

**LAND USE APPLICATION SUMMARY**

*Property Location:* 3100 W River Pkwy S, 3105 46<sup>th</sup> Ave S, and 3106 47<sup>th</sup> Ave S  
*Project Name:* Minnehaha Academy North Campus Turf Field  
*Prepared By:* Hilary Dvorak, Principal City Planner, (612) 673-2639  
*Applicant:* Minnehaha Academy  
*Project Contact:* Mike Berg with Clow Berg  
*Request:* To reconstruct an athletic field with synthetic turf, new lights, new bleachers, and a new scoreboard

<b>Non-Residential Uses</b>	Athletic field
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*Required Applications:*

<b>Conditional Use Permit</b>	To increase the height of two light poles from the permitted 35 feet to 70 feet and to increase the height of two light poles from the permitted 35 feet to 80 feet in the UN1 Urban Neighborhood District.
<b>Variance</b>	To reduce the required front yard setback along 46 <sup>th</sup> Avenue South from 26.1 feet to 18.1 feet.
<b>Variance</b>	To increase the height of the bleachers (accessory structure) from 13 feet to 16 feet.
<b>Variance</b>	To increase the height of the scoreboard (accessory structure) from 13 feet to 24.5 feet.
<b>Variance</b>	To increase the maximum amount of impervious surface on the site from 60 percent to 71 percent.

**SITE DATA**

<b>Existing Zoning</b>	UN2 Urban Neighborhood District SH Shoreland Overlay District MR Mississippi River Corridor Critical Area Overlay District BFI2 Interior 2 Built Form Overlay District
<b>Lot Area</b>	464,110 square feet / 10.7 acres
<b>Ward(s)</b>	Ward 12
<b>Neighborhood(s)</b>	Longfellow
<b>Future Land Use</b>	Urban Neighborhood
<b>Goods and Services Corridor</b>	Not applicable
<b>Built Form</b>	Interior 2

Date Application Deemed Complete	April 24, 2024	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 23, 2024	End of 120-Day Decision Period	Not applicable

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**BACKGROUND**

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**SITE DESCRIPTION AND PRESENT USE.** The site is located on the north side of East 32<sup>nd</sup> Street and extends from West River Parkway South to 46<sup>th</sup> Avenue South. The site is occupied by Minnehaha Academy, a Christian private school serving students from 9<sup>th</sup> to 12<sup>th</sup> grade. The building is located towards the center of the site and extends from East 32<sup>nd</sup> Street to East 31<sup>st</sup> Street. There is a surface parking lot located towards the southeast corner of the site and one immediately to the west of the building. On the western one-third of the site is an athletic field with two detached accessory garages. The northernmost garage is built across the shared interior property line to the north. North of the athletic field are two single-family homes that are owned by the applicant. They are used to support the functions of the school.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by low-density residential properties, the Danish American Center, and the Mississippi River. Cooper Community School is located one block to the west along East 42<sup>nd</sup> Street. The site is located in the Longfellow neighborhood of Minneapolis.





**PROJECT DESCRIPTION.** The applicant is proposing to reconstruct the existing athletic field located on the western one-third of the site with synthetic turf, new lights, new bleachers, and a new scoreboard.

The maximum height of light poles accessory to all uses, except single-, two- or three-family dwellings and cluster developments, shall be limited to 35 feet in height. The maximum height of athletic field lights may be increased by conditional use permit provided the height of the light poles shall not exceed 80 feet in the urban neighborhood, residential mixed-use, and commercial mixed-use districts. The applicant is proposing to have two, 70-foot-high light poles and two, 80-foot-high light poles on the site. The applicant has applied for a conditional use permit to increase the height of four light poles.

The required front yard setback along 46<sup>th</sup> Avenue South is established by the setback of the house, originally designed for residential purposes, located at 3105 46<sup>th</sup> Avenue South. The house located at 3105 46<sup>th</sup> Avenue South is located 26.1 feet back from the front property line. The applicant is proposing to locate the bleachers 18.1 feet from the front property line along 46<sup>th</sup> Avenue South. The applicant has applied for a variance to reduce the required front yard setback along 46<sup>th</sup> Avenue South from 26.1 feet to 18.1 feet.

Accessory structures are limited to a maximum height of 13 feet. The applicant is proposing to have bleachers and a scoreboard on the site, both accessory structures. The bleachers are proposed to be 16 feet in height and the scoreboard is proposed to be 24.5 feet in height. The applicant has applied for a variance to increase the height of both the bleachers and the scoreboard.

The maximum amount of impervious surface allowed on a site in the UN2 Urban Neighborhood District and the BF12 Interior 2 Built Form Overlay District is 60 percent. The proposed amount of impervious surface on the site is 71 percent. The applicant has applied for a variance to increase the maximum amount of impervious surface on the site from 60 percent to 71 percent.

The applicant has requested a one-cycle continuance to the June 10<sup>th</sup> City Planning Commission meeting to allow more time to discuss the project with the neighborhood.

**RELATED APPROVALS.**

Planning Case #	Application(s)	Description	Action
CU-270, CU-297, SP-236, and VAC-1343	Conditional use permits Site plan review ROW vacations	New gymnasium, auditorium, clock tower, and parking modifications to an existing K-12 school	Approved, March 19, 2001 Appeal denied, May 4, 2001
PLAN6054	Conditional use permits Variances Site plan review	For additions to a K-12 school following an explosion	Approved, April 23, 2018

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development (CPED) recommends that the City Planning Commission adopt staff findings for the applications by Minnehaha Academy for the properties located at 3100 W River Pkwy S, 3105 46<sup>th</sup> Ave S, and 3106 47<sup>th</sup> Ave S:

**A. Conditional Use Permit.**

Recommended motion: The City Planning Commission **continues** the conditional use permit to increase the height of two light poles from the permitted 35 feet to 70 feet and to increase the height of two light poles from the permitted 35 feet to 80 feet in the UN1 Urban Neighborhood District one cycle, to the June 10, 2024, City Planning Commission meeting.

**B. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to reduce the required front yard setback along 46th Avenue South from 26.1 feet to 18.1 feet one cycle, to the June 10, 2024, City Planning Commission meeting.

**C. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to increase the height of the bleachers (accessory structure) from 13 feet to 16 feet one cycle, to the June 10, 2024, City Planning Commission meeting.

**D. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to increase the height of the scoreboard (accessory structure) from 13 feet to 24.5 feet one cycle, to the June 10, 2024, City Planning Commission meeting.

**E. Variance.**

Recommended motion: The City Planning Commission **continues** the variance to increase the maximum amount of impervious surface on the site from 60 percent to 71 percent one cycle, to the June 10, 2024, City Planning Commission meeting.