

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Jewish Community Center **FILE #** 18-024-542
 2. **APPLICANT:** St. Paul Jewish Community Center **HEARING DATE:** February 15, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1375 St. Paul Avenue, between Davern and Edgumbe
 5. **PIN & LEGAL DESCRIPTION:** 21.28.23.12.0112, Registered Land Survey 529 Tract A
 6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCE:** § 61.501; § 61.503(b); § 65.235
 8. **STAFF REPORT DATE:** February 7, 2018 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** January 31, 2018 **60-DAY DEADLINE FOR ACTION:** April 1, 2018
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- A. **PURPOSE:** Conditional use permit for community center expansion.
- B. **PARCEL SIZE:** 217,364 square feet
- C. **EXISTING LAND USE:** Community center
- D. **SURROUNDING LAND USE:**
 - North: Apartment buildings in an RM2 zone and residential uses in an RT2 zone.
 - East: Apartment buildings in an RM2 zone and McDonough Park in an R1 zone.
 - South: CP rail spur line in an RM 2 zone and single family residential uses in an R3 zone.
 - West: Apartment buildings and a fire station in an RM2 zone, and single family homes and a church in an R3 zone.
- E. **ZONING CODE CITATION:** § 61.501 lists the general conditions that must be met by all conditional uses. § 65.503(b) states that a change to a conditional use requires a new permit when the floor area of a conditional use expands by fifty (50) percent or more. § 65.235 permits noncommercial recreation areas subject to standards and conditions.
- F. **PARKING:** Zoning Code § 63.207 establishes minimum parking requirements by use. The community center use requires 103 off-street parking spaces based on the gross floor area of 102,548 square feet (1 space per 1,000 square feet). When the expansion projects are complete there will be 199 spaces.
- G. **HISTORY/DISCUSSION:** In spring 2017 the JCC received site plan approval for an expansion and a rear yard setback variance for that expansion from the Board of Zoning Appeals. The facility received a special condition use permit in 1979.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council supports the conditional use permit request. The resolution is attached to the staff report.
- I. **FINDINGS:**
 1. The Jewish Community Center (JCC) has been located on St. Paul Avenue since 1963. The JCC is a noncommercial recreation use and is permitted in the RM 2 zoning district with a conditional use permit, Zoning Code § 65.235. The JCC was established before adoption of the current Zoning Code in 1975 and before a conditional use permit was required for the use. A special condition use permit was granted in 1979. According to Zoning Code § 61.503(b) a change to a conditional use requires a new permit when the floor area of a conditional use expands by fifty (50) percent or more. For a conditional use existing on October 25, 1975, expansion is the sum of the floor area of all of the expansions since then.

When the JCC was established in 1963 it had a floor area of 66,751 square feet, fifty (50) percent of that amount is 33,376. Additions and demolitions have occurred since 1963, including a 32,122 square feet expansion approved in 2017. Shortly after the 2017 addition was approved the JCC received a donation allowing it to add a creative arts wing to the building. The size of the creative arts wing addition increases the floor area of the use by 4,427 square feet and triggers the need for a new conditional use permit since the floor area of the use will be expanded by

more than fifty (50) percent. The proposed floor area increase since 1975 is 35,797 square feet and amounts to a 53.6 percent increase.

2. Zoning Code § 65.235 permits noncommercial recreation areas subject to the following standards and conditions:

- (a) *The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting a major thoroughfare (in definition), and the site shall be so planned as to provide principal access directly to said major thoroughfare.* This condition is met. The JCC abuts St. Paul Avenue, a major thoroughfare, and the principal access is from this thoroughfare.
- (b) *All yards shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these minimum yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.* This condition is met. The site is landscaped and maintained in a healthy condition. The JCC received a variance to allow the structure to be in the rear yard. The rear yard abuts the CP rail spur.
- (c) *Whenever a swimming pool is constructed under this subparagraph, said pool area shall be provided with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate.* This condition is met. There is an indoor pool in the facility, thus no need for a protective fence.

3. Zoning Code § 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 noncommercial recreation use has been in existence at this location since 1963. The property is appropriately zoned for the use and the use is in substantial compliance with the comprehensive plan.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The two points of access to the facility are from St. Paul Avenue on the north and Davern Street on the east. Public Works traffic engineers are in the process of reviewing the site plan for the creative arts wing expansion.
- (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 is in keeping with the existing facility and with the character of development in the immediate neighborhood and will not endanger the public health, safety, and general welfare. The area surrounding the property is fully developed.
- (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 JCC is aware of the planning underway for the future of the CP rail spur that borders its southern property line.
- (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. No variances or modifications are required for the use.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for the community center expansion, subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plans 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 18-024542
File #
Fee
Tentative Hearing Date

PD-15

Tent: 2-15-18

212825120012

APPLICANT

Name	Michael Waldman	St Paul JCC
Address	1375 St Paul Avenue	
City	St Paul	st. MN Zip 55116 Daytime Phone 651-255-4731
Name of Owner (if different)	Owner	
Contact Person (if different)	Phone	

PROPERTY LOCATION

Address / Location	1375 St Paul Avenue
Legal Description	Tract A, REGISTERED LAND SURVEY NO. 529, according to the recorded plat thereof, Ramsey County MN Current Zoning RM-2 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 61, Section 503, Paragraph b 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.

The conditional use permit is requested due to the area of the additions to the original building will now exceed 50%. The use of the Community Center meets the other applicable standards of the zoning code.

