

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** University of St. Thomas (2060 Summit Ave.) **FILE #** 18-028-520
 2. **APPLICANT:** University of St. Thomas **HEARING DATE:** March 1, 2018
 3. **TYPE OF APPLICATION:** Amendment of site plan approval
 4. **LOCATION:** 2060 Summit Ave, NW corner of Grand at Cleveland
 5. **PIN & LEGAL DESCRIPTION:** 052823410144, Groveland Addition To Stpaul Vac Alley Accruing And Fol, Lots 1 Thru Lot 4 In Moses Zimmerman's Rearrangment And In Sd Groveland Add Lots 1 Thru Lot9 Blk 1
 6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** §61.402
 8. **STAFF REPORT DATE:** February 23, 2018 **BY:** Josh Williams
 9. **DATE RECEIVED:** February 8, 2018 **60-DAY DEADLINE FOR ACTION:** April 9, 2018
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- A. **PURPOSE:** Modification of condition of a previous Planning Commission site plan approval to allow continued use of a portion of site for surface parking until March 11, 2021
- B. **PARCEL SIZE:** 95,978 sq. ft./approx. 2.2 acres
- C. **EXISTING LAND USE:** P-Parking Lot
- D. **SURROUNDING LAND USE:**
North: Academic building (UST campus)
East: Gas station
South: Commercial
West: Residential (UST campus)
- E. **ZONING CODE CITATION:** §61.402 provides for site plan review by the Planning Commission prior to issuance of grading or building permits. §61.402(e) authorizes the Zoning Administrator to require a security agreement equal to the cost to install required landscaping or other items required by special condition of a site plan approval.
- F. **HISTORY/DISCUSSION:** In 2004, the Planning Commission issued a conditional use permit (ZF# 04-045-501) expanding the University of St. Thomas campus to include the two blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. In 2005, the Planning Commission passed Resolution 05-30 approving the site plan for McNeely Hall on the southwest corner of Summit and Cleveland Avenues. The site plan included a 32-space surface parking lot at the northwest corner of Cleveland and Grand Avenues. The findings enumerated in the resolution stated that while permanent use of the corner of Cleveland and Grand was for a surface parking lot was inconsistent with the 2004 CUP, surface parking was an acceptable use on the corner on an interim basis, for a period not to exceed 10 years. In 2014, the University of St. Thomas applied (ZF # 14-353-762) to extend the interim use of the site as surface parking lot for an additional three years. At the time, the applicant was initiating a campus master planning process.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Macalester-Groveland Community Council has recommended allowing continued use of the northwest corner of Cleveland and Grand Avenues for surface parking for an additional three years, through March 11, 2021.
- H. **FINDINGS:**

1. The Planning Commission issued a conditional use permit (Zoning File No. 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per §65.220, as part of the basis for approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas. The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two new academic buildings and an urban residential village along Grand Avenue, and in particular a residential building at the northwest corner of Cleveland and Grand Avenues.
2. On March 11, 2005, the Planning Commission passed resolution 05-30, approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues. A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows "a small number of surface parking spaces for uses such as drop-off/pick-up, or loading." The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

3. In 2014, St. Thomas requested (ZF# 14353-762) a three-year extension of the interim use of the property at the northwest corner of Cleveland and Grand Avenues as a surface parking lot. At the time of the application, St. Thomas was in the process of initiating a campus master planning process to guide future capital investments. The Planning Commission approved the request by modifying Condition No. 1 of the Resolution 05-30 (Resolution 15-04). As a condition of approval, the Planning Commission required St. Thomas to provide a financial surety to cover the cost of removing the surface parking lot and returning the site to green space.
4. St. Thomas completed the campus master planning process in late 2016. The process identified a number of potential capital projects. The plan identifies 4 potential

residential projects, including a mixed-use (first-floor retail) student residential building in the location of the Grand and Cleveland parking lot. St. Thomas has not provided a proposed timeline for construction of any residential projects pursuant to the master plan.

5. In 2015, St. Thomas began leasing 16 of the 33 spaces in the Grand and Cleveland parking lot to Davanni's and Coffee Bene, located immediately south across Grand Avenue. To date, this parking has been available for use by Davanni's and Coffee Bene only on evenings and weekends. In seeking support of both the West Summit Neighborhood Advisory Committee (WSNAC) and the Macalester-Groveland Community Council for a three-year extension of the parking lot, St. Thomas proposed to make the 16 parking spaces available for use by Davanni's and Coffee Bene from 5 a.m. to midnight daily, and to contribute the \$15,000 annual lease payment for that use to Neighborhood Stabilization Fund, a fund administered St. Thomas that helps return student rental properties to owner-occupied status.
6. The condition limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years was reasonable at the time of the 2005 McNeely Hall site plan approval. While permanent use of the site for surface parking would not be consistent with the Comprehensive Plan, a 3-year extension of this interim use is generally consistent with the plan, which identifies the area as part of a Mixed-Use Corridor, and would allow continued use of the parking by local businesses. To ensure that the use of the site as surface parking does not continue indefinitely, approval of a modification of Condition No. 1 of the 2005 McNeely Hall site plan to allow the continued use of the northwest corner of Cleveland and Grand for surface parking an additional three years, through March 11, 2021, should be conditional on the University of St. Thomas providing a security agreement, pursuant to §61.402(e) of the zoning code, in an amount sufficient as determined by the Zoning Administrator to cover the cost of parking lot removal and installation of grass and landscaping on that date. UST has estimated that removal of the surface parking lot and installation of grass and landscaping would cost approximately \$100,000.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the modification of Condition No. 1 of Planning Commission Resolution 05-30 approving the site plan for McNeely Hall to allow the existing parking lot at the northwest corner of Cleveland and Grand Avenues to continue to be used until March 11, 2021 subject to the following condition:
 1. The University of St. Thomas must provide a security agreement, in the form of an irrevocable letter of credit, a performance bond, or cash escrow, equivalent to the cost of removing the surface parking lot and installing grass and landscaping, as determined by the Zoning Administrator no later than one (1) year from the date of this approval.

