

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Paul's Episcopal Church Reuse **FILE #** 18-028-380
2. **APPLICANT:** John Rupp **HEARING DATE:** March 1, 2018
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1524 Summit Ave, SW corner at Saratoga
5. **PIN & LEGAL DESCRIPTION:** 03.28.23.32.0071, Lots 1-4, Block 2, Summit View
6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** RM1
7. **ZONING CODE REFERENCE:** § 61.501; § 61.502; § 65.132
8. **STAFF REPORT DATE:** February 22, 2018 **BY:** Mike Richardson
9. **DATE RECEIVED:** February 12, 2018 **60-DAY DEADLINE FOR ACTION:** April 13, 2018
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- A. **PURPOSE:** Conditional Use Permit for reuse of the church for St. Paul Conservatory of Music.
- B. **PARCEL SIZE:** 195 ft. frontage on Summit x 200 ft. on Saratoga = 39,000 sq. feet = 0.90 acres
- C. **EXISTING LAND USE:** Vacant church
- D. **SURROUNDING LAND USE:**
North: Single family residential separated by Summit Ave
East: Single family residential separated by Saratoga St S
South: Mix of single family residential, one 5-unit multi-family property, and a single family home converted to offices, all separated by an alley
West: Institutional – Laura Jeffrey Academy, Highland Park Montessori
- E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses. § 61.502 authorizes the Planning Commission to modify any or all special conditions after making specified findings. § 65.132 provides for conversion or reuse of permitted nonresidential structures such as churches in residential zoning districts subject to specific standards and conditions.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 1 space per 2 employees and 1 per every 3 full-time or part-time students for an arts school, the same as for a college. However, this does not fit the parking needs of St. Paul Conservatory of Music, where students come for lessons and small classes and are staggered in their time on-site, and where faculty who give lessons are not present for a full day and stagger their time at the facility based on when they are giving lessons. There are typically about 2 staff, 6 teachers, and 35 students on-site at the busiest time.
There are currently 12 parking spaces along the southern edge of the property, off of the alley. Per current code, the church would require 20 stalls based on an area of 5,100 square feet in the main unit of worship. Street parking was used during worship and other events when the Episcopal Church was in operation. The property is within a heritage preservation district, there is little space on-site for additional parking, and it is unlikely that significant modifications could be made to the site to provide for additional parking.
- G. **HISTORY/DISCUSSION:** The parcel is within the Summit Avenue West Heritage Preservation District, which was established in 1990. The Heritage Preservation Commission protects the architectural character of the district through review and approval or denial of applications for exterior work. Alterations needed for the proposed use are limited to the interior of the church. The subject parcel was rezoned from RT1 to RM1 in 2017 as part of the South Snelling Zoning Study, along with other institutional property along Summit where the study found RM1 to be consistent with the existing structures and uses. RM1 is intended to allow civic and institutional uses, as well as lower-density multi-family residential uses. Conversion or reuse of permitted nonresidential structures such as churches is a conditional use in RM1.
The applicant is requesting a conditional use permit to allow operation of the Saint Paul Conservatory of Music (SPCM) in the former Saint Paul's Episcopal Church. The SPCM is

currently housed in the Exchange Building, 26 E Exchange Street, which was purchased in 2017 for conversion to a hotel, creating a need for the SPCM to move by the end of March.

H. DISTRICT COUNCIL RECOMMENDATION: The District 14 Council will discuss the application on Wednesday, February 28, 2018.

I. FINDINGS:

1. The applicant is requesting a conditional use permit to allow operation of the Saint Paul Conservatory of Music (SPCM) in the former Saint Paul's Episcopal Church. The zoning of the parcel is RM1, which is intended to allow civic and institutional use in addition to lower-density multi-family residential uses. Conversion or reuse of permitted nonresidential structures, such as churches, is a conditional use in this zoning district.
2. §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. Based on the Saint Paul Comprehensive Plan, the property is located in a strip of Established Neighborhood land use type adjacent to a Mixed Use Corridor and within 450' of Major Institutional. Established Neighborhood land uses include "scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets." The property is near the intersection of Snelling and Summit Avenues, arterial and collector streets. The Historic Preservation Chapter of the Comprehensive Plan has a strategy to "Preserve and Protect Historic Resources." Built in 1912 and within a designated historic district, the property is a significant historic resource. HP Policy 5.3 reads "Realize the full economic potential of key historic resources." HP3 in the Macalester-Groveland Community Plan reads "Preserve and protect the neighborhood's historic resources."
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There are no changes to the existing circulation pattern on the site. There is one curb cut to Summit Avenue in the northwest corner of the property that connects to the alley and is accessible to multiple users on the block. The other point of access is from a small parking area on the southern edge of the property that is contiguous with the east-west alley that connects Snelling Avenue and Saratoga Street.
 - (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 as a music education facility will not be detrimental to the existing character of development in the immediate area, which is characterized by a mix of institutional, residential, and small-scale commercial uses. Music education and related activity on the site do not pose a danger to public health, safety or general welfare.
 - (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 as a music education facility will not impede development of neighboring property.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* Per § 65.132(d), parking minimums for the new use shall be met using the parking requirements of § 63.200 for new structures. However, the parking requirement in § 63.200 for colleges and art schools does not fit the parking needs for the St. Paul Conservatory of Music, where students come for lessons and small classes and are staggered in their time on-site, and where faculty who give lessons are not present for a full day and stagger their time at the facility based on when they are giving lessons. At the busiest time, there are typically about 2 staff, 6 teachers, and 35 students on-site. This condition can be met subject to modification of the special conditions for parking. See finding I.4 for discussion.

