

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Metro State University **FILE #** 17-023-698
  2. **APPLICANT:** Metropolitan State University **HEARING DATE:** April 13, 2017
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 381 - 393 Bates Ave, NW corner 6th Street E. and Bates Avenue
  5. **PIN & LEGAL DESCRIPTION:** 322922130045- 47, Stowers Re L5 6b2 Aud Sub 19 Lot 1- 3
  6. **PLANNING DISTRICT:** 4 **PRESENT ZONING:** RT1
  7. **ZONING CODE REFERENCE:** §65.200; §61.501
  8. **STAFF REPORT DATE:** April 6, 2017 **BY:** Jake Reilly
  9. **DATE RECEIVED:** March 28, 2017 **60-DAY DEADLINE FOR ACTION:** May 27, 2017
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- A. **PURPOSE:** Conditional use permit to expand the campus onto lots zoned RT1 two-family residential to expand a parking lot.
- B. **PARCEL SIZE:** Three parcels totaling 15,244 square feet
- C. **EXISTING LAND USE:** Vacant (Zoned RT1)
- D. **SURROUNDING LAND USE:**
  - North: Mixed commercial and residential uses (Zoned T2- Traditional neighborhood and RT1)
  - East: Residential uses (Zoned RT1)
  - South: Institutional campus use (Zoned B2 – Community business)
  - West: Institutional campus use (Zoned B2)
- E. **ZONING CODE CITATION:** § §65.220 describes conditions and standards for conditional use permits, and defines the required content of a “anticipated growth and development statement” to be submitted as part of any application for a college, university, or seminary boundary expansion. §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** Metropolitan State was established in 1971. In 1992 programming moved to the facility at 700 East 7<sup>th</sup> Street in Dayton’s Bluff. In 2011 Metropolitan State University began planning for a structured parking lot and student center to be built on the surface parking lot at 700 East 7<sup>th</sup> Street. That facility opened in 2014. During the planning phase of the project, the parcels at 381-393 Bates were to be included in the project, but were not able to be at the time.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 4 Council has provided a letter of support, which is attached to this report, for the application.
- H. **FINDINGS:**
  1. The properties at 381-39 Bates Avenue were acquired by Metropolitan state in 2013 and 2015 and subsequently in order to be able to be included in new parking facilities being developed at that time.
  2. Metropolitan State is proposing to expand the existing parking facilities to the lots on the corner of Bates Avenue and 6<sup>th</sup> Street. The university currently provides 966 off-street parking spaces. This project would add 42 spaces for a total of 1008 off-street parking spaces.
  3. §65.220 offers standards and conditions for colleges, universities, and similar institutions of higher learning. Standards a), c), and f) apply to this application:
    - (a) *When an institution is established, it shall provide the minimum number of off-street parking spaces required by this code. This condition is met.*
    - (c) *The campus boundary as defined under subparagraph (f) below at some point shall be adjacent to a major thoroughfare as designated on the major thoroughfare plan. This condition is met. The Campus boundary is adjacent East 7<sup>th</sup> Street between Mounds Boulevard and Bates Avenue.*
    - (f) *The boundaries of the institution shall be as defined in the permit, and may not be expanded without the prior approval of the planning commission, as evidenced by an amended conditional use permit. The campus that is defined by the boundaries shall be a minimum of*

*three (3) acres, and all property within the campus boundaries must be contiguous. This condition is met. See campus boundary map.*

4. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The use is located in a Mixed Use Corridor, as defined by the Saint Paul Comprehensive Plan (2010), and an institutional use adds to the mix of uses in the neighborhood. In addition, it is in compliance with the Near East Side Roadmap (2013) which seeks to better integrate the university into the neighborhood.*
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. This parking lot expansion will not include additional ingress or egress to adjacent streets. In addition, having more parking spaces may mitigate congestion on the public streets.*
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The expansion of the parking facilities is not detrimental to the existing character of development. Much of the immediate neighborhood is either institutional or residential in nature, and the parking facilities may mitigate issues associated with the health, safety, and welfare of residents.*
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The proposed parking expansion may help to improve the physical relationship between the campus and the surrounding properties, thereby having a positive effect, if any, on the orderly development and improvement thereof.*
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The proposed expansion conforms in all other respects to applicable regulations.*

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit to expand the campus onto lots zoned RT1 two-family residential to expand a parking lot. subject to the following additional condition(s):

- 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.



