

city of saint paul
planning commission resolution
file number
date

WHEREAS, Metropolitan State University, File # 17-023-698, has applied for a conditional use permit for a campus to allow for parking on lots zoned RT1 two-family residential under the provisions of §65.220 of the Saint Paul Legislative Code, on property located at 381 - 393 Bates Avenue, Parcel Identification Numbers (PIN) 32.29.22.13.0045 - 47, legally described as Stowers Re L5 6b2 Aud Sub 19, Lot 1 - 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on April 13, 2017, 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. Metropolitan State has applied for a conditional use permit for a campus, to allow for parking on lots zoned RT1 two-family residential to expand a parking lot to meet minimum parking requirements set by the zoning code. A campus is required to have a conditional use permit in a residential district. The applicant is proposing to expand the existing parking facilities to the residentially-zoned lots on the corner of Bates Avenue and 6th Street.
2. This project would provide 42 spaces. The properties at 381-39 Bates Avenue were acquired by Metropolitan State in 2013 and 2015 and subsequently in order to be able to be included in new parking facilities being developed at that time, in order to better accommodate minimums required in the zoning code. §63.207 requires colleges and universities to provide a minimum number of parking spaces of 1 space per every 2 employees and 1 space per every 3 full-time students not on campus, or 1 for every 3 part-time students, whichever is greater, plus required parking for other uses. Under that provision, the university was initially required to provide 865 spaces, and was able to provide 758, including 100 spaces leased from other entities. This did not meet code requirements. As of Fall 2016, Metropolitan State University is required to provide a minimum of 1111 parking spaces. Metropolitan State currently provides 197 parking stalls on six surface lots on their property and 773 stalls in the structured parking ramp, for a total of 970 parking spaces. Of those, 54 are in the parking lot adjacent to the library facility which also houses the Dayton's Bluff branch of the Saint Paul Public Library system, and are shared with public library staff and patrons. The applicant has stated that attempts are made by the university to discourage Metro State students from using that small surface lot in

moved by _____
seconded by _____
in favor _____
against _____

order to allow more available spaces for community users. The proposed surface lot will add 42 spaces to the facilities provided on the campus, ensuring that the university can provide 1012 spaces without leasing additional space. The university also leases spaces at First Lutheran Church. The applicant has stated that fewer spaces could be leased from First Lutheran with the construction of the parking lot expansion, if requested.

3. §65.220 provides standards and conditions for colleges, universities, and similar institutions of higher learning. Standards (a) and (b) apply in all zoning districts except in B4-B5 business districts. Standards (c) – (g) apply in residential districts. Standards (c) and (f) apply to this application:

(c) The campus boundary as defined under subparagraph (f) below at some point shall be adjacent to a major thoroughfare as designated on the major thoroughfare plan. This condition is met. The Campus boundary is adjacent East 7th Street between Mounds Boulevard and Bates Avenue.

(f) The boundaries of the institution shall be as defined in the permit, and may not be expanded without the prior approval of the planning commission, as evidenced by an amended conditional use permit. The campus that is defined by the boundaries shall be a minimum of three (3) acres, and all property within the campus boundaries must be contiguous.

The applicant shall submit an "anticipated growth and development statement" for approval of a new or expanded campus boundary, which statement shall include but not be limited to the following elements:

(1) Proposed new boundary or boundary expansion.

(2) Enrollment growth plans that include planned or anticipated maximum enrollment by major category (full-time, part-time, undergraduate, graduate) over the next ten (10) years and also the anticipated maximum enrollment over the next twenty (20) years.

(3) Plans for parking facilities over the next ten (10) years, including potential locations and approximate time of development.

(4) Plans for the provision of additional student housing, either on-campus or off-campus in college-controlled housing.

(5) Plans for use of land and buildings, new construction and changes affecting major open space.

(6) An analysis of the effect this expansion (or new campus) will have on the economic, social and physical well-being of the surrounding neighborhood, and how the expansion (or new campus) will benefit the broader community. Approval of a new or expanded campus boundary shall be based on an evaluation using the general standards for conditional uses found in section 61.500, and the following criteria:

(i) Anticipated undergraduate student enrollment growth is supported by plans for student housing that can be expected to prevent excessive increase in student housing demand in residential neighborhoods adjacent to the campus.