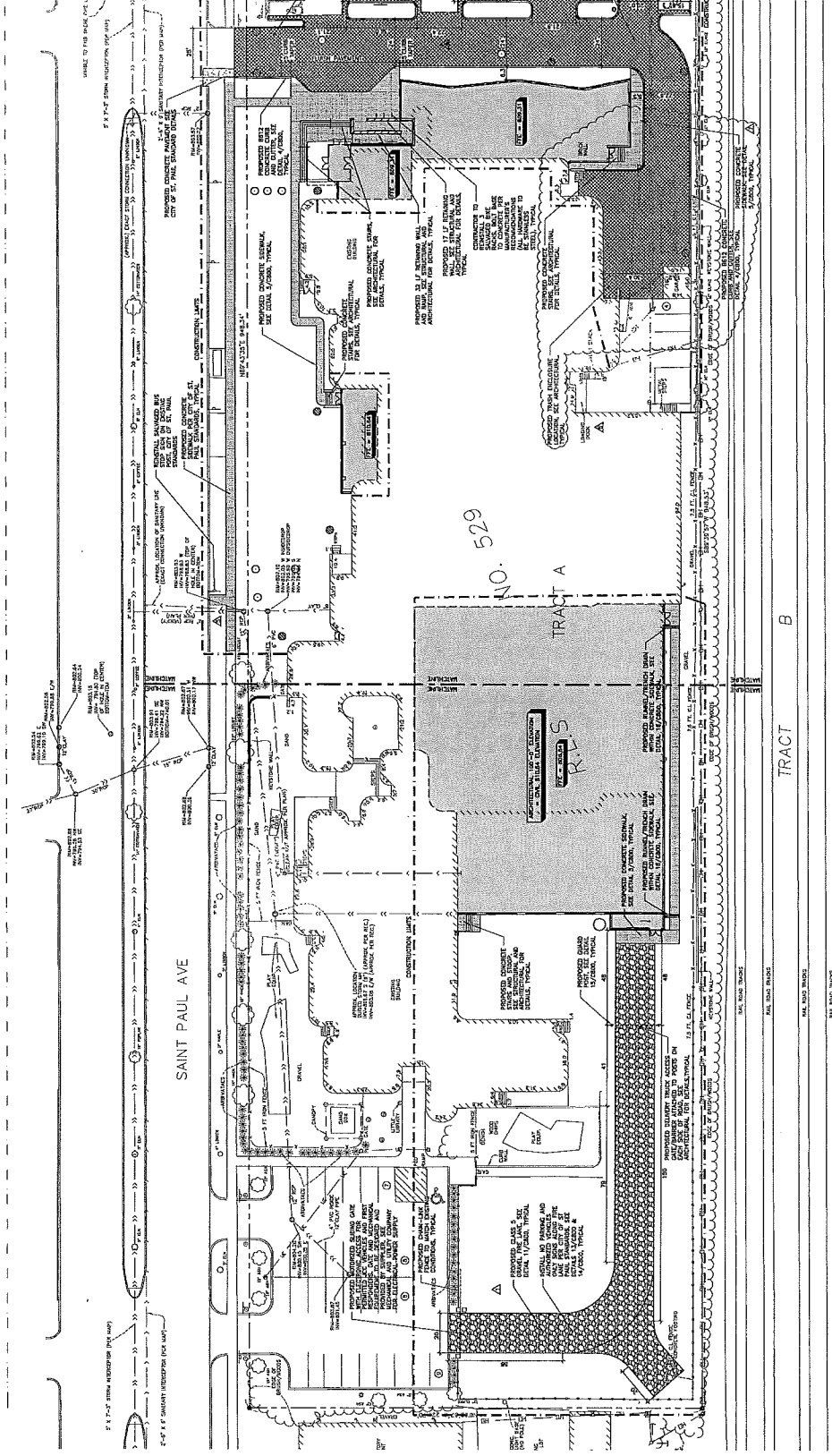
A conditional use permit is needed to allow the community center to add a Creative Arts Wing that will be a great asset to the community. The amount of square footage that would be allowed without a Conditional Use Permit would not be large enough to fit the program requirements of the Creative Arts Wing into the building.

Required site plan is attached

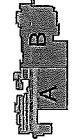
Applicant's Signature Michael Waldman Date 1-26-18 City Agent pd
1-26-18



PROJECT: ST. PAUL JCC
 CLIENT: ST. PAUL JEWELRY CENTER
 DATE: 08/14/14
 DRAWING NO.: 14-0001
 SHEET NO.: 199
 SCALE: AS SHOWN
 DESIGNER: [Name]
 CHECKER: [Name]
 APPROVER: [Name]



PROPOSED PARKING COUNT	
SITE LOCATION	STALLS
WEST PARKING LOT	32
EAST PARKING LOT	160
SITE HANDICAP STALLS	7
A TOTAL SITE	199



PROJECT: ST. PAUL JEWISH COMMUNITY CENTER ADDITION / RENOVATION

DATE: 11/15/2011

SCALE: AS SHOWN

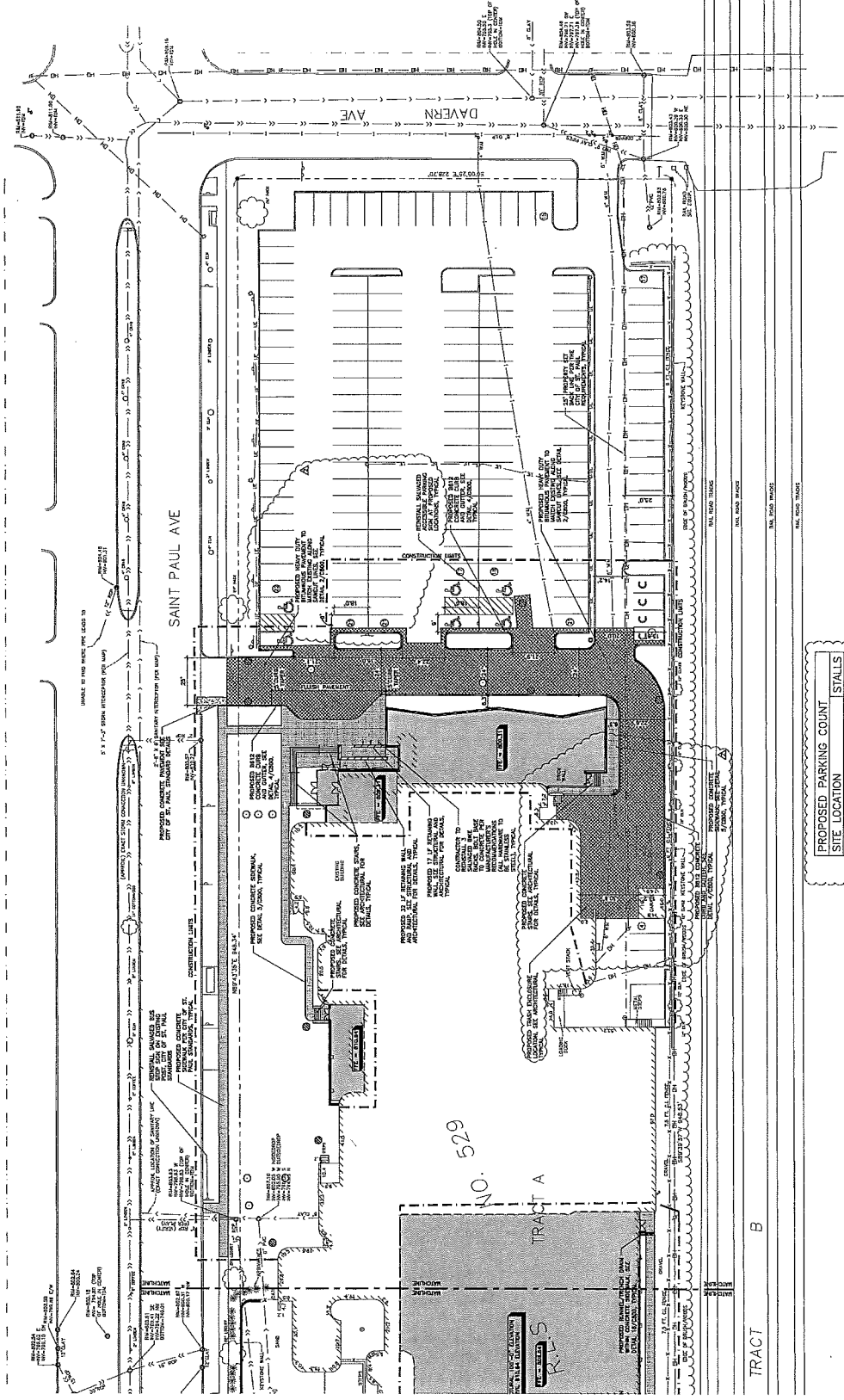
DESIGNED BY: [Name]

