

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; §63.207; §61.501
 8. **STAFF REPORT DATE:** April 6, 2017; rev. April 21, 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 for a campus, to expand the campus onto to allow for parking on 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 – two-family residential)
- 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. §63.207 lists parking requirements by use. §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 7th 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 7th 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. Metropolitan State has applied for a conditional use permit for a campus, to allow for parking on lots zoned RT1 two-family residential to expand a parking lot to meet minimum parking requirements set by the zoning code. A campus is required to have a conditional use permit in a residential district. The applicant is proposing to expand the existing parking facilities to the residentially-zoned lots on the corner of Bates Avenue and 6th Street. The conditional use permit for the campus can ensure that all future development and redevelopment of campus facilities at Metropolitan State come before the Planning Commission for consideration by that body, and ensure notification of the surrounding neighborhood for all development and redevelopment activities. See finding 3(f) below.
 2. This project would provide 42 spaces. 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, in order to better accommodate minimums required in the zoning code. The minimum required in the zoning code based on Fall 2016 student enrollment and faculty population data is 1111 spaces. The university currently provides 9646 off-street parking spaces and leases 50 spaces from First Lutheran Church. With the additional 42 spaces, the university can provide, at most,

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 can be met, subject to a modification of this condition. §63.207 requires colleges and universities to provide a minimum number of parking spaces of 1 space per every 2 employees and 1 space per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater, plus required parking for other uses. Under that provision, when constructed, the university was required to 865 spaces, and was able to provide 758, including 100 spaces leased from other entities. This did not meet code requirements. As of Fall 2016, Metropolitan State University is required to provide a minimum of 1111 parking spaces. Metropolitan State currently provides 197 surface parking stalls on six lots on their property and 767 stalls in the structured parking ramp, for a total of 964 parking spaces. Of those, 54 are in the parking lot adjacent to the library facility which houses the Dayton's Bluff branch of the Saint Paul Public Library system, and are shared with public library staff and patrons. The university also leases 50 spaces at First Lutheran Church. This facility will add 42 spaces to the facilities provided on the University Campus, ensuring that the university can provide 1006 spaces without leasing additional space, or 1056 with the leased spaces. The applicant has stated that fewer spaces could be leased from First Lutheran with the construction of the parking lot expansion, if requested, subject to approval of a modification of this condition.

(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 7th 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. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property. This finding is met. Given site constraints, neighborhood traffic, congestion, and concerns, meeting the minimum requirement of 1111 parking spaces, does not impair the intent and purpose of the condition set in §65.220 (f) of the zoning code.

5. §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, which in this case is considered a "Civic and Institutional use" by the zoning code, is located in a Mixed Use Corridor, as defined by the Saint Paul Comprehensive Plan (2010), and an institutional is integral to the mix of uses in this neighborhood. In addition, it is in compliance with the Near East Side Roadmap (2013) which seeks to better integrate the university into the neighborhood. Providing parking spaces in an attempt to minimize the use of on-street parking by students, and in order to minimize strain on the shared parking facility at the joint University/SPPL Library parking lot, may 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. The use, which in this case is considered a "Civic and Institutional

use by the zoning code, is required to offer a minimum number of parking spaces, and this parking lot expansion will not include additional ingress or egress to adjacent streets. All access to the expansion is through existing entrances and exits, location of which was provided in a manner designed to minimize additional traffic north and east of the university, following extensive discussion with neighbors and city staff in 2013. In addition, having more off-street parking spaces may mitigate parking 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 use, which in this case is considered a “Civic and Institutional use” by the zoning code, is required to offer a minimum number of parking spaces. 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 use, which in this case is considered a “Civic and Institutional use” by the zoning code, is required to offer a minimum number of parking spaces. 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 use, which in this case is considered a “Civic and Institutional use” by the zoning code, is required to offer a minimum number of parking spaces and the proposed expansion of that uses’ parking facilities conforms in all other respects to applicable regulations.