Staff Report - CUP - Generic - ZC.dot

Attachments

Application and applicant summary

Zoning Committee Staff Report, Zoning File #18-028-520

February 23, 2018

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2004 Conditional Use Permit (Zoning File No. 04-045-501)

Planning Commission Resolution 05-30

Zoning Committee Staff Report for McNeely Hall site plan (Zoning File No. 05-047-765)

Planning Commission Resolution 15-04

Zoning Committee Staff Report for previous extension (Zoning File No. 14-353-762)

WSNAC meeting minutes 12-12-2017

Macalester-Groveland Community Council letter of support



City of Saint Paul Department of Safety & Inspections, 375 Jackson Street, Suite 220, Saint Paul MN 55101

SITE PLAN REVIEW APPLICATION

Date Application Received:

PD = 14

052823410144

Staff Use Only

SPR File # 18-028520

Application Fee \$

Staff Meeting Date:

City Agent:

Project Name: University of St. Thomas parking lot, Grand and Cleveland Avenues	
Site Address: NW corner, Grand and Cleveland	Property Identification Number: 05-28-23-41-0016
Project Description: St. Thomas seeks a three-year extension (to March 2021) to continue to use the 33-car parking lot. Half (16) of the spaces will be leased by Danni's and Coffee Bar for their customers. The lot, per requirement of the Planning Commission's 2005 site plan for Mabel Hall, eventually must be used for a new residential building or green space.	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including certificate of survey, civil site plan, exterior architectural plan, and landscape plan.

Project Summary

Est. Project Cost: \$ (exclusive of land value)	Est. Construction Start	Proposed Land Use:
Parcel Area [sq. ft.]	Disturbed Area [sq. ft.]	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial Only <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Floor Area Ratio	Building Gross Floor Area	# Off-Street Parking Spaces 33
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units	# Affordable	% AMI for Affordable
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Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner University of St. Thomas	Project Contact [PM, architect] Dany Hennes, vice president for government relations	Construction Contact
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Signature

Date

2/9/18

Staff Use Only			
Zoning District	Overlay Zoning District	District Council	
Ward	Watershed District	MnDOT or County	
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required	Previous SPR

UNIVERSITY OF ST. THOMAS SUMMARY
Grand-Cleveland parking lot
February 9, 2018

The University of St. Thomas seeks approval from the City of St. Paul to continue to use the university property on the northwest corner of Cleveland and Grand avenues as a parking lot for the next three years (March 2018-March 2021).

The original site plan for McNeely Hall, approved March 11, 2005 by the St. Paul Planning Commission, said the 33-car lot could remain in place only until March 11, 2015. At that time, the resolution stated, construction of a residential building must begin or the lot must be removed and replaced with grass and landscaping.

2015 agreement

In early 2015, with support from the West Summit Neighborhood Advisory Committee (WSNAC) and the Macalester-Groveland Community Council (MGCC), St. Thomas sought a three-year extension of the lot, from March 2015 to March 2018. At the time, St. Thomas was preparing to develop a new campus master plan and would decide the long-term use of the property in question. As part of its agreement with WSNAC, St. Thomas agreed to establish a \$100,000 Neighborhood Stabilization Fund, which would attempt to accomplish the following:

- \$50,000 to convert a minimum of three parent-owned or student rental houses in the neighborhood to owner-occupied, single-family status with restrictive covenants placed so the homes could not be used as undergraduate student rentals if they were sold.
- \$10,000 to handle legal fees and paperwork for owner-occupants of single-family homes to place restrictive covenants on their homes so they could not be used as undergraduate student rentals if they are sold.
- \$40,000 to carry out two projects to enhance lighting on streets bordering the St. Paul campus.

Ultimately, St. Thomas used \$60,000 to convert four houses to owner-occupied, single-family status and \$40,000 to install light poles in the Summit Avenue median east of Finn Street, and to install new LED lights on Cleveland Avenue between Summit and Selby avenues. The covenant project was dropped (and the \$10,000 was moved to the housing conversion fund).

In addition, St. Thomas agreed to lease 16 of the spaces in the Grand-Cleveland lot for free parking for Davanni's and Coffee Bene customers and staff between 5 p.m. and midnight weekdays and 7 a.m.-midnight Saturday and Sunday. The agreement reduced neighborhood traffic and illegal parking in permit parking zones.

In September 2016, St. Thomas unveiled a campus master plan that included two residential buildings on the north side of Grand Avenue between Cleveland Avenue and Finn Street. Under that scenario, the parking lot would be eliminated. At the time the master plan was unveiled, there was no timetable for construction of the residential buildings on Grand, and there still is no timetable today.

2018 proposal

Consequently, St. Thomas decided to seek approval from the city to extend the use of the parking lot for an additional three years, from March 2018 to March 2021.

In exchange, St. Thomas proposed to continue to lease the 16 parking lot spaces to Davanni's and Coffee Bene but to expand use of those spaces to 5 a.m.-midnight every day, thus providing more parking during the day for those establishments. St. Thomas proposed to put the entire Davanni's lease payment of \$15,000 per year into the Neighborhood Stabilization Fund, with the goal of converting one student rental property a year to owner-occupied status. The agreement is cancelable if St. Thomas chooses to develop the property earlier than March 2021.

On December 12, 2017, WSNAC voted unanimously to support the St. Thomas proposal. On February 8, 2018, MGCC also voted unanimously in favor of the plan.

Enclosed are the following documents:

- March 2005 Planning Commission resolution on McNeely Hall site plan
- January 2015 Zoning Committee staff report on Grand-Cleveland lot
- January 2015 Planning Commission resolution on Grand-Cleveland lot
- December 2017 WSNAC minutes on Grand-Cleveland lot
- February 2018 MGCC resolution on Grand-Cleveland lot

**CITY OF SAINT PAUL, MINNESOTA
Conditional Use Permit**

ZONING FILE NO: 04-054-501

APPLICANT: University of St. Thomas

PURPOSE: Conditional Use Permit for expansion of campus boundaries

LOCATION: 2115 Summit Ave.