CHECKED BY: [Name]

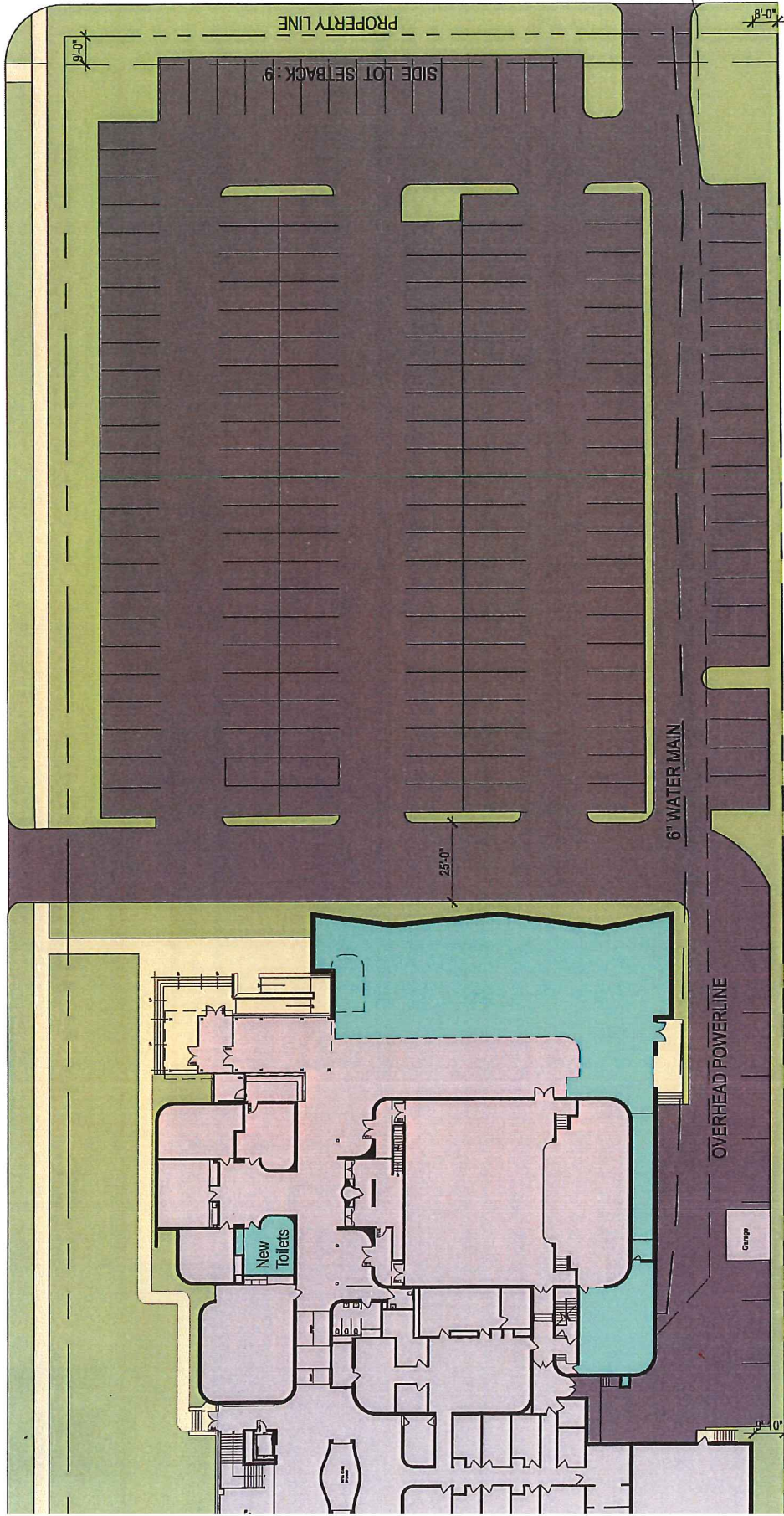
APPROVED BY: [Name]

ST. PAUL JEWISH COMMUNITY CENTER
 ADDITION / RENOVATION

PAVING PLAN



PROPOSED PARKING COUNT	
SITE LOCATION	STALLS 32
WEST PARKING LOT	STALLS 160
EAST PARKING LOT	STALLS 7
TOTAL SITE	STALLS 199



DAVERN AVENUE

REAR LOT SETBACK : 8'
PER PREVIOUS CITY AGREEMENT

- Existing Building
- New Performing Arts Wing
- Grass
- Concrete
- Asphalt



ST. PAUL JEWISH COMMUNITY CENTER Site Plan

CREATIVE ARTS WING



LAWAL SCOTT ERICKSON INC



St. Paul Jewish Community Center + Creative Arts Wing

Exterior Rendering

LSE
ARCHITECTS

St Paul Jewish Community Center
Zoning Calculations 01.22.18

Lot Coverage

Existing Lot = 217,379 s.f.
 Existing Building Footprint = 63,762 s.f. 29.3%
 04/17/17 Proposed Building Footprint = 71,221 s.f. 32.7%
 01/22/18 Proposed Building Footprint = 75,648 s.f. 34.8%

Area Increase From Pre 1975 Building

	Existing 1963 Building Floor Area	Post 1975 Additions	2017 Addition	2018 Addition	1963 Demo	Post 75 Demo
Level 00	24,053 s.f.	7,217 s.f.	19,379 s.f.		-5,796 s.f.	-574 s.f.
Level 01	36,717 s.f.	22,309 s.f.	12,230 s.f.	4,427 s.f.	-15,706 s.f.	-2,547 s.f.
Level 02	5,981 s.f.		513 sf		-5,655 s.f.	
Total	66,751 s.f.	29,526 s.f.	32,122 s.f.	4,427 s.f.	-27,157 s.f.	-3,121 s.f.