(ii) Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.

(iii) Plans for building construction and maintenance of major open space areas indicate a sensitivity to adjacent development by maintaining or providing adequate and appropriately located open space.

(iv) The proposed new or expanded boundary and the "anticipated growth and development statement" are not in conflict with the city's comprehensive plan.

This condition has been met.

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

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Metro State University is located in a Mixed Use Corridor, as defined by the Saint Paul Comprehensive Plan (2010), and is integral to the mix of uses in this neighborhood. In addition, it is in compliance with the Near East Side Roadmap (2013) which seeks to better integrate the university into the neighborhood. Providing parking spaces in an attempt to minimize the use of on-street parking by students, and in order to minimize strain on the shared parking facility at the joint University/SPPL Library parking lot, may better integrate the University into the neighborhood.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Universities are required to offer a minimum number of parking spaces. This parking lot expansion will not include additional ingress or egress to adjacent streets. All access to the expansion is through existing entrances and exits, location of which was provided in a manner designed to minimize additional traffic north and east of the university, following extensive discussion with neighbors and city staff in 2013. In addition, having more off-street parking spaces may mitigate parking congestion on the public streets.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. Universities are required to offer a minimum number of parking spaces. The expansion of the parking facilities is not detrimental to the existing character of development. Much of the immediate neighborhood is either institutional or residential in nature, and the parking facilities may mitigate issues associated with the health, safety, and welfare of residents.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. Universities are required to offer a minimum number of parking spaces. The proposed parking expansion may help to improve the physical relationship between the campus and the surrounding properties, thereby having a positive effect, if any, on the orderly development and improvement thereof.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. Universities are required to offer a minimum number of parking spaces and the proposed expansion of the parking facilities conforms in all other respects to applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Metropolitan State University for a conditional use permit for a campus, to allow for parking on lots located at 381 - 393 Bates Avenue zoned RT1 two-family residential to expand a parking lot, subject to the following additional condition hereby is approved.

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

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Metro State University **FILE #** 17-023-698
 2. **APPLICANT:** Metropolitan State University **HEARING DATE:** April 13, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 381 - 393 Bates Ave, NW corner 6th Street E. and Bates Avenue
 5. **PIN & LEGAL DESCRIPTION:** 322922130045- 47, Stowers Re L5 6b2 Aud Sub 19 Lot 1- 3
 6. **PLANNING DISTRICT:** 4 **PRESENT ZONING:** RT1
 7. **ZONING CODE REFERENCE:** §65.200; §63.207; §61.501
 8. **STAFF REPORT DATE:** 4/6/2017; rev. 4/21/2017 & 4/27/2017 **BY:** Jake Reilly
 9. **DATE RECEIVED:** March 28, 2017 **60-DAY DEADLINE FOR ACTION:** May 27, 2017
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- A. **PURPOSE:** Conditional use permit ~~for a campus, to expand the campus onto~~ to allow for parking on lots zoned RT1 two-family residential to expand a parking lot.
- B. **PARCEL SIZE:** Three parcels totaling 15,244 square feet
- C. **EXISTING LAND USE:** Vacant (Zoned RT1 – two-family residential)
- D. **SURROUNDING LAND USE:**
 - North: Mixed commercial and residential uses (Zoned T2- Traditional neighborhood and RT1)
 - East: Residential uses (Zoned RT1)
 - South: Institutional campus use (Zoned B2 – Community business)
 - West: Institutional campus use (Zoned B2)
- E. **ZONING CODE CITATION:** §65.220 describes conditions and standards for conditional use permits, and defines the required content of a “anticipated growth and development statement” to be submitted as part of any application for a college, university, or seminary boundary expansion. §63.207 lists parking requirements by use. §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** Metropolitan State was established in 1971. In 1992 programming moved to the facility at 700 East 7th Street in Dayton’s Bluff. In 2011 Metropolitan State University began planning for a structured parking lot and student center to be built on the surface parking lot at 700 East 7th Street. That facility opened in 2014. During the planning phase of the project, the parcels at 381-393 Bates were to be included in the project, but were not able to be at the time.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 4 Council has provided a letter of support, which is attached to this report, for the application.
- H. **FINDINGS:**
 1. Metropolitan State has applied for a conditional use permit for a campus, to allow for parking on lots zoned RT1 two-family residential to expand a parking lot to meet minimum parking requirements set by the zoning code. A campus is required to have a conditional use permit in a residential district. The applicant is proposing to expand the existing parking facilities to the residentially-zoned lots on the corner of Bates Avenue and 6th Street.
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- (3) Plans for parking facilities over the next ten (10) years, including potential locations and approximate time of development.*
- (4) Plans for the provision of additional student housing, either on-campus or off-campus in college-controlled housing.*
- (5) Plans for use of land and buildings, new construction and changes affecting major open space.*
- (6) An analysis of the effect this expansion (or new campus) will have on the economic, social and physical well-being of the surrounding neighborhood, and how the expansion (or new campus) will benefit the broader community. Approval of a new or expanded campus boundary shall be based on an evaluation using the general standards for conditional uses found in section 61.500, and the following criteria:*
 - (i) Anticipated undergraduate student enrollment growth is supported by plans for student housing that can be expected to prevent excessive increase in student housing demand in residential neighborhoods adjacent to the campus.*
 - (ii) Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.*
 - (iii) Plans for building construction and maintenance of major open space areas indicate a sensitivity to adjacent development by maintaining or providing adequate and appropriately located open space.*