LEGAL DESCRIPTION: PINs 05-28-23-41-0004, 05-28-23-41-0014, 05-28-23-41-0016, and 05-28-23-41-0070 thru 0092, 04-28-23-23-0112, 04-28-23-23-0111, 04-28-23-23-0101, 04-28-23-23-0058, GROVELAND ADDITION TO ST PAUL, BLOCK 1, W 32 93/100 FT. OF LOT 13 AND EX. W 21 45/100 FT., LOT 14, AND LOTS 24-26; MOSES ZIMMERMAN'S REARRANGEMENT; SUMMIT WOOD, LOTS 1-30; MERRIAM PARK THIRD ADDITION TO THE CITY OF ST. PAUL, BLOCK 12, EX E 63 FT LOTS 6, 7, AND LOT 8; BLOCK 13, LOT 1, EX THE E 5 FT LOT 13 AND EX THE W 5 FT LOT 14, AND W 5 FT OF LOT 14 AND ALL OF LOTS 15 AND 16

ZONING COMMITTEE ACTION: Approval with Conditions

PLANNING COMMISSION ACTION: Approval with Conditions

CONDITIONS OF THIS PERMIT:

1. Campus Boundary. The campus boundary for the University of St. Thomas shall be expanded to include the following properties:

East block (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.; 2110 Summit Ave.

West block (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

East of Cleveland Ave. The four properties located at 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave. Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This property will automatically be included within the boundary upon purchase. Consistent with the University of St. Thomas Campus Boundary Plan amendment to the Saint Paul Comprehensive Plan Land Use Chapter, adopted on May 3, 1990, the boundaries set forth herein, with the addition of 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave., are to be considered as the definitive, long-term campus for the University of St. Thomas. Expansion beyond this area shall be considered contrary to City policy. St. Thomas agrees not to purchase additional property in the neighborhood within one mile of the campus or along the entire length of Summit Avenue, with the exception of a home used as a residence for any future ex-president or chancellor, and excepting property purchased as part of a purchase/rehabilitation initiative as described in Condition 10. Further, St. Thomas agrees to sell, within 5 years from the date of permit approval, the properties it owns south of Grand Ave., including 2076, 2080, and 2084 Grand Ave. St. Thomas further agrees to apply to rezone 2076 Grand Ave. to a residential zoning classification, and sell the three properties with a restrictive covenant that they be used only for owner occupied, non-student residential uses. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years.

2. Building Heights and Setbacks. Building heights and setbacks within the two-block development area shall be as follows:
Setbacks

Summit Ave. frontage - A 50 ft. setback is established for the west block to match the setback of the existing residential structures, six of which would remain. On the east block, a 100 ft. setback is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, can extend into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 50 ft. for the one-story portion.

Cleveland Ave. frontage - For the academic building, a 75 ft. setback to the three-story portion is established, with a minimum setback of 65 ft. to the two-story portion and 25 ft. to the one-story portion that would extend into the 75 ft. setback area. For the residential building located at the Cleveland and Grand corner, a 25 ft. setback from Cleveland is established.

Grand Ave. frontage - A 25 foot setback from Grand is established for the Cleveland/Grand residential building at the corner. A 25 ft. setback is established for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

Cretin Ave. frontage - The buildings along this frontage, the 2175 Grand apartment and 2174 Summit Ave. house, are proposed to

remain. The existing setbacks should be maintained. If the apartment building at 2175 Grand is replaced by a newly constructed building, a 25 ft. setback from Cretin Ave. shall be required.

Finn St. frontage - A 25 ft. setback is established for the new building on the west side, and a 30 ft. setback for the academic building on the east side.

Building Heights

The maximum height for the academic buildings shall not exceed 59 ft. to the ridgeline at the top of the buildings. The maximum height of the residential buildings, including the child development center/apartment building, shall not exceed 40 ft. to the top of the buildings. These heights shall be considered an absolute maximum, including all mechanical equipment.

3. Size of Academic Buildings and Prohibition on Auditorium Uses. A maximum of two academic buildings may be built on the east block. The size of the first academic building shall not exceed 75,000 sq. ft. in size. The size of the second academic building shall not exceed 65,000 sq. ft. in size. No auditorium, performance hall, or athletic facility with the capacity of more than 250 persons shall be constructed on the east or west blocks.

4. EAW Mitigation Measures. St. Thomas shall be required to implement the following mitigation measures as recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):

- Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue and two more Summit Avenue houses to be designated. The apartment buildings at 2171 and 2175 Grand may be retained or removed.
- Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
- Complete soil boring investigations in construction areas prior to excavation activities.
- Conduct a demolition survey of each building to be removed from the site prior to demolition.
- Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design guidelines and design the new buildings in keeping with the character of the historic district. Apply for the appropriate permits from the HPC.
- Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
- Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).
- Provide emergency vehicle access on the west block via the mid-block sidewalks.
- Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
- Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
- Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
- Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
- Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
- Prepare a storm water management plan that complies with the City discharge rate restrictions.
- Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
- Provide temporary barriers around the portions of the site under construction for safety.
- Provide information as needed to assist the City in better managing on-street parking restrictions around the St. Paul campus.
- Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)
- Control student housing through the Campus Living Office and enforce the City's noise ordinance.
- Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.

5. 2133 Grand Ave, (residential property not owned by St. Thomas). All campus buildings developed adjacent to this property must be set back a minimum of 50 feet from the west side property line and 25 ft. from the east side property line. Alley access to the property must be maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of mitigating the impact of increased student residents and a child development center adjacent to the property, and shall consider measures such as: fencing, special landscaping, or other screening; lighting that does not spill over the property line; window placement that enhances privacy; design and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley access; and education of nearby student tenants to respect the property and privacy of the residents of 2133 Grand. The appropriate mitigation measures that will be required by the City will be determined during the site plan review process. These requirements shall no longer be in effect if 2133 Grand is

subsequently purchased by St. Thomas and the property automatically included in the campus boundary.