**CONDITIONAL USE PERMIT APPLICATION**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Zoning office use only  
File # 17-023698  
Fee 800.00  
Tentative Hearing Date  
4-13-17

PD = 4

# 322922130045-47

**APPLICANT**

Name Chris Maas Director of Facilities, Metro State University  
Address 700 East Seventh Street  
City Saint Paul St. MN Zip 55125 Daytime Phone 651-793-1711  
Name of Owner (if different) \_\_\_\_\_  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address / Location Southwest Quad of Bates Avenue and 6th Street  
Legal Description 4 parcels total, see attached  
Current Zoning college/Univ  
(attach additional sheet if necessary)

**TYPE OF PERMIT:**

Application is hereby made for a Conditional Use Permit under provisions of  
Chapter 65, Section 220, Paragraph A of the Zoning Code.

**SUPPORTING INFORMATION:** Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

*See Attachment A*

Required site plan is attached

Applicant's Signature

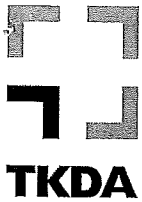
Chris Maas

Date

3-14-17

City Agent

*pd 3-23-17*



444 Cedar Street, Suite 1500  
Saint Paul, MN 55101  
651.292.4400  
tkda.com

## Attachment A

<b>To:</b>	City of Saint Paul Zoning Office	<b>Reference:</b>	Metropolitan State University – South Surface Lot Expansion
		<b>Project No.:</b>	16331.000

### PURPOSE:

In order to increase available off street parking on campus, Metropolitan State University proposes to expand an existing parking lot at the corner of Bates Avenue and 6<sup>th</sup> Street. The following paragraphs describe how the proposed development and associated use will meet the five general conditions as described in Section 61.501 of the zoning code as well as Section 65.220 addressing College and University land uses.

This project seeks to expand an existing surface parking lot by adding 42 spaces. A site plan is included with the CUP submittal.

### CONDITIONAL USE PERMITS – GENERAL STANDARDS:

- a. **The extent, location and intensity of the use will be insubstantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.**

Most of the campus with the exception of three parcels in the project area are currently zoned B2 Community Business District. The three small parcels at the corner of Bates Avenue and 6<sup>th</sup> Street are currently zoned T1 Traditional Neighborhood. We believe the conversion of the project area to additional parking is consistent with the Comprehensive Plan for this type of zoning.

- b. **The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.**

This parking lot expansion will not include additional ingress or egress to adjacent streets. All access will be utilizing the existing parking ramp entrance off of Maria. The access to the existing surface parking lot and this expansion area is through the ramp entrance.

- c. **This will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health safety and general welfare.**

This project is expanding an existing parking facility and does not change the character of the neighborhood in any significant way. As part of this project, there will be a significant area of landscaped green space bordering the parking lot. Additionally, it meets all the city requirements for landscaped parking islands.