50% of 1963 Building = 33,376 s.f.
 Proposed floor area increase = 35,797 s.f. or 53.6%

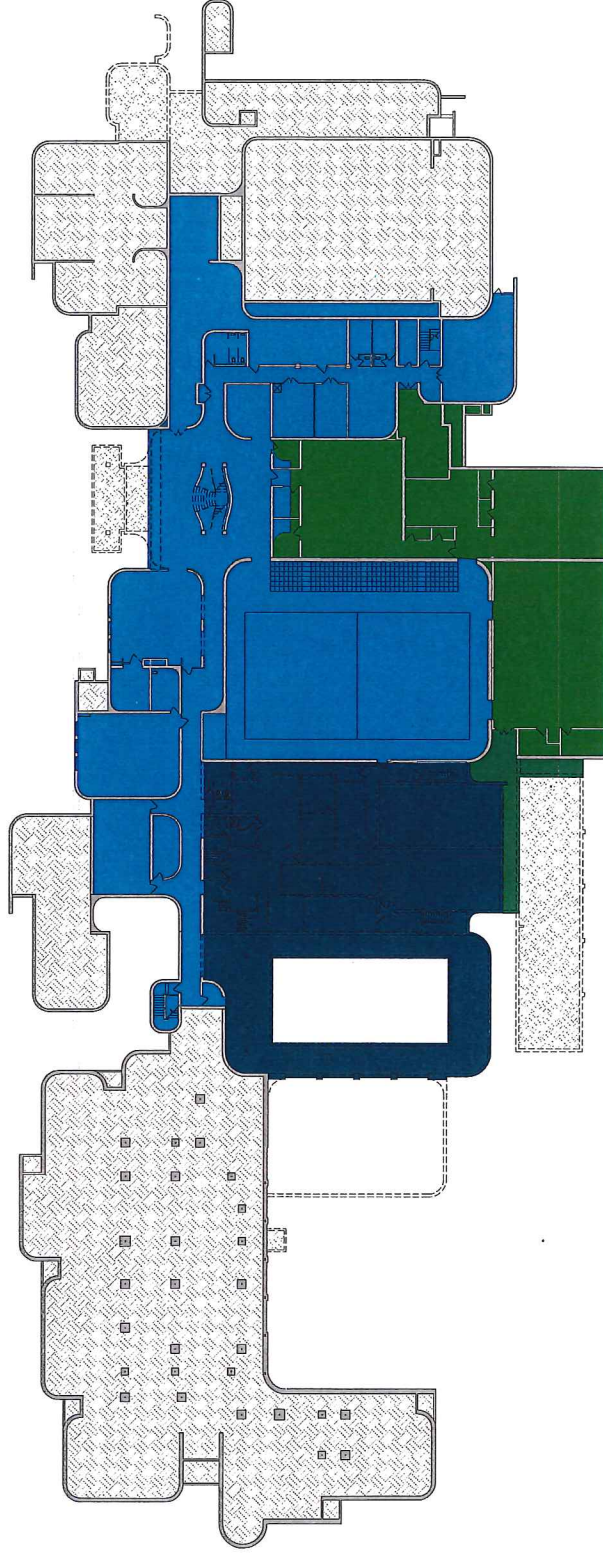
Existing Parking Count

219 Standard stalls
 9 Accessible stalls

 228 Total stalls

103 Stalls Required based on gross area of 102,548 s.f.

- Original 1963 Building
- Original 1963 Building Demolition
- Post 1975 Addition
- Post 1975 Addition Demolition