6. **Enrollment Growth Increases.** St. Thomas agrees that total enrollment at the Saint Paul campus shall not exceed 8,750 students, including full-time, part-time, and audit students. Upon such time enrollment exceeds 8,000 students, St. Thomas shall report to the Planning Commission for additional review and conditions. The review shall consist of analyzing the impact of the additional enrollment on areas such as parking, traffic, student housing, and other related impacts on the surrounding residential area. St. Thomas shall propose a plan to mitigate negative impacts resulting from the additional enrollment, and the Planning Commission may impose additional conditions on this permit to address those impacts. Any additional conditions imposed by the Planning Commission may be appealed to the City Council.
7. **Number of Residential Beds.** The total number of residential beds on the east and west blocks shall not exceed 450, unless 2133 Grand Ave. is acquired, in which case the total shall not exceed 475 beds. In no event shall there be more than 100 beds in residences on Summit Avenue. Those persons living on the east and west blocks shall include a mix of undergraduate juniors and seniors and graduate students, with resident advisors, faculty and staff.
8. **West Block Development.** No new academic buildings shall be constructed on the west block. New construction shall be for residential uses only. St. Thomas shall agree to preserve six of the existing single-family houses on the Summit Ave. frontage not including the garages. Any residential structures built to replace any single-family homes which are moved or demolished shall be designed to look like single-family or "mansion" style homes of diverse designs, such that the Summit Ave. side of the west block shall always appear to be a single-family residential block. For demolition and construction work within the historic district, St. Thomas shall follow the established review procedures of the Heritage Preservation Commission.
9. **Finn St.** For a period of no less than 30 years from the date of permit approval, St. Thomas agrees not to petition to close Finn St. between Summit and Grand Aves. and that Finn St. in this block shall remain a public street open to two-way traffic.
10. **Community Development Corp.** St. Thomas shall capitalize a CDC or establish a similar initiative whose purpose would be to purchase, rehabilitate, and sell to non-student owner-occupants an average of at least 2.5 houses per year within the boundaries of the Merriam Park and Macalester-Groveland neighborhoods. The average will be calculated over a twelve year time period, so that 30 houses will be done over the 12 years. For properties sold through this effort, restrictive covenants shall be added at time of sale to require use of the properties for non-student, owner-occupied residential uses only.
11. **University/Community Advisory Council.** St. Thomas agrees to participate, at the level of senior management and the board of trustees, in an advisory council charged with resolving university/community problems, and providing a channel for communications on campus master planning and development, and to enhance university/community relations. The composition of the advisory council would include representatives of the St. Thomas board of trustees, senior management and students, and neighborhood representatives from the Merriam Park Community Council and the Macalester Groveland Community Council, the Summit Ave. Residential Preservation Association, and Neighbors United. The scope of the advisory council's work would include all issues affecting local residents, including but not limited to: the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-campus); and neighborhood quality of life issues such as the impact of student party houses. This group would meet at least quarterly and report to the St. Paul Planning Commission and the St. Paul City Council.
12. **Parking Issues.** St. Thomas agrees to explore and implement policies, such as reducing parking permit fees, that will increase the use of its on-campus parking spaces on evenings and weekends for the 2004-2005 school year. St. Thomas also agrees to explore ways to further increase use of on-campus parking and use of bus passes for all students in the 2005-2006 school year and succeeding years.
13. **Parking Ramps.** Parking for the east and west blocks shall be developed as proposed by St. Thomas, with a maximum of 590 spaces constructed in underground parking ramps on both blocks, and with access from Finn St. A small number of surface parking spaces, for uses such as drop-off/pick-up, or loading, shall be permitted. If St. Thomas is unable to develop 590 total spaces on the two block development site, because of site and design constraints, such as those related to retaining six of the existing houses on Summit, then the balance of the spaces may be developed on the south campus.
14. **Student Addresses.** St. Thomas agrees to require all enrolled students to declare a bonafide local address, as a condition of registration, and will improve its computer tracking of student housing data to assist in enforcement of local City rental occupancy ordinances.
15. **Community Contribution.** St. Thomas agrees to commit a total of \$30,000.00 annually for use by the Merriam Park and Macalester Groveland Community Councils and the newly-established University/Community Advisory Council. The university would have discretion to award \$10,000 per year to each community council. The Advisory Council shall be awarded \$10,000 per year to be used at its discretion to address neighborhood issues related to the presence of the campus.
16. **Goodrich Ave. Access.** At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there

shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.

APPROVED BY:

George Johnson, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on June 4, 2004, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota, and with the City Council resolution approving the permit on August 11, 2004, the original of which is in the City Clerk's Office, 15 West Kellogg Boulevard, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established.

Violation of the conditions of this permit may result in its revocation.

Carol A. Martineau
Secretary to the Saint Paul
Zoning Committee

Copies to:
Applicant University of St. Thomas
File No. 04-154-501
Zoning Administrator Wendy Lane
License Inspector Christine Rozek
District Council 14
 13 (Merriam Park)

Effective: August 11, 2004

city of saint paul
planning commission resolution
file number _____ 15-04 _____
date _____ January 16, 2015 _____

WHEREAS, the University of St. Thomas , File # 14-353-762, has applied for modification of a condition of a previous Planning Commission site plan approval to allow an existing parking lot to continue to be used until March 11, 2018, under the provisions of §61.402 of the Saint Paul Legislative Code, on property located at 2060 Summit Avenue, Parcel Identification Number (PIN) 05.28.23.41.0144, legally described as Groveland Addition To St Paul Vac Alley Accruing and Fol, Lots 1 Thru Lot 4 In Moses Zimmerman's Rearrangement, and In Sd Groveland Add Lots 1 Thru Lot 9 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on January 8, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Planning Commission issued a conditional use permit (Zoning File No. 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per §65.220, as part of the basis for approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas. The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two (2) new academic buildings and an urban residential village along Grand Avenue, and in particular a residential building at the northwest corner of Cleveland and Grand Avenues.
2. On March 11, 2005, the Planning Commission passed resolution 05-30, approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues. A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows "a small number of surface parking spaces for uses such as drop-off/pick-up, or loading." The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to

moved by _____ Nelson _____
seconded by _____
in favor _____ Unanimous _____
against _____

be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time. The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

The University of St. Thomas is requesting that Condition No. 1 of Resolution 05-30 approving the McNeely Hall site plan be amended to allow use of the northwest corner of Cleveland and Grand for a surface parking lot for up to an additional three (3) years, through March 11, 2018.

3. In approving the McNeely Hall site plan, the Planning Commission found that a permanent surface parking lot at the northwest corner of Cleveland and Grand Avenues would be inconsistent with the 2004 conditional use permit that expanded the University of St. Thomas campus to include that block. However, the Planning Commission also found that the temporary location of a surface parking lot on that corner until such time as construction of a residential building began, but no longer than 10 years, would be acceptable.