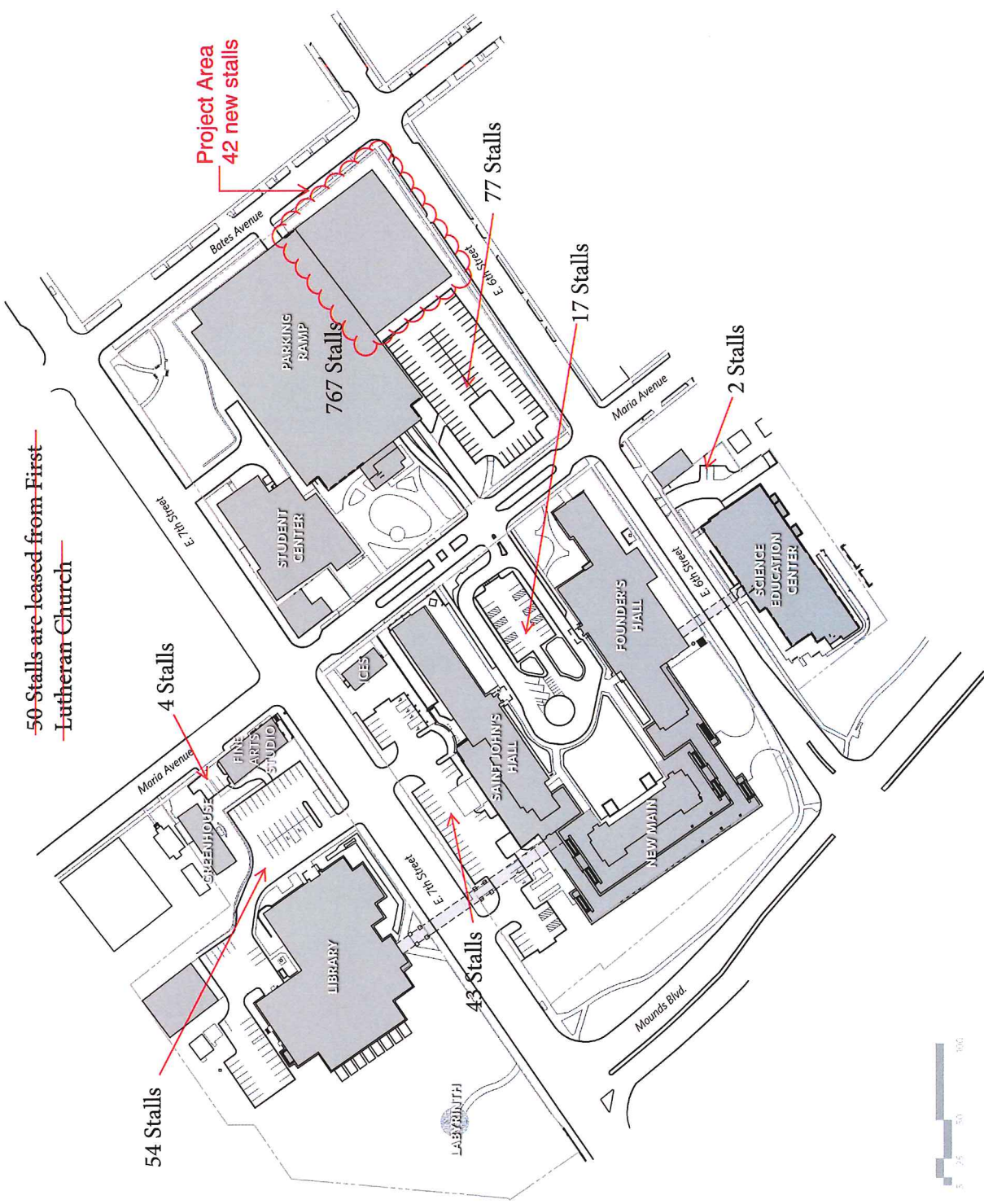
**d. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

As discussed in in the previous sections, this parking lot expansion is consistent with the use of the existing parking facilities on the remainder of the property. Additionally, there will be no new access to the adjoining streets to affect traffic flows. If anything, this development may enhance the development and improvement of the surrounding properties as it will create additional public parking spaces that will benefit the surrounding area business and residents.

**e. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

Among the applicable regulations of the district is Section 65.220.A which speaks to off street parking spaces for Colleges and Universities. The University currently provides 966 of street parking spaces. This project would increase the count by 42 spaces bringing the new total to 1008. Included with this attachment is a summary of parking spaces and student and employee counts as well as a campus map including parking locations and counts.