3. §65.132 sets standard and conditions for reuse of large structures, such as churches, in residential districts. Those standards and conditions are:
 - (a) *The planning commission shall find that the structure cannot reasonably be used for a conforming use.* This condition is met. There are limited uses permitted in the RM1 zoning district that can make good use of the unique space present in this building. While a day care or small school may be able to use the education center, it is unlikely that they would be able to make effective use of the historic church and justify the significant costs necessary to update and maintain it. Interest for another worship-based use was not sufficient to justify purchase by another faith-based entity.
 - (b) *The planning commission shall find that the proposed use and plans are consistent with the comprehensive plan.* This condition is met. See finding 2(a).
 - (c) *The planning commission shall find that the proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses.* This condition is met. There are no external structural alterations proposed for the new use. The surrounding land uses are a mix of institutional, residential, and commercial. The proposed institutional use will not conflict with those in the surrounding neighborhood.
 - (d) *Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures.* This condition is not met. However, the parking requirement in § 63.200 for colleges and art schools does not fit the parking needs for the St. Paul Conservatory of Music, where students come for lessons and small classes and are staggered in their time on-site, and where faculty who give lessons are not present for a full day and stagger their time at the facility based on when they are giving lessons. At the busiest time, there are typically about 2 staff, 6 teachers, and 35 students on-site. The recommendation is that a modification of special conditions is appropriate in this case. See finding I.4.
 - (e) *Applications for conversion or reuse shall include a notarized petition of two-thirds of the property owners within one hundred (100) feet of the property proposed for the reuse, site plans, building elevations, and landscaping plans, and other information which the planning commission may request. The notarized petition requirement shall be waived for a proposed conversion or reuse to serve residents who are all considered handicapped under the Federal Fair Housing Act Amendments of 1988.* This condition is met. Ten parcels were eligible; the application required seven signatures and included nine.
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. Per § 65.132(d), parking minimums for the new use shall be met using parking requirements for new structures. However the parking requirement in § 63.200 for colleges and art schools does not fit the parking needs for the St. Paul Conservatory of Music, where students come for lessons and small classes and are staggered in their time on-site, and where faculty who give lessons are not present for a full day and stagger their time at the facility based on when they are giving lessons. At the busiest time, there are typically about 2 staff, 6 teachers, and 35 students on-site.

There are currently 12 parking spaces along the southern edge of the property, off of the alley. Per current code, a church use would require an additional 8 stalls based on an area of 5,100 square feet in the main unit of worship. Street parking was used during worship and other events when the Episcopal Church was in operation. The property is within a heritage preservation district, there is little space on-site for additional parking, and it is unlikely that significant modifications could be made to the site to provide for additional parking. Strict application of the

parking requirements would unreasonably limit or prevent reasonable reuse and preservation of this historic church. While the recommendation is to modify the parking requirement condition of § 65.132(d), existing parking capacity should be maintained.

J. STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the conditional use permit for reuse of the church for St. Paul Conservatory of Music, subject to the following additional condition(s):

1. A minimum of 12 off-street parking spaces shall be maintained on the site.



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

18-028380

840°

3-1-18

FD-14

#032823320071

APPLICANT

Name JOHN Rupp

Address 366 Summit Ave

City St. Paul St. MN Zip 55102 Daytime Phone 651.492.2646

Name of Owner (if different) _____

Contact Person (if different) HARRY Chalmiers Phone 651.587.8493

PROPERTY LOCATION

Address / Location 1524 Summit Ave

Legal Description _____

Current Zoning RESIDENTIAL RM1

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section 65.132, Paragraph _____ 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 request is to allow operation of the St. Paul Conservatory of Music ~~at~~ the former St. Paul's Episcopal Church. The SPCM is AN outstanding community education resource which will enhance the neighborhood's cultural richness AND help to preserve and protect this historic and significant ARCHITECTURAL gem. The operation of this small school will have no negative impact on the character of the neighborhood, CREATE no traffic congestion, will contribute to the success of the St. Paul Comprehensive Plan through important historic preservation and by providing opportunities for education and outreach. To have the building used in this way will have a positive effect on safety and general welfare of the neighborhood and offer a valuable cultural resource to all of Saint Paul.