Since 2004, the University of St. Thomas (UST) has added a number of facilities to the UST campus, some of which were generally identified prior to the 2004 campus expansion. With the exception of McNeely Hall and a child care center at the northwest corner of Finn Street and Grand Avenues, this has not included development approved by the CUP for the two blocks added to the campus in 2004. UST has generally stated that lack of bonding capacity prevents the construction of residential buildings approved under the CUP for the two blocks at this time or in the immediate future. UST has stated that they will begin a new campus master planning process in 2015, and as part of that process will determine whether they will commence with construction of a residential building on the northwest corner of Cleveland and Grand or convert the surface parking lot to green space. Any other uses on the corner would require modification of the 2004 CUP.

The condition limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years was reasonable at the time of the 2005 McNeely Hall site plan approval. However, with UST planning to begin a campus master planning process in 2015, it is unnecessary to require that UST begin construction of a residential building consistent with the CUP or to remove the parking lot and install grass and landscaping by March 11, 2015, provided that UST commit to one of those actions within a defined time period. Modification of Condition No. 1 of the 2005 McNeely Hall to allow the continued use of the northeast corner of Cleveland and Grand for surface parking through March 11, 2018, should be conditional on the University of St. Thomas providing a security

agreement, pursuant to §61.402(e) of the zoning code, in an amount sufficient as determined by the Zoning Administrator to cover the cost of parking lot removal and installation of grass and landscaping on that date. UST has estimated that removal of the surface parking lot would and installation of grass and landscaping would cost approximately \$100,000.

4. As a condition of approval, the 2004 campus expansion CUP (Zoning File No. 04-045-501) requires the University of St. Thomas to participate in a university/community advisory council to address matters related to campus development and university/community relations. This council, the West Summit Neighborhood Advisory Committee, came to unanimous agreement on December 16, 2014, to support a 3-year extension of the use of the northwest corner of Cleveland and Grand Avenues for a surface parking lot, subject to agreement by UST to make certain investments related to the reversal and prevention of conversion of single family homes near campus to student rental housing and to lighting on and around campus.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the University of St. Thomas for modification of a condition of a previous Planning Commission site plan approval to allow an existing parking lot to continue to be used until March 11, 2018, at 2060 Summit Avenue is hereby approved subject to the following condition:

1. The University of St. Thomas must provide a security agreement, in the form of an irrevocable letter of credit, a performance bond, or cash escrow, equivalent to the cost of removing the surface parking lot and installing grass and landscaping, as determined by the Zoning Administrator no later than one (1) year from the date of this approval.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** University of St. Thomas (2060 Summit) **FILE #** 14-353-762
 2. **APPLICANT:** University of St. Thomas **HEARING DATE:** January 8, 2015
 3. **TYPE OF APPLICATION:** Amendment of site plan approval
 4. **LOCATION:** 2060 Summit Ave, NW corner of Grand at Cleveland
 5. **PIN & LEGAL DESCRIPTION:** 052823410144, Groveland Addition To Stpaul Vac Alley Accruing And Fol, Lots 1 Thru Lot 4 In Moses Zimmerman's Rearrangment And In Sd Groveland Add Lots 1 Thru Lot9 Blk 1
 6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** §61.108
 8. **STAFF REPORT DATE:** December 31, 2014 **BY:** Josh Williams
 9. **DATE RECEIVED:** December 15, 2014 **60-DAY DEADLINE FOR ACTION:** February 13, 2015
-

- A. **PURPOSE:** Modification of condition of a previous Planning Commission site plan approval to allow continued use of a portion of site for surface parking until March 11, 2018
- B. **PARCEL SIZE:** 95,978 sq. ft./approx. 2.2 acres
- C. **EXISTING LAND USE:** P-Parking Lot
- D. **SURROUNDING LAND USE:**
North: Academic building (UST campus)
East: Gas station
South: Commercial
West: Residential (UST campus)
- E. **ZONING CODE CITATION:** §61.108 allows the Planning Commission to modify or delete conditions of a previous approval, subject to a public hearing. §61.402(e) authorizes the Zoning Administrator to require a security agreement equal to the cost to install required landscaping or other items required by special condition of a site plan approval.
- F. **HISTORY/DISCUSSION:** In 2004, the Planning Commission issued a conditional use permit (ZF# 04-045-501) expanding the University of St. Thomas campus to include the two blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. In 2005, the Planning Commission passed Resolution 05-30 approving the site plan for McNeely Hall on the southwest corner of Summit and Cleveland Avenues. The site plan included a 32-space surface parking lot at the northwest corner of Cleveland and Grand Avenues. The findings enumerated in the resolution and conditions of approval stated that while permanent use of the corner of Cleveland and Grand was for a surface parking lot was inconsistent with the 2004 CUP, surface parking was an acceptable use on the corner on an interim basis.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Council has recommended modifying the conditions of the 2005 McNeely Hall site plan approval to allow continued use of the southwest corner of Cleveland and Grand Avenues for an additional three (3) years, through March 11, 2018.
- H. **FINDINGS:**
 1. The Planning Commission issued a conditional use permit (Zoning File No. 04-045-501) in 2004 expanding the University of St. Thomas campus to include the blocks bounded by Summit, Cleveland, Grand, and Cretin Avenues. Per §65.220, as part of the basis for

approving a campus expansion, the Planning Commission considered a required anticipated growth and development statement and related plans submitted by the University of St. Thomas. The CUP conditions of approval generally described the allowed uses of the two blocks as including up to two (2) new academic buildings and an urban residential village along Grand Avenue, and in particular a residential building at the northwest corner of Cleveland and Grand Avenues.

2. On March 11, 2005, the Planning Commission passed resolution 05-30, approving the site plan for McNeely Hall. McNeely Hall is located at the southwest corner of Summit and Cleveland Avenues, and the site plan included a 32-space surface parking lot located adjacent to the building at the northwest corner of Cleveland and Grand Avenues. A portion of Finding No. 1 of the resolution addressed the issue of surface parking at the northwest corner of Cleveland and Grand:

The CUP allows "a small number of surface parking spaces for uses such as drop-off/pick-up, or loading." The site plan shows one handicapped accessible parking space on the south side of the building that is intended to be permanent. An existing paved area in the middle of the block would continue to be used for parking until construction starts on the remaining buildings on the block. A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland where a gas station was recently demolished. The CUP calls for this area to be used for housing and St. Thomas has said it intends to build housing here but construction may not start for few years, until some of the other buildings in the two block area south of Summit are completed. A permanent parking lot is not consistent with the CUP. However, a parking lot that is well landscaped and screened is acceptable as an interim use for up to 10 years if no building is constructed during that time.