(iv) The proposed new or expanded boundary and the "anticipated growth and development statement" are not in conflict with the city's comprehensive plan.

This condition has been met.

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(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. Universities are required to offer a minimum number of parking spaces and the proposed expansion of the parking facilities conforms in all other respects to applicable regulations.

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

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

Metropolitan State University Public Transit initiatives

Bus Pass

Metropolitan State University currently distributes approximately 800 bus passes to students each year. The Bus pass provides an unlimited pass for Public Transit on Metro Transit bus, Green Line light Rail and Hiawatha Light Rail during the semester. Similar campaigns have been offered to employees and there is also pre-tax options available to employees.

Metropolitan State University incentivizes the use of public transit by a generous subsidy for the pass. Costs vary by semester:

School Semester	Regular Cost	Cost w/subsidy
Fall / Spring	\$175.00	\$100.00
Summer	\$90.00	\$15.00

Students also have the option to utilize Financial Aid to purchase the bus pass.

Bicycle Parking

Metropolitan State University currently provides 48 bicycle parking spots.

Electric Vehicle Station Parking

Metropolitan State University currently provides 3 electric vehicle charging stations at the St. Paul Campus.

Long Term Public Transit Planning

Metropolitan State University has been deeply involved, for several years, as an institutional partner and advocate (through participation on the respective Policy Advisory Committees) at the community, state, and federal levels on two East Metro transit lines:

- The Gateway Corridor/Gold Line, which will have a fully-equipped station stop at 3rd and Mounds (3 blocks from campus), and
- The Rush Line, which will run from Forest Lake and White Bear Lake via Maplewood Mall, via the Ramsey County Rail right-of-way, Maryland, and the Phalen Corridor, to join the Green Line near the Capital, and then to Union Depot. The Rush Line Commission will act this spring on this route as its Locally Preferred Alternative.
 - Thanks in part to the engagement of Metro State and other East Side partners, the Rush Line has acknowledged the need for significant investment in state-of-the-art stops for the MTC 54 Line, which will be expanded this year, running with frequent service (comparable to mass transit) from MSP to Maplewood Mall, via E. 7th St. We invite area residents to join in communicating to the Metropolitan Council the need for high-quality investment in amenities for the MTC 54 Route stops on E. 7th St.

