.
- **Vacation (Vac-1464):** of a portion of 8th Street South.
- **Vacation (Vac-1465):** of a portion 24th Avenue South.

**Background:** Augsburg College is proposing to expand the existing 60,000 sq. ft. Si Melby Hall by 35,000 sq. ft. in a two-story, three-level addition for expanded athletic and health education programs. The project also includes a new exterior bleacher system (1,500 seating capacity) and press box for the existing athletic field located to the south of Si Melby Hall and the proposed addition (refer to Attachments 4 & 5 for additional detail regarding the expansion). The proposed street vacation (Vac-1471) is of the eastern 11 feet of 23rd Ave. between Riverside Ave. and Butler Place.

**New permit and need for continuance:** After scheduling the project for the 11/14/05 Planning Commission hearing, Planning staff concluded that an additional permit was necessary. Section 547.150 limits impervious surfaces in the OR Districts to 85% of the zoning lot. The zoning lot in this case is 3.43 acres and, in addition to Si Melbe Hall and the proposed expansion site, it encompasses the parking lot on the northern portion and the athletic field on the southern half of the site. The athletic field, which is artificial turf, has very limited capabilities to absorb and retain stormwater, and, as such, Public Works staff have concluded that the field be classified as impervious. The entire zoning lot is over 90% impervious and the proposed expansion will increase this condition, thus necessitating the additional variance and the need to continue the public hearing to the 11/28/05 Planning Commission hearing. The Planning Department has also re-noticed the project with the new permit information.

**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 application for the proposed expansion of Si Melbe Hall located at 709 23rd

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Ave. S. to the 11/28/05 Planning Commission hearing

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the front yard 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 application of the front yard setback from the required 15 ft. to zero for the building addition for the proposed expansion of Si Melbe Hall located at 709 23rd Ave. S. to the 11/28/05 Planning Commission hearing.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review permit:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the site plan review permit application for the proposed expansion of Si Melbe Hall located at 709 23rd Ave. S. to the 11/28/05 Planning Commission hearing.

**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 adopt the above findings and **continue** the vacation application (Vac-1471) to vacate the eastern 11 feet of 23rd Ave. between Riverside Ave. to Butler Place to the 11/28/05 Planning Commission hearing.