- I. **STAFF RECOMMENDATION:** Based on findings 4 and 5, staff recommends approval with a condition of the conditional use permit for a campus, to allow for parking on lots zoned RT1 two-family residential to expand a parking lot, subject to the following additional condition:
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.

BATES AVE.

PARKING EXPANSION AREA

EAST GYM ST
ELEVATION

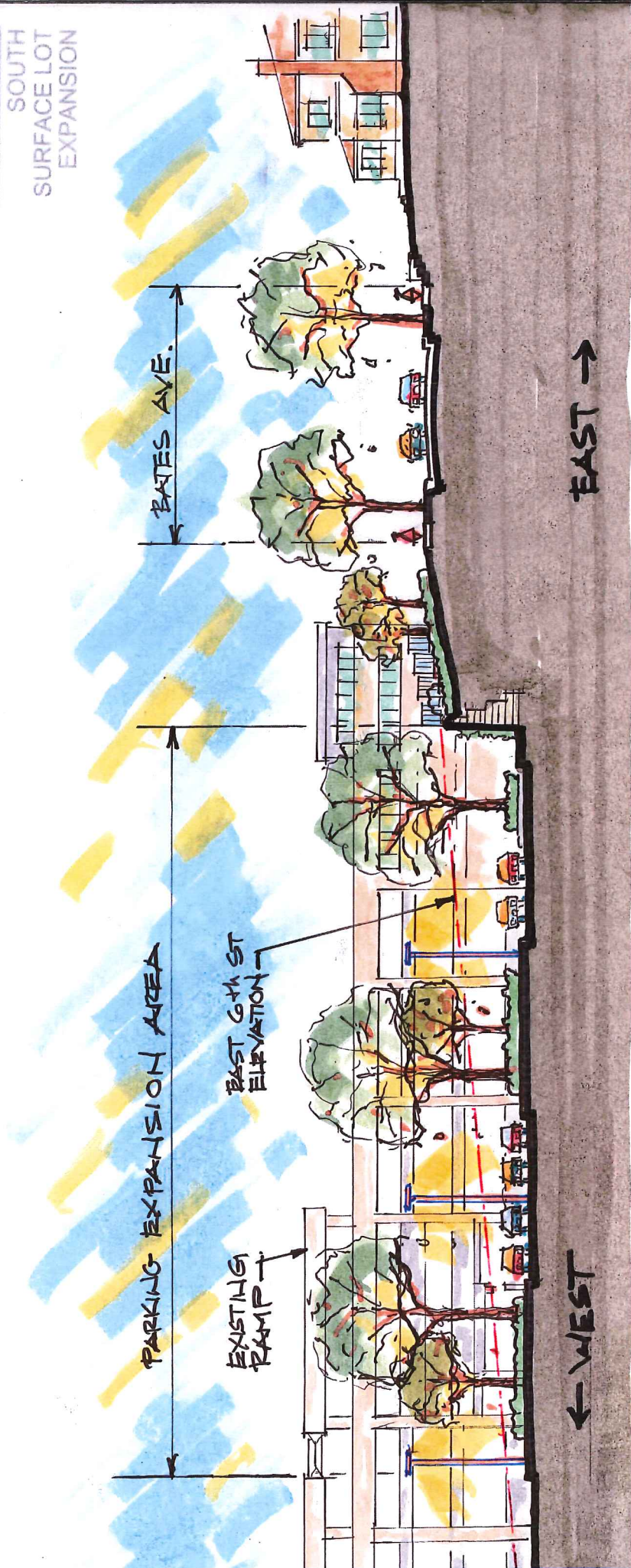
EXISTING