St Paul JCC Existing Area Calculations
Level 00

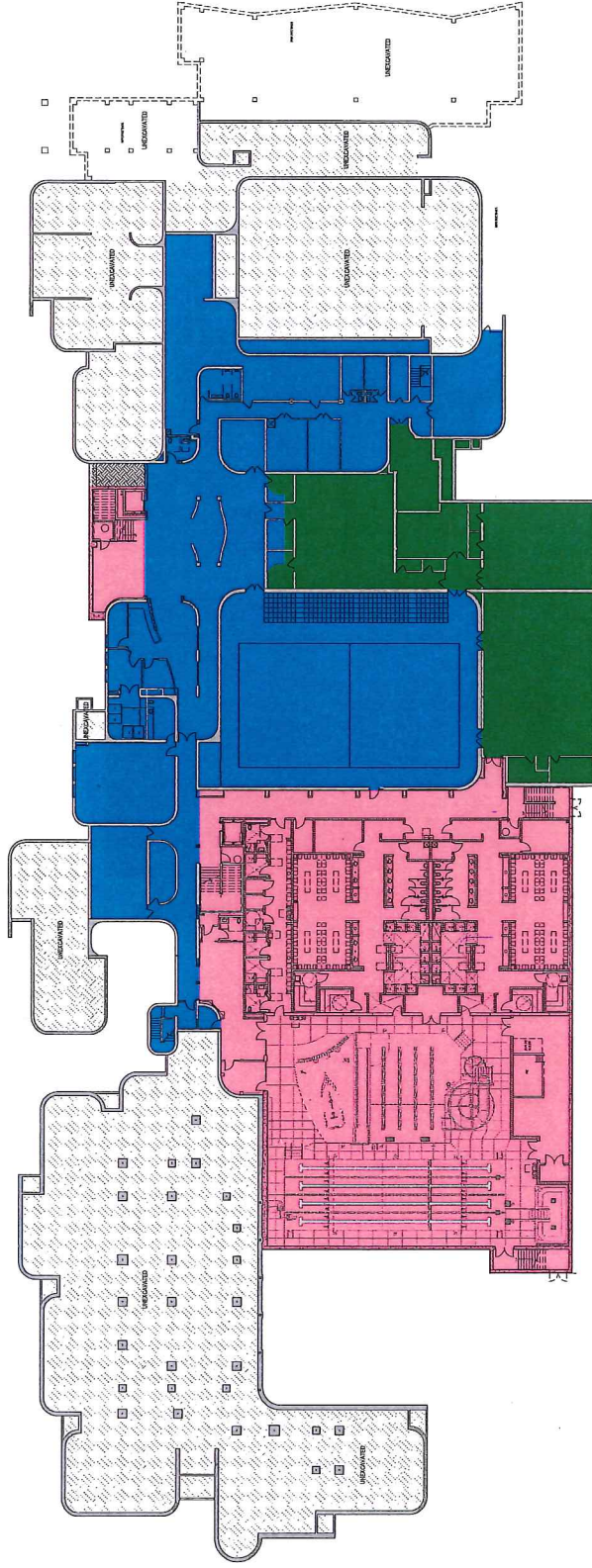
Original 1963 Building



Post 1975 Addition



2017 Addition

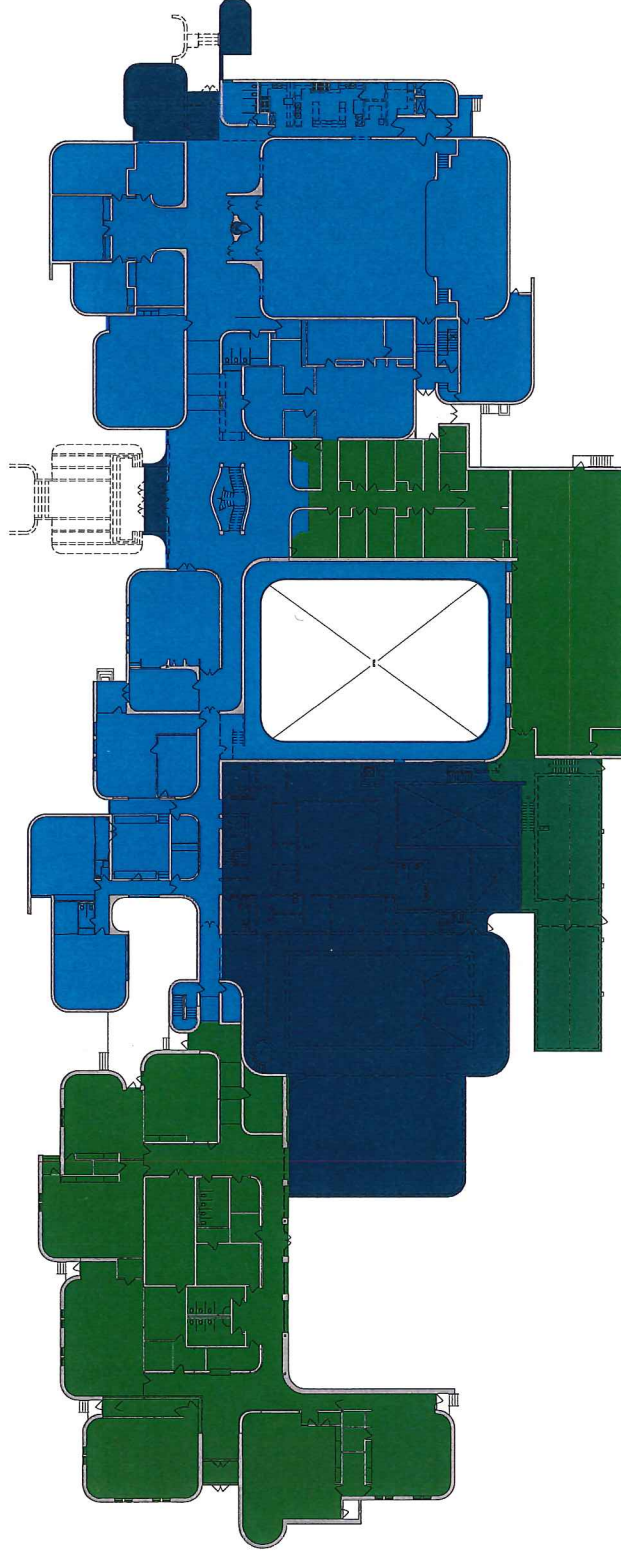


St Paul JCC Proposed Area Calculations
Level 00



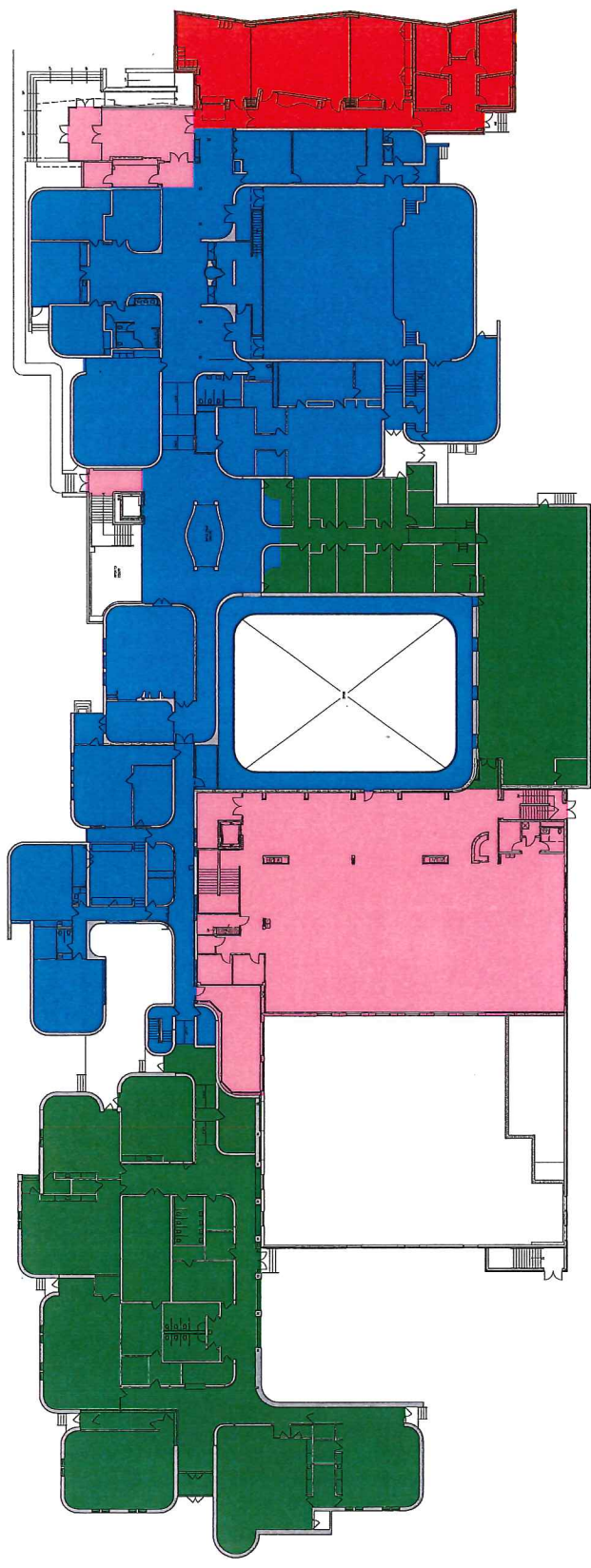
LAWAL SCOTT ERICKSON ARCHITECTS INC

- Original 1963 Building
- Original 1963 Building Demolition
- Post 1975 Addition
- Post 1975 Addition Demolition