Required site plan is attached

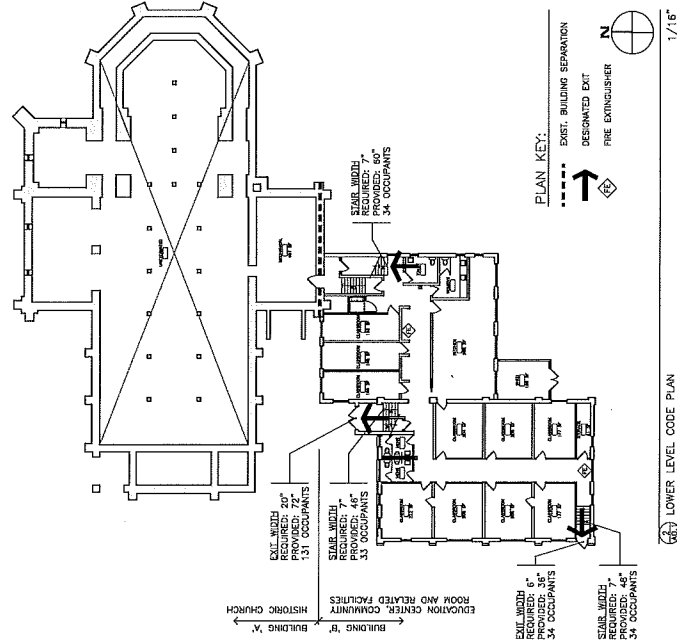
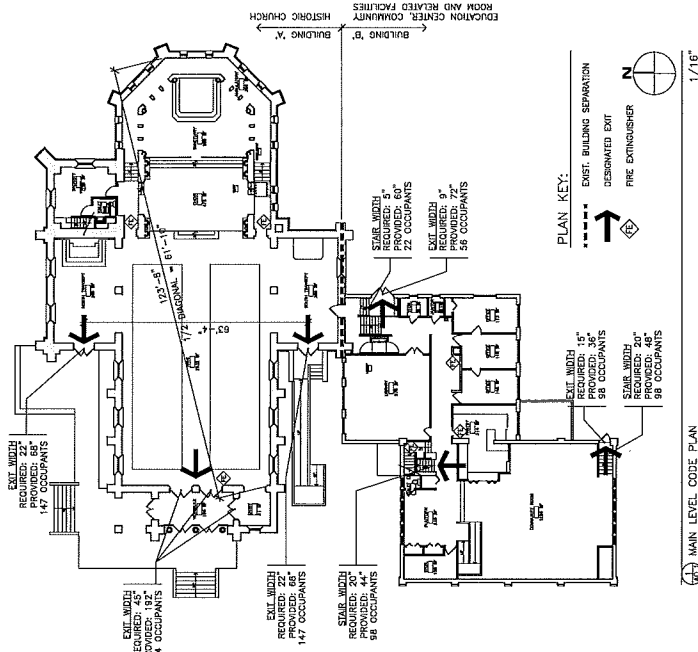
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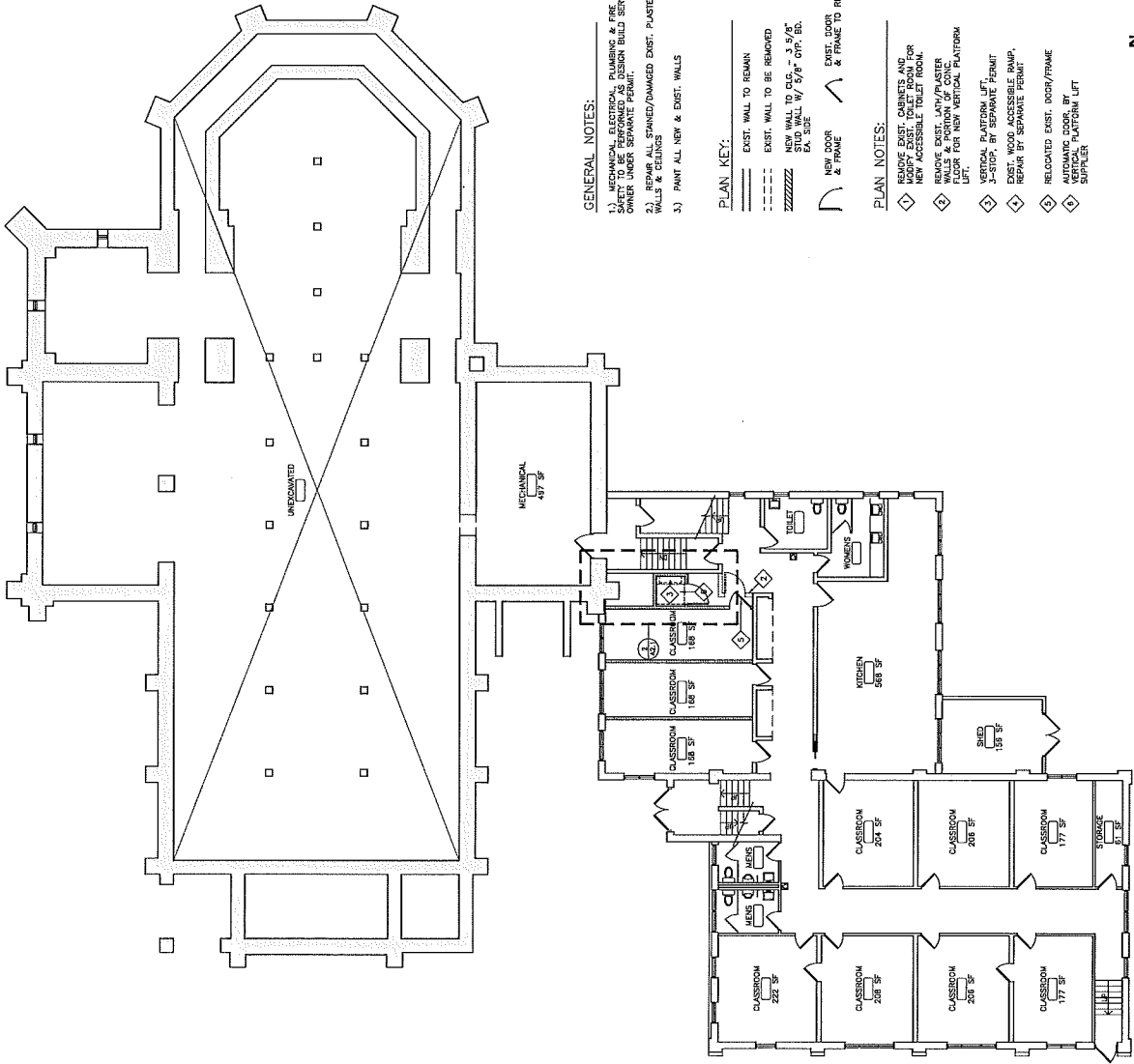
Applicant's Signature Harry Chalmiers Date 2/6/18 City Agent pdc
for JOHN Rupp 2-8-18