The resolution specified a number of conditions of approval. Condition No. 1 stated:

A new parking lot with 32 parking spaces is shown at the southeast corner of the site, at the intersection of Grand and Cleveland. A permanent parking lot is not consistent with the St. Thomas CUP approved in August 2004 which shows housing at this location. However, a parking lot that is well landscaped and screened is acceptable as an interim use if it is removed within 10 years of final approval of the site plan for Mc Neely Hall. At that time construction on a new residential building must start or the lot must be removed and replaced with grass and landscaping.

The University of St. Thomas is requesting that Condition No. 1 of Resolution 05-30 approving the McNeely Hall site plan be amended to allow use of the northwest corner of Cleveland and Grand for a surface parking lot for up to an additional three (3) years, through March 11, 2018.

3. §61.108 allows the Planning Commission to modify or delete conditions of previous approvals where at a public hearing the Planning Commission deems those conditions to be *unnecessary, unreasonable or impossible of compliance*. In approving the McNeely Hall site plan, the Planning Commission found that a permanent surface parking lot at the northwest corner of Cleveland and Grand Avenues would be inconsistent with the 2004 conditional use permit that expanded the University of St. Thomas campus to include that block. However, the Planning Commission also found that the temporary location of a surface parking lot on that corner until such time as construction of a residential building began, but no longer than 10 years, would be acceptable.

Since 2004, the University of St. Thomas (UST) has added a number of facilities to the UST campus, some of which were generally identified prior to the 2004 campus expansion. With the exception of McNeely Hall and a child care center at the northwest corner of Finn Street and Grand Avenues, this has not included development approved by the CUP for the two blocks added to the campus in 2004. UST has generally stated that lack of bonding capacity prevents the construction of residential buildings approved under the CUP for the two blocks at this time or in the immediate future. UST has stated that they will begin a new campus master planning process in 2015, and as part of that process will determine whether they will commence with construction of a residential building on the northwest corner of Cleveland and Grand or convert the surface parking lot to green space. Any other uses on the corner would require modification of the 2004 CUP.

The condition limiting the use of the northwest corner of Cleveland and Grand for surface parking to a period of more than ten years was reasonable at the time of the 2005 McNeely Hall site plan approval. However, with UST planning to begin a campus master planning process in 2015, it is unnecessary to require that UST begin construction of a residential building consistent with the CUP or to remove the parking lot and install grass and landscaping by March 11, 2015, provided that UST commit to one of those actions within a defined time period. Modification of Condition No. 1 of the 2005 McNeely Hall to allow the continued use of the northeast corner of Cleveland and Grand for surface parking through March 11, 2018 should be conditional on the University of St. Thomas providing a security agreement, pursuant to §61.402(e) of the zoning code, in an amount sufficient as determined by the Zoning Administrator to cover the cost of parking lot removal and installation of grass and landscaping on that date. UST has estimated that removal of the surface parking lot would and installation of grass and landscaping would cost approximately \$100,000.

4. As a condition of approval, the 2004 campus expansion CUP (Zoning File No. 04-045-501) requires the University of St. Thomas to participate in a university/community advisory council to address matters related to campus development and university/community relations. This council, the West Summit Neighborhood Advisory Committee, came to unanimous agreement on December 16, 2014 to support a 3-year extension of the use of the northwest corner of Cleveland and Grand Avenues for a surface parking lot, subject to agreement by UST to make certain investments related to the reversal and prevention of conversion of single family homes near campus to student rental housing and to lighting on and around campus.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the modification of Condition No. 1 of Planning Commission Resolution 05-30 approving the site plan for McNeely Hall to allow the existing parking lot at the northwest corner of Cleveland and Grand Avenues to continue to be used until March 11, 2018 subject to the following condition:

1. The University of St. Thomas must provide a security agreement, in the form of an irrevocable letter of credit, a performance bond, or cash escrow, equivalent to the cost of removing the surface parking lot and installing grass and landscaping, as determined by the Zoning Administrator no later than one (1) year from the date of this approval.



320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

651-695-4000
mgcc@macgrove.org

February 8, 2018

Josh Williams, Planner
City of Saint Paul, Department of Planning and Economic Development
City Hall Annex
25 West 4th Street, Suite 1300
Saint Paul, MN 55102

Dear Josh:

On February 8, 2018, the Board of Directors of the Macalester Groveland Community Council ("MGCC") held a public meeting, at which it unanimously passed the following resolution as recommended by its Housing and Land Use committee:

"The Macalester-Groveland Community Council supports the UST proposal for the parking lot at the northwest corner of Grand and Cleveland Avenues as presented to the West Summit Neighbors Advisory Committee (WSNAC) on December 12, 2017"

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Liz Boyer
Executive Director

cc via email: Doug Hennes, University of Saint Thomas
Amy Gage, University of Saint Thomas
Ward 4 Office, City of Saint Paul

West Summit Neighborhood Advisory Committee (WSNAC)

Minutes / December 12, 2017, 6:30–8 p.m. / Library 108

Co-chairs: Rachel Westermeyer and Amy Gage, www.wsnac.net

Present: Beth Brombach, Jeff Buelt, Katherine Cairns, Josh Capistrant, Kyle Dukart, Amy Gage, Doug Hennes, Josh Kerner '18, Jesse Langer, Marc Manderscheid, Cathy Plessner, Alyssa Rebensdorf, Rachel Westermeyer

Guests: Liz Boyer (Macalester-Groveland Community Council), Bill Carter (Public Safety), Jacob Fette '20 (Undergraduate Student Government), Jane McClure (*Villager*), Jack Mills (2140 Dayton), Dan Taylor (2127 Dayton and Union Park District Council)

Agenda #1: Call to order, welcome and approvals

Westermeyer called the meeting to order at 6:32 p.m.

Action: Dukart/Plessner moved to approve the December 2017 agenda but put the Grand-Cleveland parking lot discussion ahead of subcommittee reports. Unanimous: 11–0 (Gage, Kerner abstaining; St. Thomas has five WSNAC members but only three votes)

Action: Cairns/Plessner moved to approve the November 2017 minutes. Unanimous: 11–0

Agenda #2: Consent agenda

Hennes distributed via e-mail the WSNAC budget and liquor report. Turnover in St. Thomas' dining services area resulted in Hennes learning later of seven additional liquor events. WSNAC has more than \$54,000 in the bank.