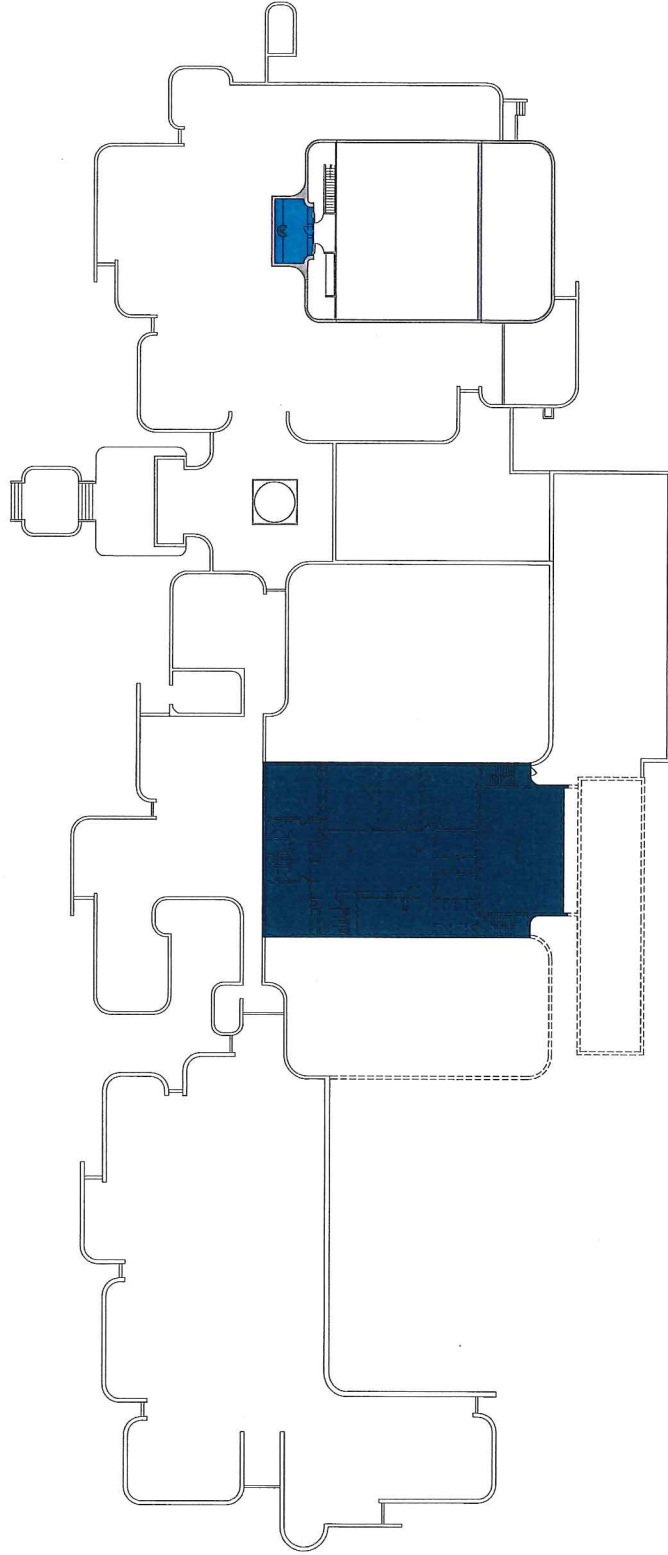
St Paul JCC Existing Area Calculations
Level 01

- Original 1963 Building
- Post 1975 Addition
- 2017 Addition
- 2018 Addition



St Paul JCC Proposed Area Calculations
Level 01

Original 1963 Building
Original 1963 Building
Demolition

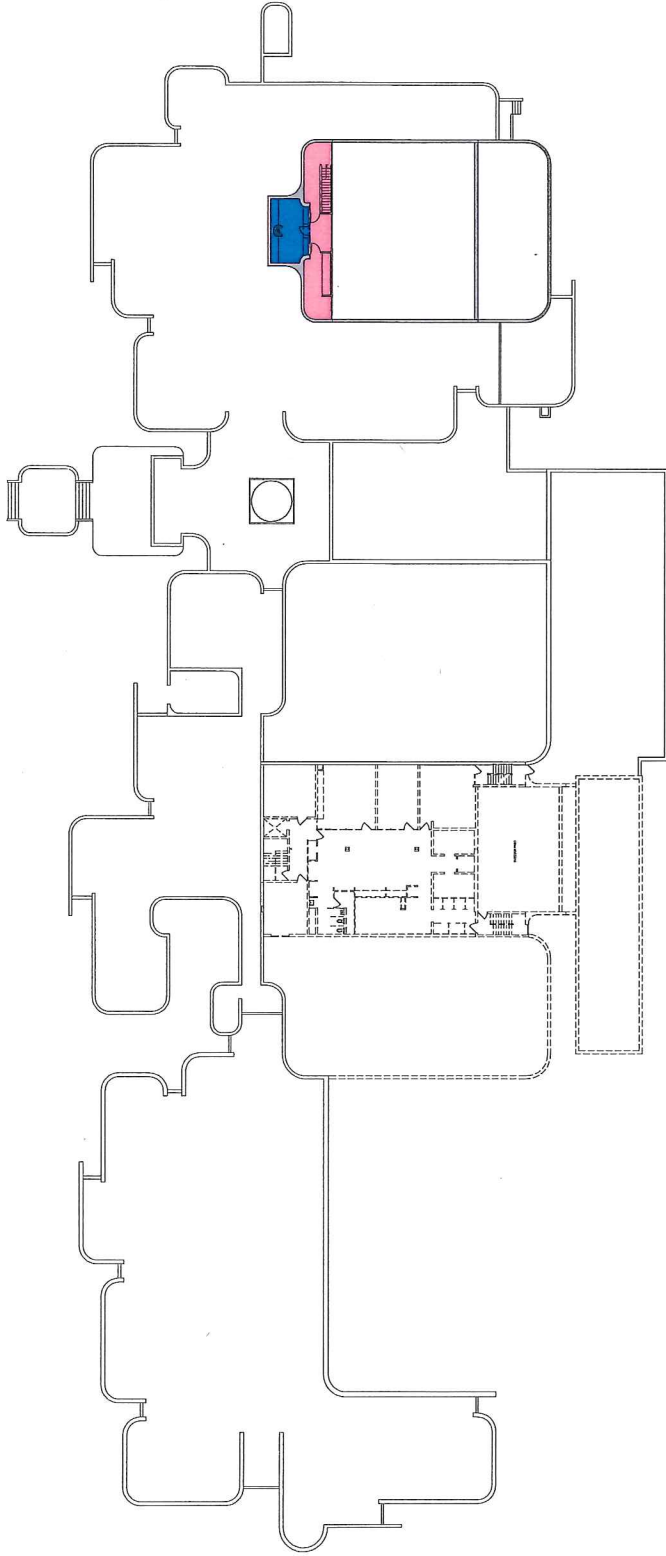


St Paul JCC Existing Area Calculations
Level 02

Original 1963 Building



2017 Addition



St Paul JCC Proposed Area Calculations Level 02



LAWAL SCOTT ERICKSON
INC



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
Phone: 651-695-4005
Email: info@highlanddistrictcouncil.org

Resolution in Support of Jewish Community Center's Conditional Use Permit

WHEREAS, the Jewish Community Center at 1375 St Paul Avenue has applied for a Conditional Use Permit that is needed because the proposed building addition increases the overall floor area to more than 50%, requiring a new CUP as defined by the existing conditional use from October 25, 1975; and

WHEREAS, the applicant met with the Community Development Committee of the Highland District Council on November 21st, 2017; and

WHEREAS, the Highland District Council supported the Jewish Community Center's STAR grant application, and the rear setback variance that was needed for this project, therefore

BE IT RESOLVED that the Community Development Committee of the Highland District Council believes this project will improve and beautify this portion of the Highland Park neighborhood while helping to keep the members of the JCC and neighbors in a safer environment and recommend approval of for the renewal of the Conditional Use Permit.