Interior Alterations

ST. PAUL'S CENTER FOR THE PERFORMING ARTS

1524 Summit Avenue
Saint Paul, Minnesota



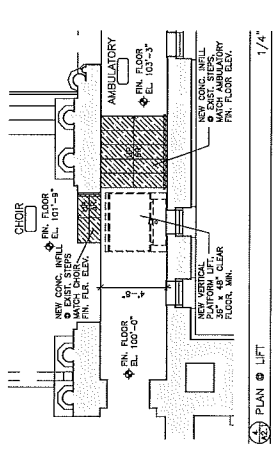


- GENERAL NOTES:**
1. PROVIDE ALL ELECTRICAL, PLUMBING, & FIRE LIFE SAFETY SERVICES PER ALL APPLICABLE CODES. ALL WORK SHALL BE UNDER SEPARATE PERMIT.
 2. REPAIR ALL SPANDED/DAMAGED EXIST. PLASTER WALLS & CEILINGS
 3. PAINT ALL NEW & EXIST. WALLS
- PLAN KEY:**
- EXIST. WALL TO REMAIN
 - - - EXIST. WALL TO BE REMOVED
 - ===== NEW WALL TO CLG. - 3 5/8" STUD WALL W/ 5/8" DRY. BD. @ 16" O.C.
 - NEW DOOR & FRAME
 - EXIST. DOOR & FRAME TO REMAIN
- PLAN NOTES:**
- 1. REMOVE EXIST. CABINETS AND MOOPY EXIST. TOILET ROOM FOR NEW ACCESSIBLE TOILET ROOM.
 - 2. REMOVE EXIST. LATH/PLASTER FLOOR FOR NEW VERTICAL PLATFORM LIFT.
 - 3. VERTICAL PLATFORM LIFT PERMIT REQUIRED BY SEPARATE PERMIT. REPAIR BY SEPARATE PERMIT.
 - 4. RELOCATED EXIST. DOOR/FRAME AUTOMATIC DOOR, BY SUPPLIER. PLATFORM LIFT.

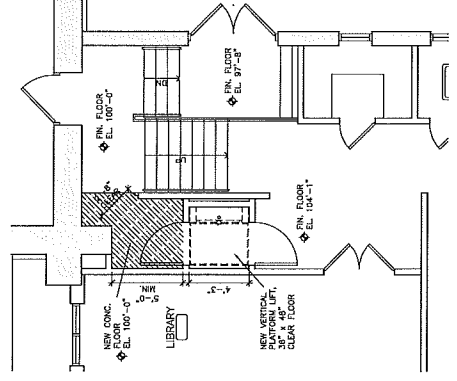


1/8"