Action: Cairns/Gage moved to approve the consent agenda. Unanimous: 11–0

Agenda #3: 2083 Marshall

The registered student rental at 2083 Marshall had its student-rental status revoked in September for over-occupancy; the city discovered nine students living in a property that legally can house four unrelated adults. Owner Kyle Coglitore is appealing that decision to the city's Board of Zoning Appeals; the hearing is Wednesday, January 17, 2018. Meanwhile, Westermeyer has been working with neighbors who live near the house on how to overturn an appeal at the BZA, and Coglitore has contacted Gage about how to be a better landlord.

His appearance at a recent UPDC meeting of the Land Use and Economic Development committee revealed the following:

- His lease for the property says nothing about over-occupancy.
- The city cited him in August for broken windows, missing screens and trash, and mandated that Coglitore attend its Landlord 101 program.

Action: Manderscheid/Capistrant moved that WSNAC ask the city to uphold its revocation of the student rental status for 2083 Marshall Avenue. Unanimous: 11–0. Gage will get the decision to the Board of Zoning Appeals staff.

Agenda #4: Grand-Cleveland parking lot

Hennes said the university is asking WSNAC to vote on whether to extend use of Lot K as a parking lot for a defined period or turn it to green space after March 2018. Davanni's currently leases 16 spaces in Lot K, at the northwest corner of Cleveland and Grand, on nights and weekends for its customers.

Davanni's president Bob Stupka has agreed to pay \$15,000 annually to lease the 16 spaces every day from 5:30 a.m., when Coffee Bené opens, until 1 a.m., when the adjacent Davanni's closes. In turn, St. Thomas will use the \$15,000 to continue the Neighborhood Stabilization Fund. The NSF converts student rental houses to owner-occupied properties with restrictive covenants that forbid their use as student rentals for 30 years.

Action: Hennes/Westermeyer moved to endorse the extension of Lot K for three years, accepting a \$15,000 annual payment from Davanni's that will be used to convert one student-rental house or duplex per year.

Discussion: Plessner withdrew her friendly amendment to "change the goal" of the NSF from converting houses to funding programs — in collaboration with MGCC and UPDC — that "foster a positive environment." Cairns said WSNAC could support such projects through its budget surplus. Capistrant asked that the housing conversions target blocks that are "saturated" with student housing.

Unanimous: 11–0 (Gage and Hennes abstaining). The issue will go before MGCC's Housing and Land Use committee on January 24, 2018, with Gage representing St. Thomas.

Agenda #5: Subcommittee reports

- **Housing:** Buelt will lead WSNAC through a workshop in January designed to pinpoint the data we need to measure and track neighborhood livability. The proposed data collection system came from the Data Tiger Team convened by neighbor Steve Rahn.
- **Campus Development and Transportation:** Co-chairs Rebensdorf and Hennes will meet in December with Elizabeth Stiffler from the city about permit parking zones.
- **Student and Neighbor Relations:** Langer talked about the conduct code at the meeting December 6. He will present that information to WSNAC this winter.

Agenda #6: Updates and Announcements

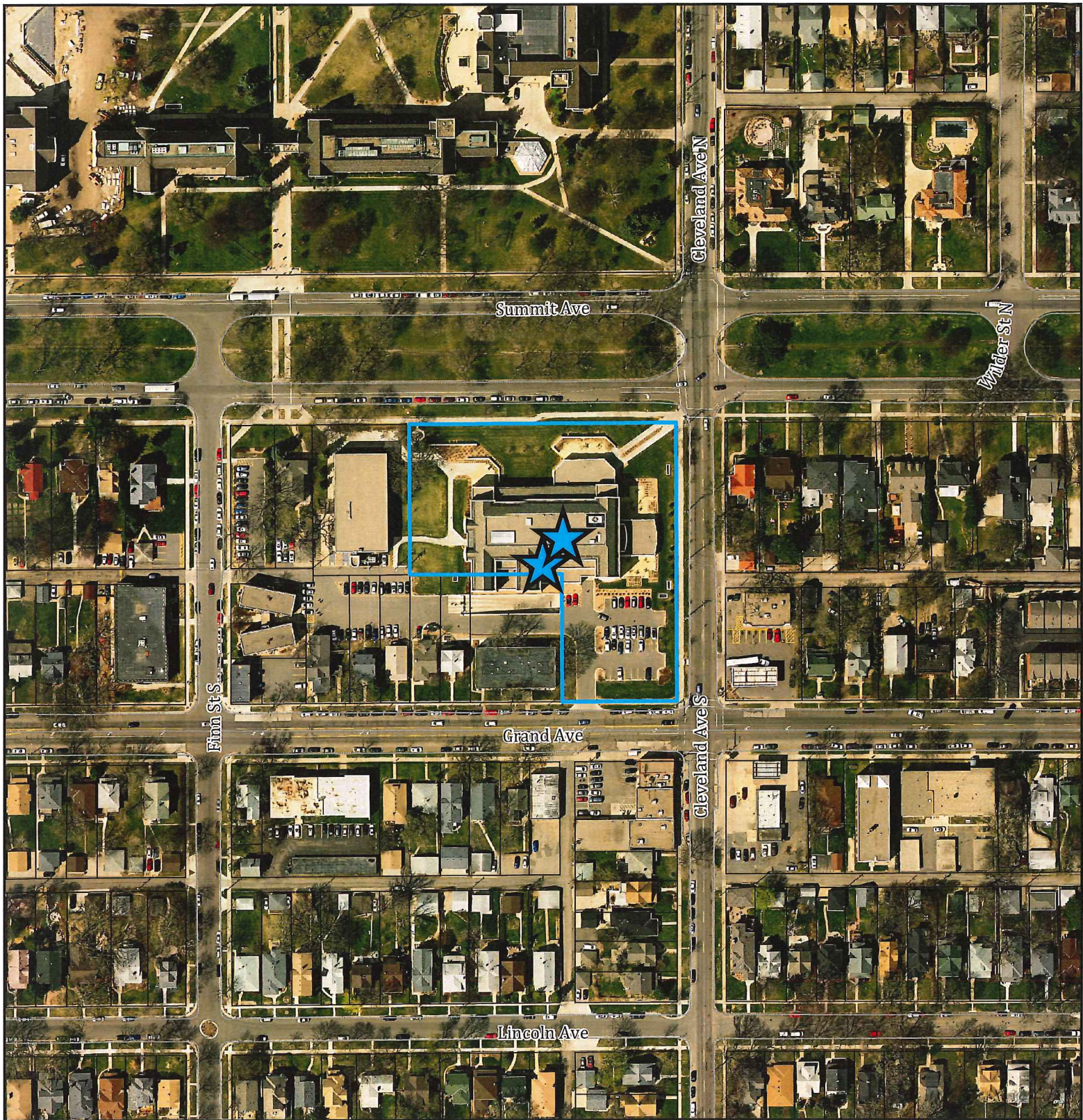
- **Liquor license:** Renewal is due by February 1. The city automatically renews unless it gets complaints. Hennes said St. Thomas knew of no complaints.