RAMP

EAST →

← WEST



SECTION LOOKING NORTH



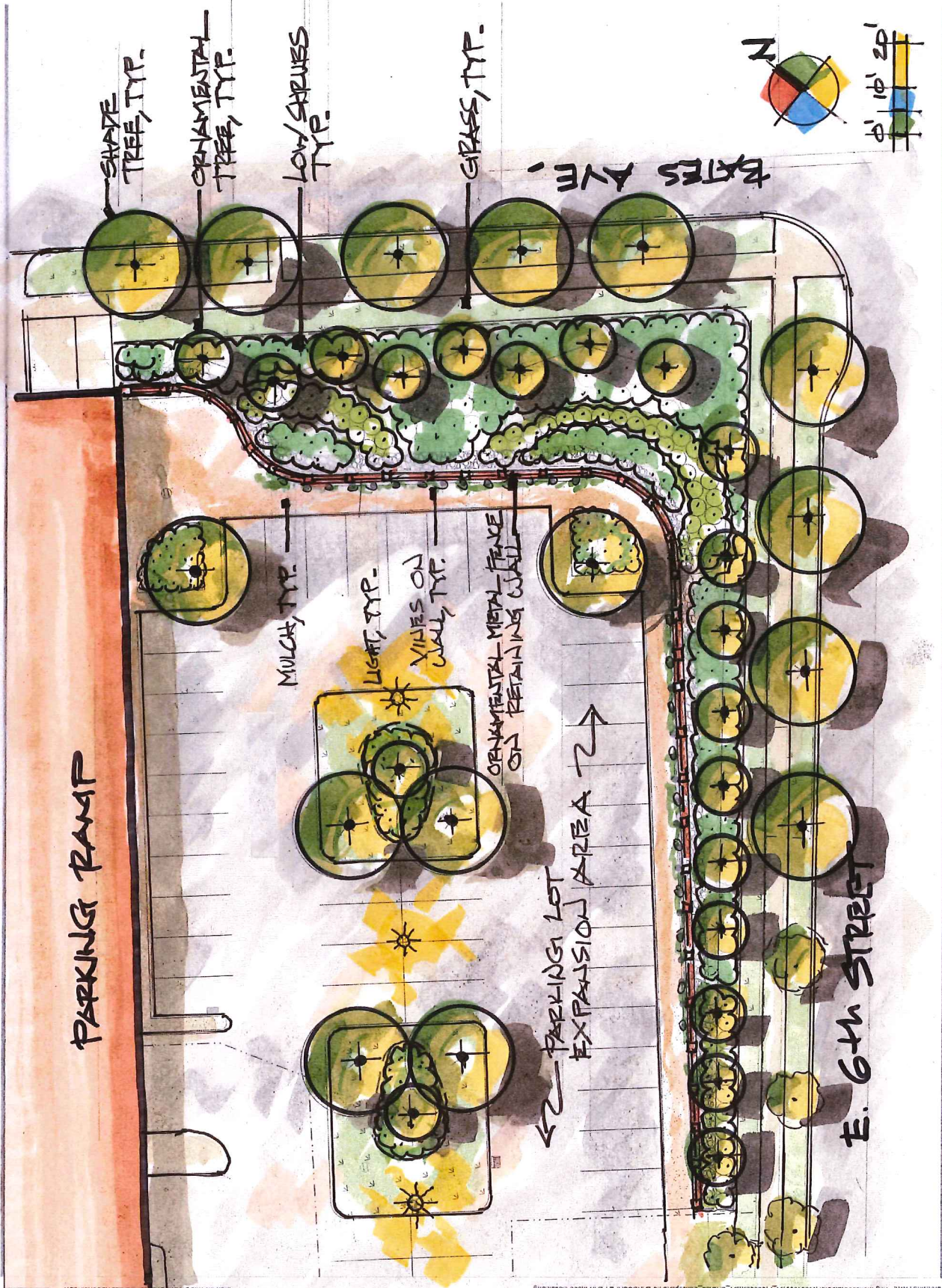
NO.	DATE	REVISION	BY
1			

PROJECT NAME: DONALD GRAY
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LANDSCAPE PLAN

C 4.0

16331.000



DATE PLOTTED: Apr 19, 2011 - 2:15pm
 DRAWING PATH: K:\g\metstate\shawn\10331000\1. Production\11_C4.003_Construction_Landscape_Plan\make-sheet.dwg
 BASE ON THIS DRAWING: 10331000_11_C4.002_LANDSCAPE PLAN_MAKE-SHEET.dwg