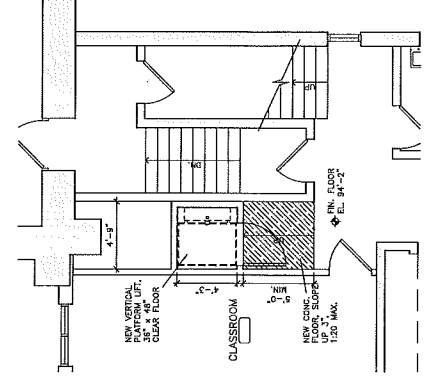
1.1 LOWER LEVEL FLOOR PLAN



1.1 PLAN @ LIFT 1/4"

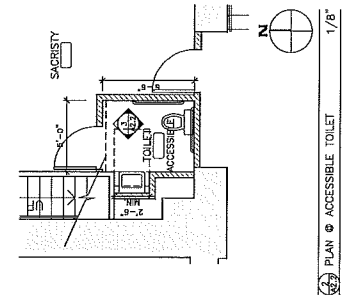
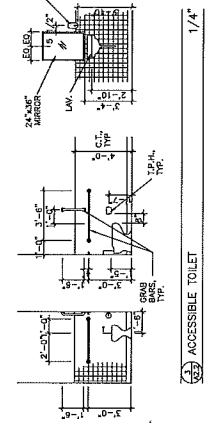
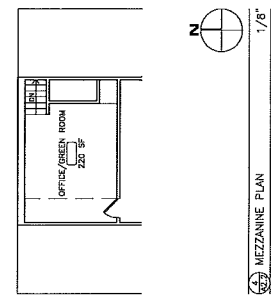
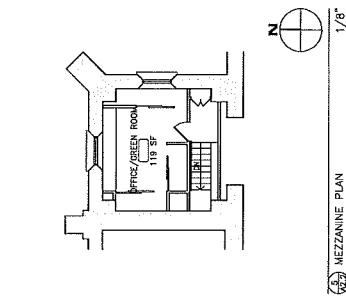
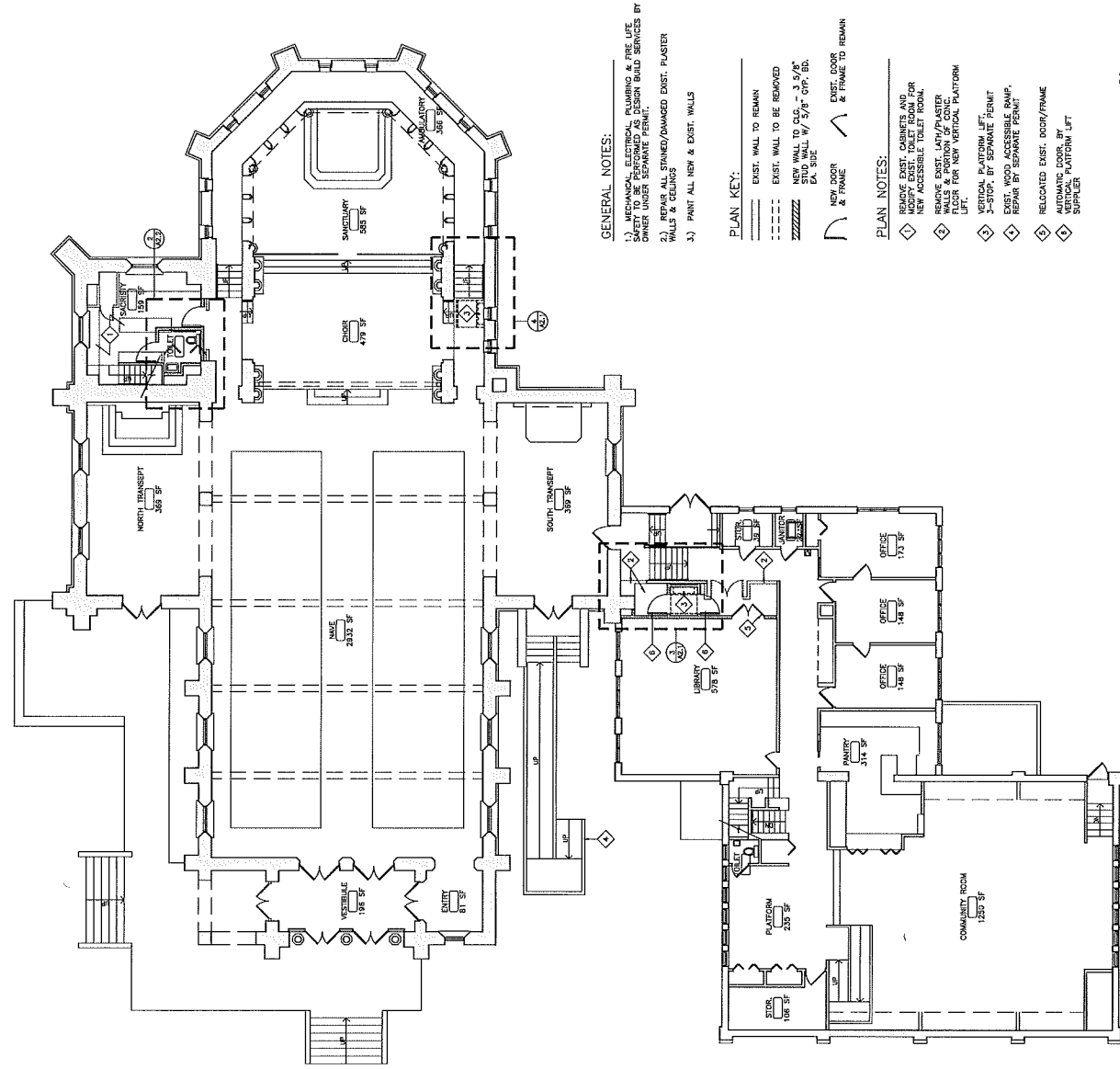


1.2 PLAN @ LIFT 1/4"



1.3 PLAN @ LIFT 1/4"

I hereby certify that this plan was prepared by
 an architect or licensed architectural drafter
 in the State of Minnesota.
 POLICE F. MCGLOTHLIN
 ARCHITECTS
 613.222.451
 4 FROM 2ND TRAIL, S.W. 100
 ST. PAUL, MN 55102
 DATE: 9/28/2016
 PLAN NO. 5533
 CHECKED: P.F.A.
 DRAWN: S.L.F.
 DATE: 9/28/2016
 REVISION:

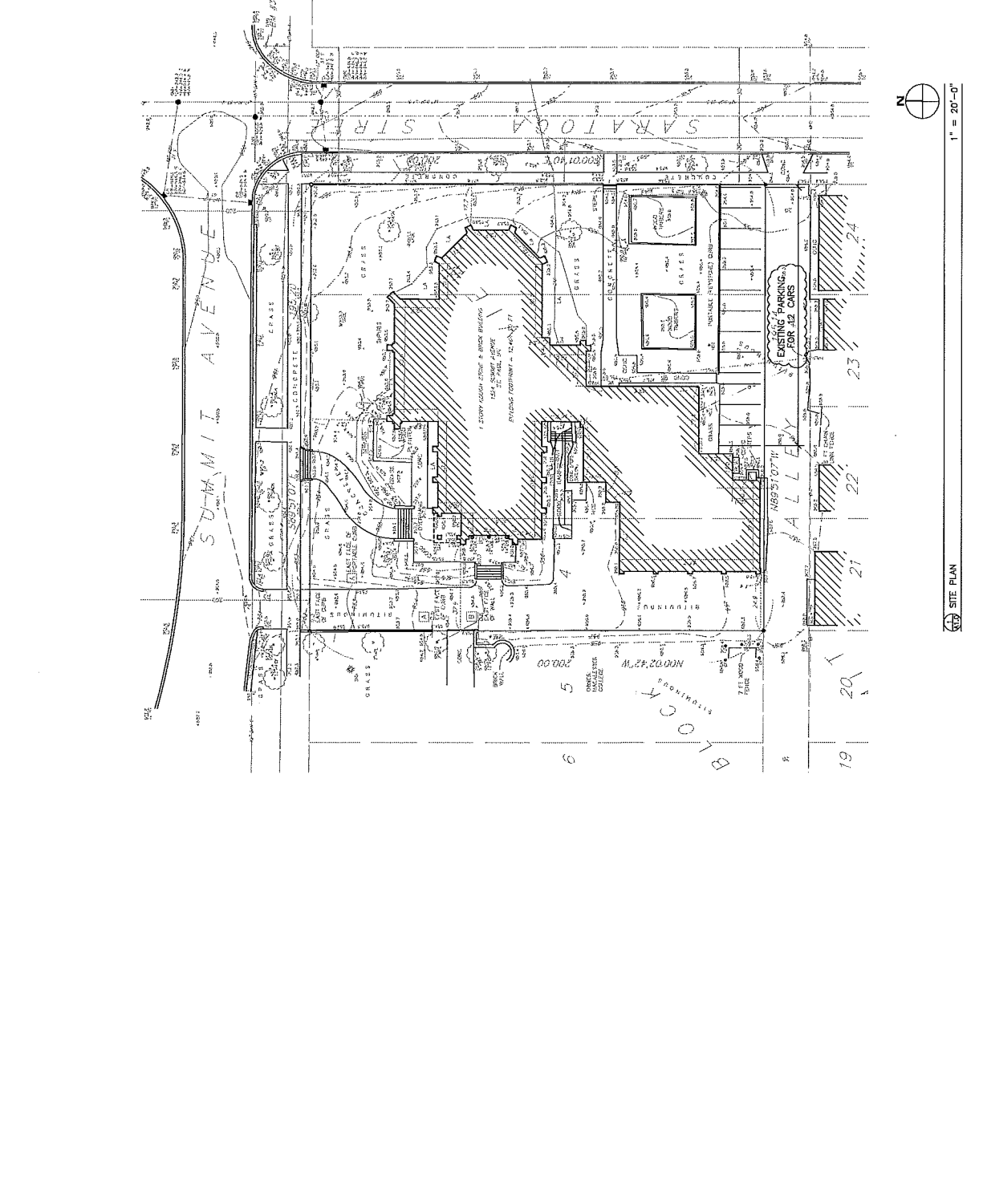


431.727.451
MTC
MTC CONSULTANTS ARCHITECT, P.C.
4 WEST 20TH STREET, SUITE 500
ST. PAUL, MN 55102

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Minnesota.
Date: _____
Title: _____
Architect Registration No.: _____

DATE 9/23/10
DRAWN
CHECKED
DESIGNED
JOB NO. 00000000

1" = 20'-0"
SITE PLAN



- Jump to Inventory
- NearMap 3in px
- Water Utility
- 2015 4in MINRAMS

Mailing Labels Search Tools Experimental Tools External Maps Help

2012 6in MINRAMS

Building Footprints

Building Footprints (2012)

Coordinate S

Address Labels

Address Labels (2012)

Agawing and Markup

Business Image Service (2016)

Scale Ruler, Stairways and Walls

Scale Ruler

Scale Ruler (2012)

Construction Projects

1890 - 1990

Flood (Stamp) Points (active)