Action: Capistrant/Cairns moved that WSNAC support renewal of the liquor license for 2018.
Unanimous: 11–0

- **ITGA:** Bids are due February 1, 2018, to host the 2019 International Town and Gown Association conference. St. Thomas submitted an unsuccessful bid for the 2017 conference, which went to Eugene, Oregon. Conference dates are May 19–23, 2019, or June 2–6, 2019.

Rebensdorf questioned whether Gage has time to organize the effort. Gage since has learned that St. Thomas could not accommodate either set of dates; she will discuss with Hennes whether to seek a collaborative bid with Macalester College or another nearby school.

The meeting adjourned at 8 p.m.



FILE NAME: University of St. Thomas (2060 Summit)

APPLICATION TYPE: Site Plan Review

FILE #: 18-028520 DATE: 2/13/2018

PLANNING DISTRICT: 14

ZONING PANEL: 13

Saint Paul Department of Planning and Economic Development and Ramsey County

0 82.5 165 330 495 660 Feet

Aerial

Subject Parcels





FILE NAME: University of St. Thomas (2060 Summit)

APPLICATION TYPE: Site Plan Review

FILE #: 18-028520 DATE: 2/13/2018

PLANNING DISTRICT: 14

ZONING PANEL: 13

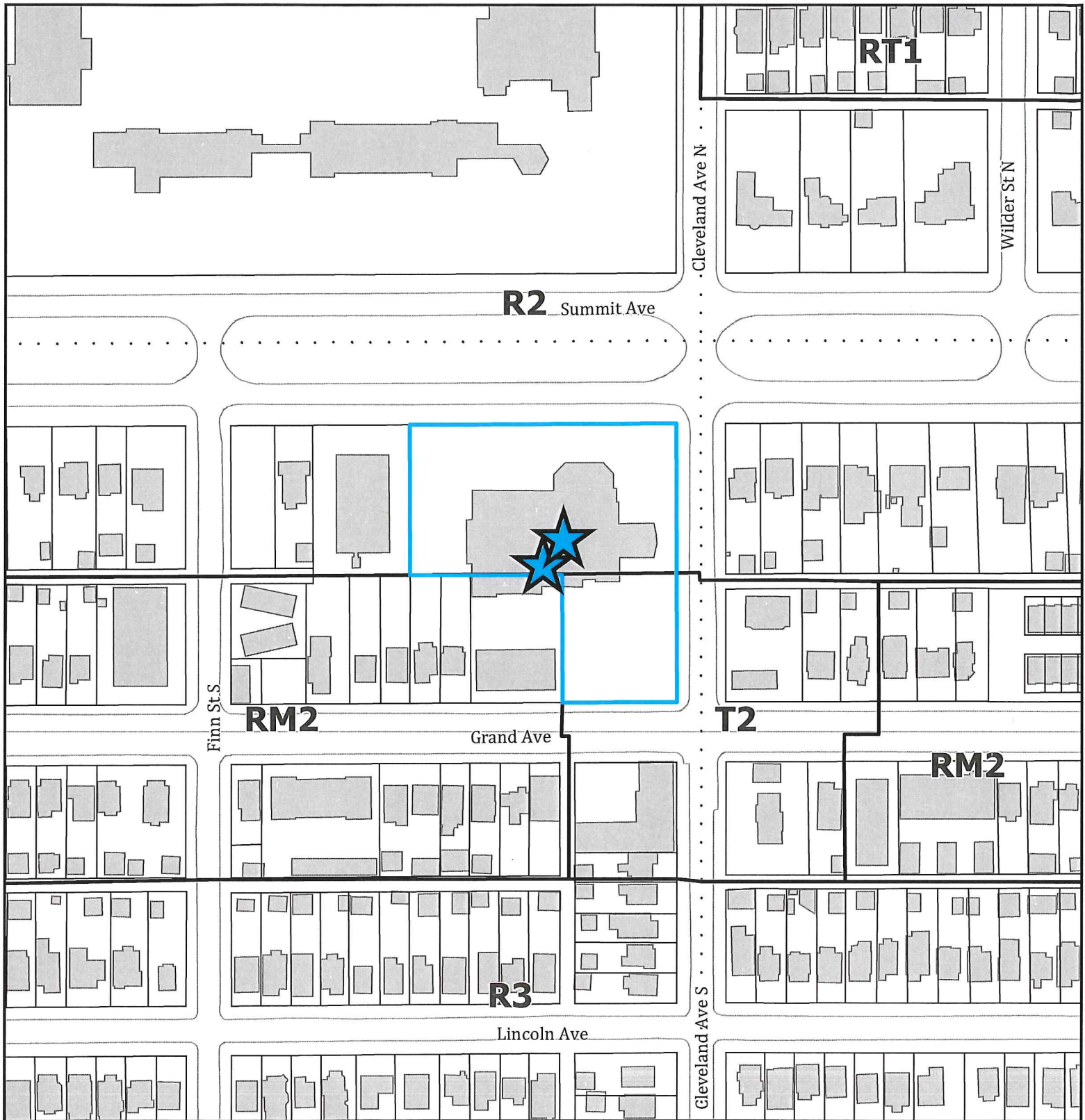
Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve

Subject Parcels

Section Lines





FILE NAME: University of St. Thomas (2060 Summit)

APPLICATION TYPE: Site Plan Review

FILE #: 18-028520 DATE: 2/13/2018

PLANNING DISTRICT: 14

ZONING PANEL: 13

Zoning

 Subject Parcels

• • Section Lines