Approved November 21st, 2017

By the Community Development Committee of the Highland District Council

Resolution 2017 –27D

The Highland District Council's mission is to foster opportunities for the people that live, learn, work, and play in Highland Park to engage and connect with neighbors, businesses and local government and to help build a more vibrant, welcoming, and safe neighborhood.

The HDC is a registered 501(c)3 non-profit.



Jewish Community Center – 1375 St. Paul Avenue



West of Jewish Community Center on St. Paul Avenue – apartment building and fire station



East of Jewish Community Center at St. Paul Avenue and Davern – apartment buildings



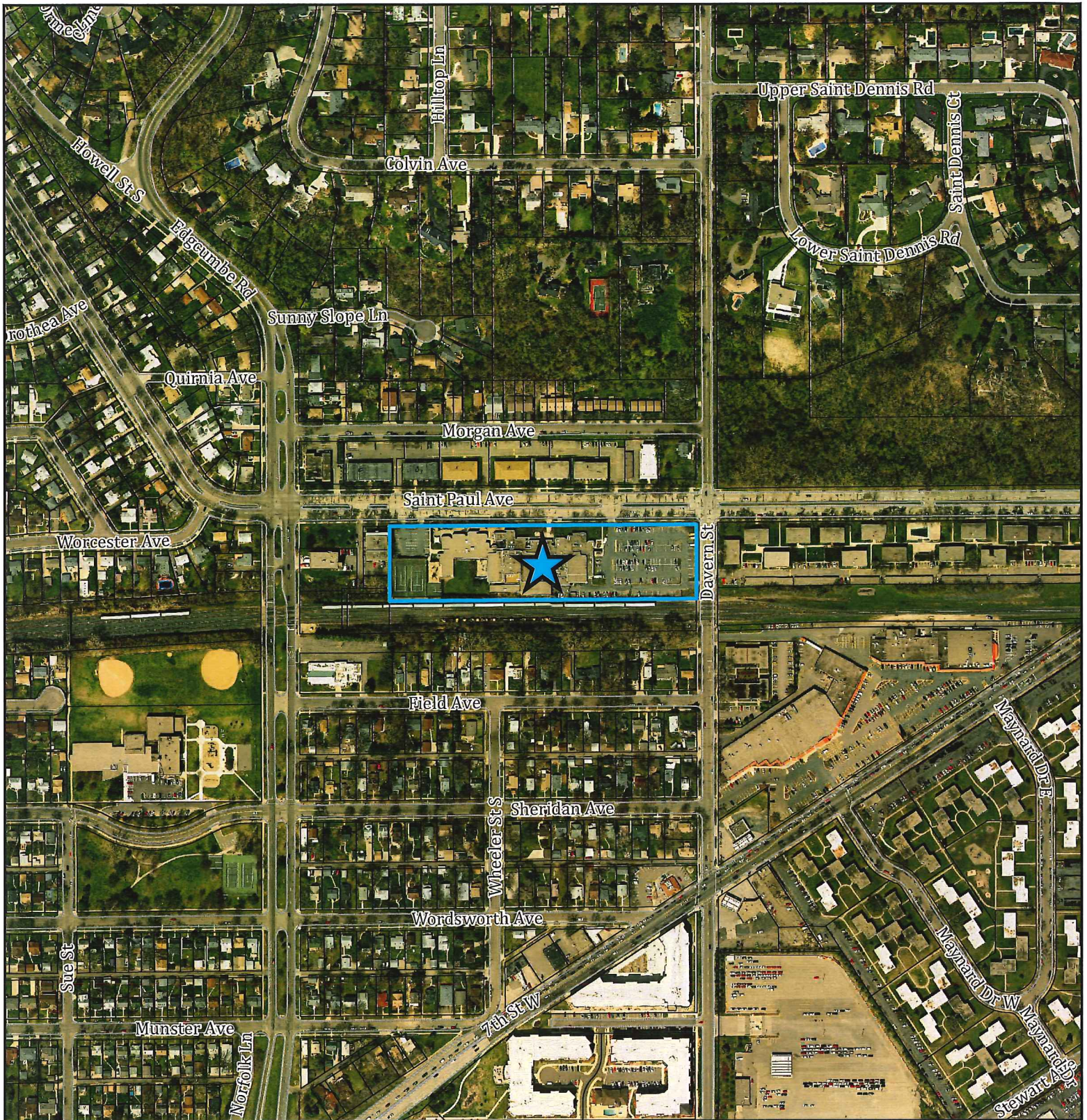
South of Jewish Community Center - CP Rail spur and single family homes



North of the Jewish Community Center on St. Paul Avenue – apartment buildings



Northeast of Jewish Community Center at St. Paul Avenue and Davern – McDonough Park



