

Campus Boundaries Zoning Study (Campus Boundaries Expansion Process)

Saint Paul Planning Commission

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Campus Zoning in Saint Paul

- In residential zoning districts, college campuses are a conditional use
- The conditional use permit defines the boundaries of the campus, establishes maximum building heights and setbacks, and sets other development standards
- Colleges may own property outside of their campus, but may only use these properties for uses permitted of-right under zoning

Campus Expansion

- In residential districts, in order to expand their campus, colleges must get a conditional use permit that defines the new boundaries
- The zoning code specifies that colleges, when seeking campus expansion, must provide certain information to the Planning Commission
- This information helps the Planning Commission understand how the larger campus might impact surrounding properties and determine appropriate conditions on the expansion

The Study

- On March 27th, 2015, the Planning Commission initiated a zoning study to look at the portion of the zoning code that defines development standards and the expansion process for college campuses
- The study evaluated whether or not the zoning code as currently written is effective in managing expansion of campuses and their impacts on surrounding properties

Findings and Recommendations

- Demolishing and holding vacant residential properties has a negative impact on neighborhoods
- To be consistent with the intent of the zoning code, demolition of properties should occur only pursuant to approved campus expansion plans
- A 10-year prohibition on addition of demolished properties to a college campus is appropriate

Questions?