2011 Flood

Light Rail

Base

Base

Base

Base

Base

Base

Base

Base

Base

Base

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Base

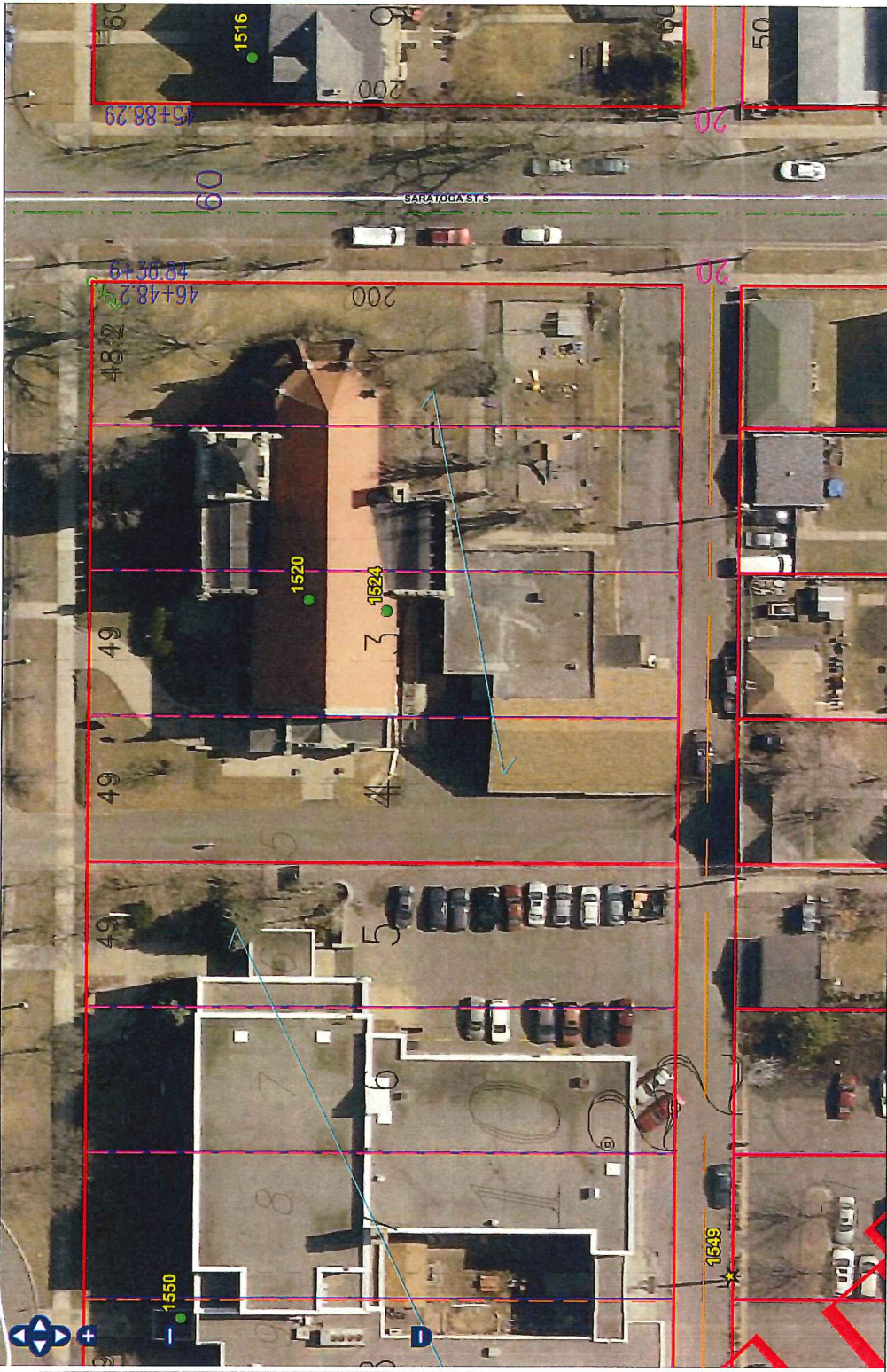
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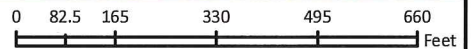
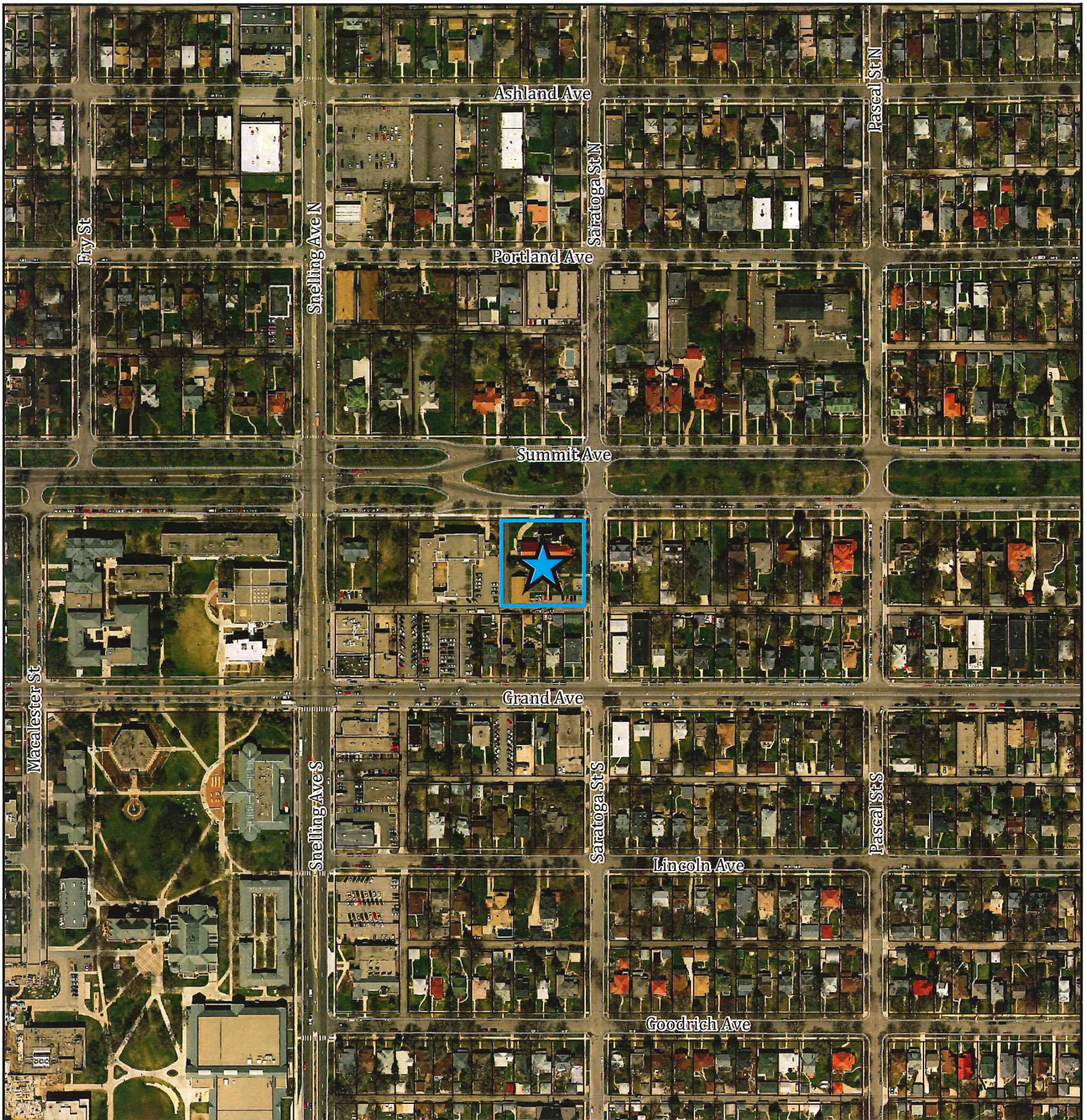
Base