FILE NAME: Jewish Community Center

Aerial

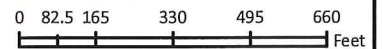
APPLICATION TYPE: CUP

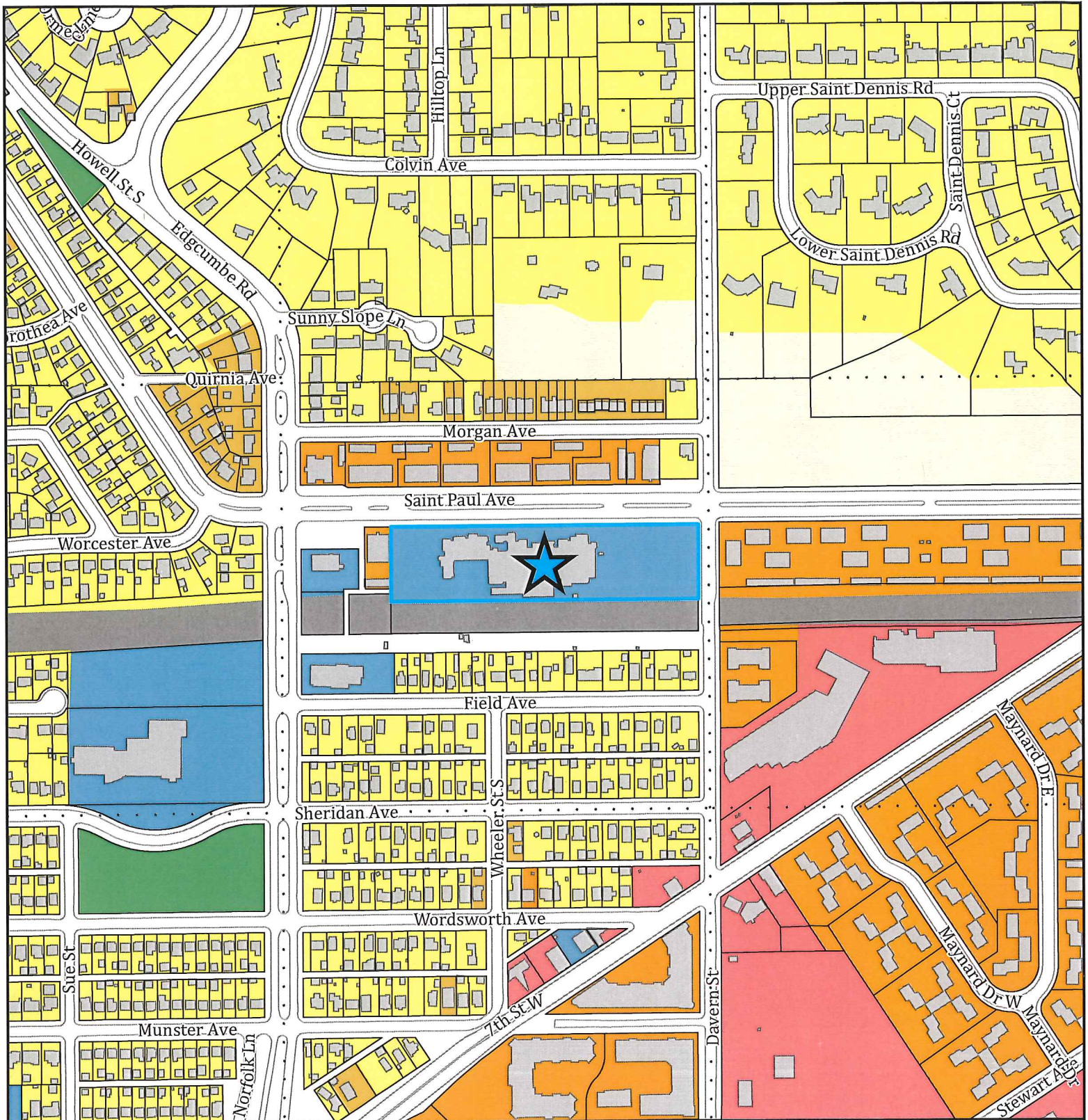
 Subject Parcels

FILE #: 18-024542 DATE: 1/31/2018

PLANNING DISTRICT: 15

ZONING PANEL: 30





FILE NAME: Jewish Community Center

APPLICATION TYPE: CUP

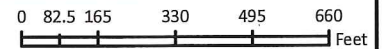
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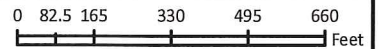
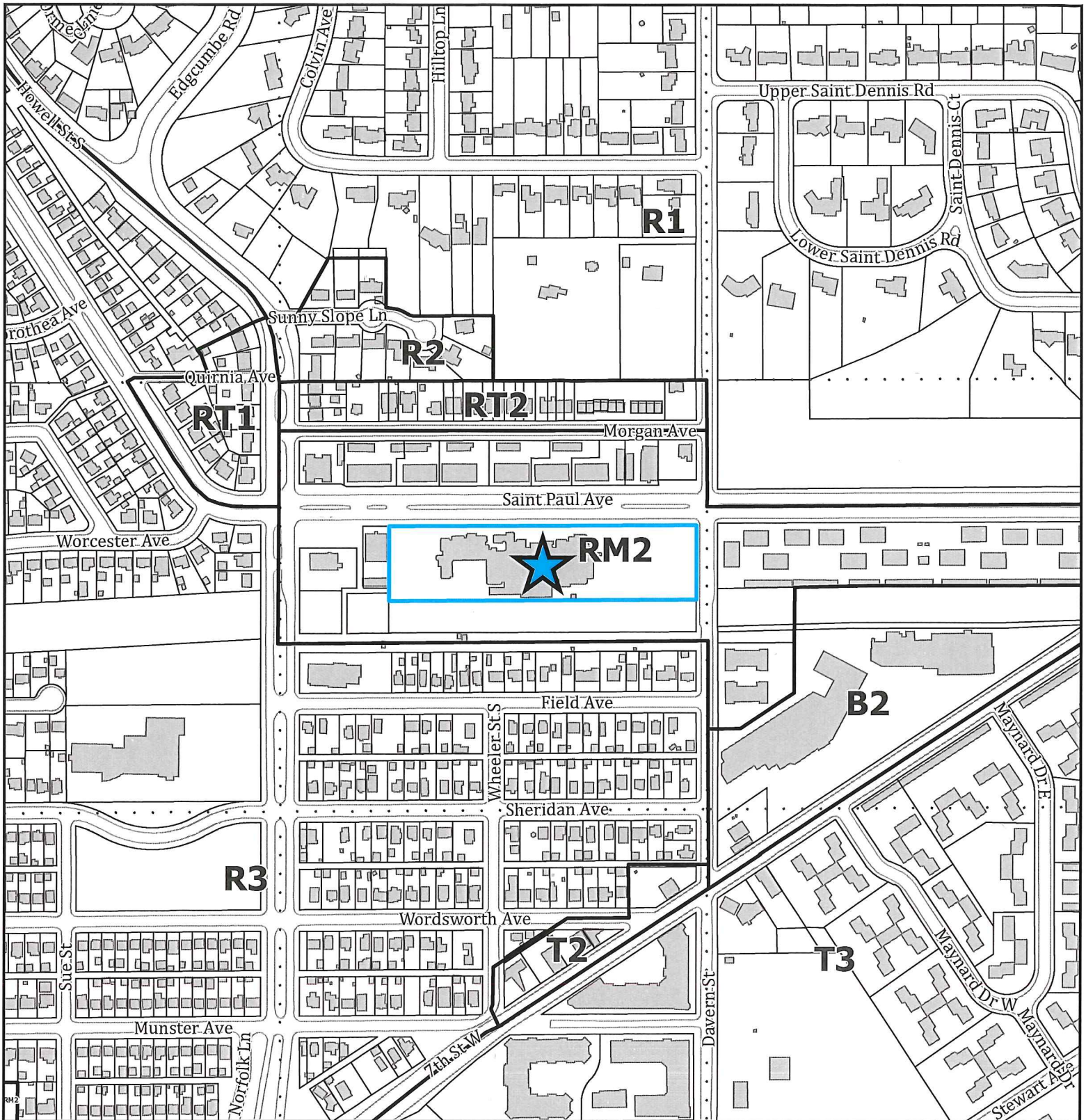
PLANNING DISTRICT: 15

ZONING PANEL: 30

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Institutional
- Park, Recreational or Preserve
- Railway
- Undeveloped
- Subject Parcels
- Section Lines






FILE NAME: Jewish Community Center

Zoning

APPLICATION TYPE: CUP

 Subject Parcels

FILE #: 18-024542 DATE: 1/31/2018

• • Section Lines

PLANNING DISTRICT: 15

ZONING PANEL: 30