50 Stalls are leased from First  
Lutheran Church

Project Area  
42 new stalls

54 Stalls

4 Stalls

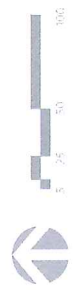
43 Stalls

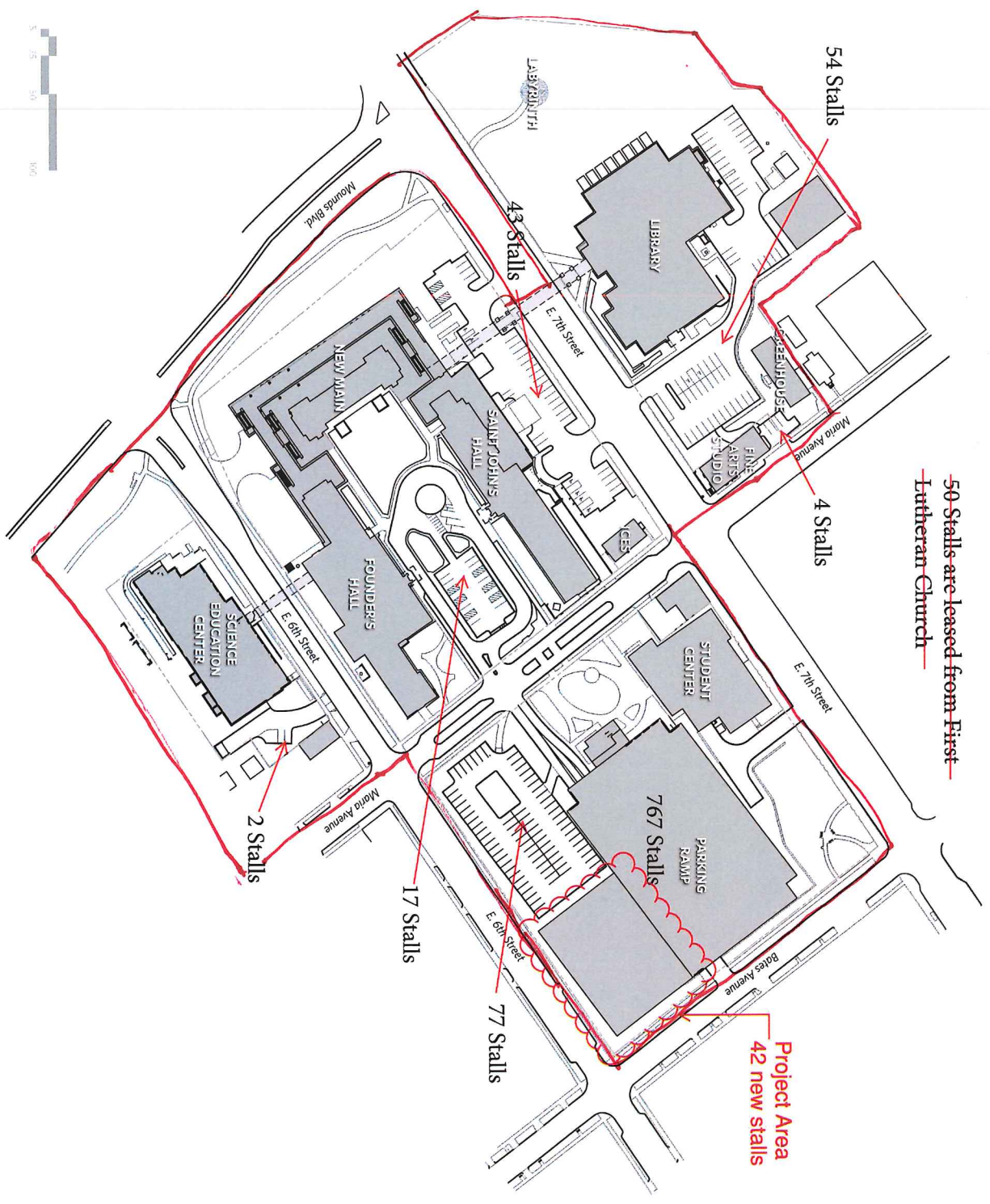
767 Stalls

77 Stalls

17 Stalls

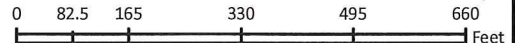
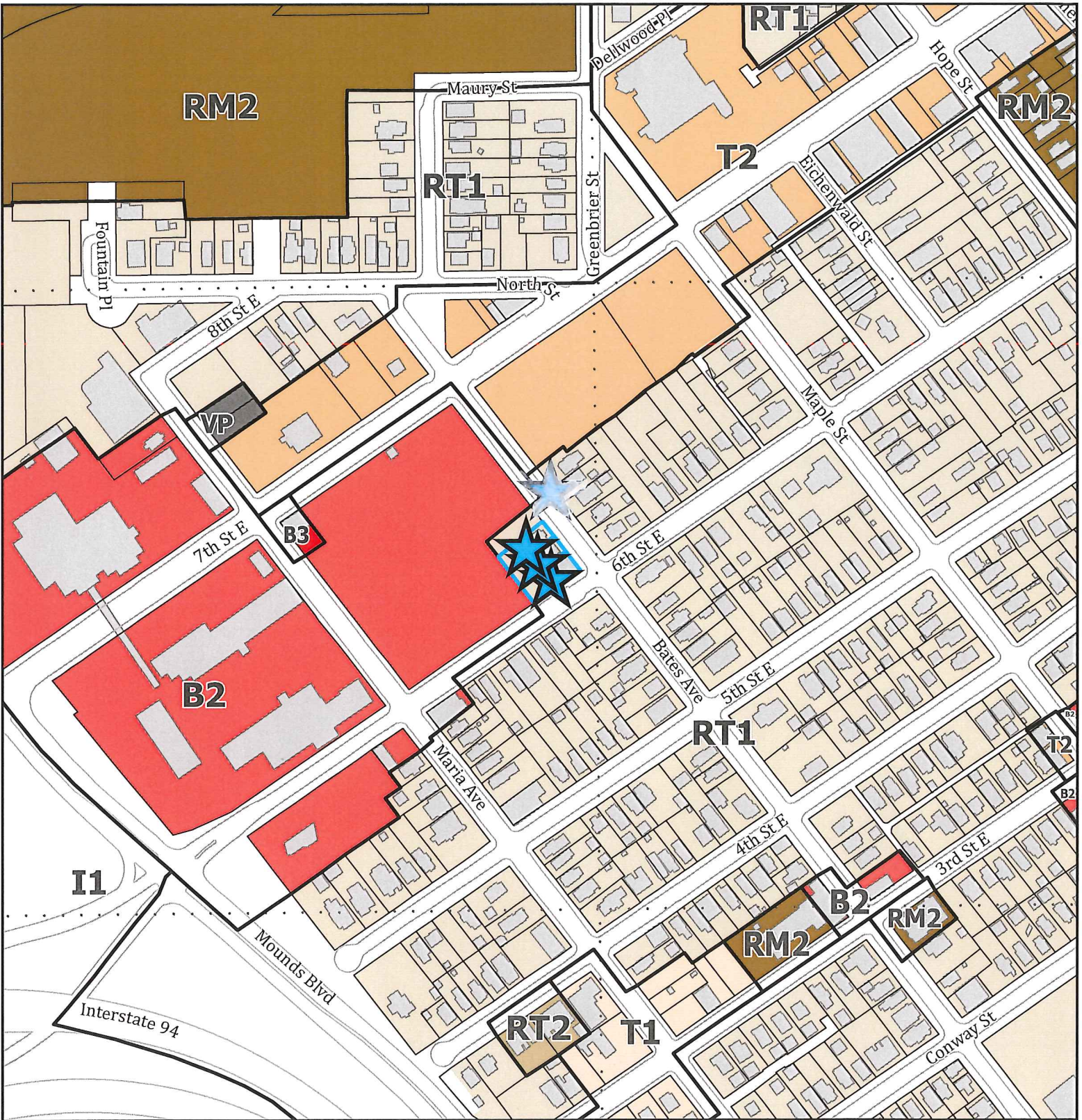
2 Stalls