Base



X,Y: 556636, 154665 Lat, Lon: 44.941, -93.165 USNG: 15T VK 870116 763893


GeoMOOSE 2.9.2



FILE NAME: St. Paul's Episcopal Church Reuse

Aerial

APPLICATION TYPE: CUP

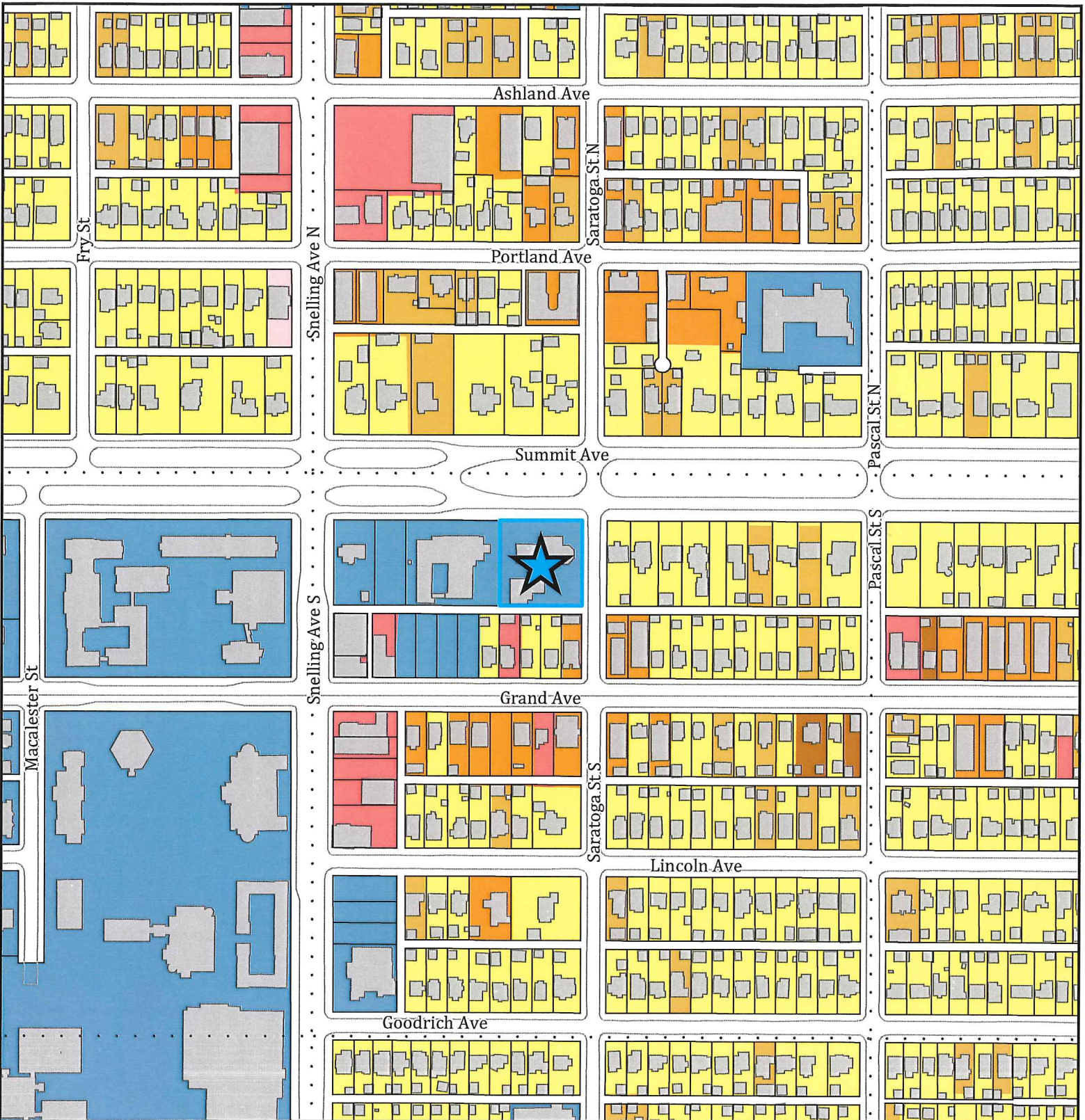
 Subject Parcels

FILE #: 18-028380 DATE: 2/12/2018

PLANNING DISTRICT: 14

ZONING PANEL: 14





FILE NAME: St. Paul's Episcopal Church Reuse

APPLICATION TYPE: CUP

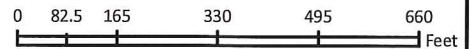
FILE #: 18-028380 DATE: 2/12/2018

PLANNING DISTRICT: 14

ZONING PANEL: 14

Land Use

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



Legend

Zoning & Land Use

Zoning

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking



File #: 18-028380, St. Paul's Episcopal Church Reuse CUP

Zoning Map

Planning District: 14

Zoning Panel: 14

2/22/18