~~50 Stalls are leased from First Lutheran Church~~

**Project Area**  
**42 new stalls**



FILE NAME: Metro State

APPLICATION TYPE: CUP

FILE #: 17-023698

DATE: 3/28/2017

PLANNING DISTRICT: 4

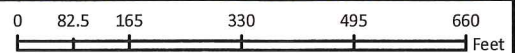
ZONING PANEL: 10

**Zoning**

- Subject Parcels
- Section Lines
- RT1 Two-Family
- RT2 Townhouse
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business
- B3 General Business
- I1 Light Industrial
- VP Vehicular Parking







FILE NAME: Metro State

APPLICATION TYPE: CUP

FILE #: 17-023698      DATE: 3/28/2017

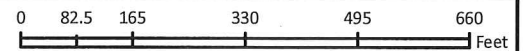
PLANNING DISTRICT: 4

ZONING PANEL: 10

**Land Use**

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Metro State

Aerial

APPLICATION TYPE: CUP

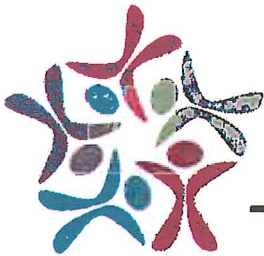
 Subject Parcels

FILE #: 17-023698      DATE: 3/28/2017

PLANNING DISTRICT: 4

ZONING PANEL: 10





**dayton's bluff**  
COMMUNITY COUNCIL

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804 Margaret St. Saint Paul, MN 55106 . Phone 651-772-2075

Visit our website at [www.daytonsbluff.org](http://www.daytonsbluff.org)

February 24<sup>th</sup> 2017  
Metropolitan State University,  
700 East 7<sup>th</sup> st.  
Saint Paul, MN 55106

Attn: Kerry Rauschender

RE: Kerry Rauschender

Dear Kerry Rauschender,  
The Dayton's Bluff Community Council Neighborhood Development Committee met on January 9th, 2017. Members of the Metropolitan State University development team presented the plans for the Metropolitan State University parking lot expansion plan near East 7<sup>th</sup> street and Maria. Dayton's Bluff Community Council Neighborhood Development Committee and community members were very interested in the plans that include expanding the Metro State parking lot. The Board and other community members were given a recap of the physical improvements that will be made, and received satisfactory responses to our questions.

In reponse to a letter of support for the expansion of the Metropolitan State University Parking lot the board voted unanimously to support this project.

Sincerely,

Deanna Abbott-Foster  
Executive Director