Parking Stall Requirements & Stall Counts – 4/26/2017

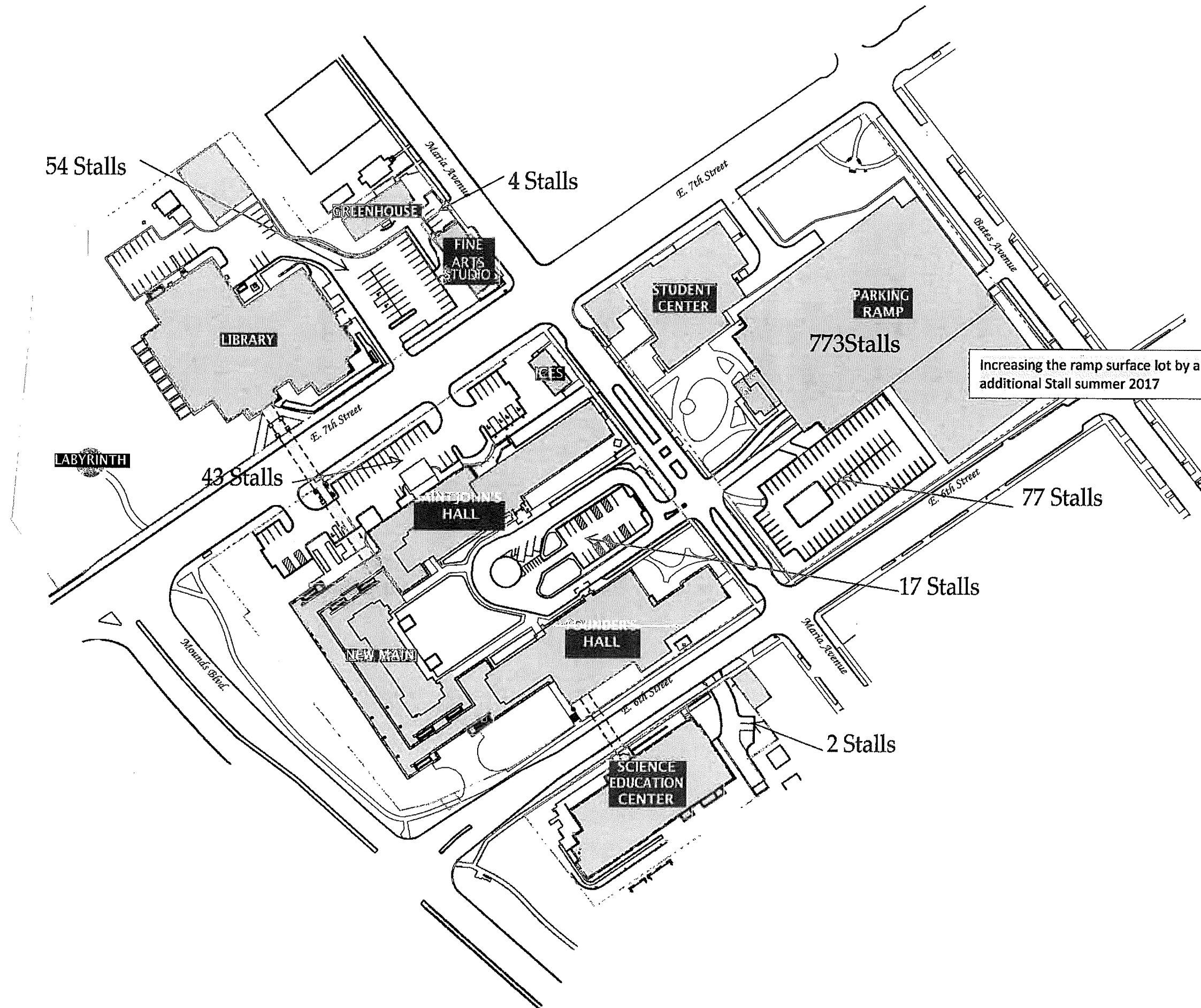
Required Parking Stalls - 1,111
Required Minimum Parking Stalls On Campus - 1,006

Current Parking Stall Count as of 4/26/2017 - 970
(Includes All Surface Lots and Parking Ramp stall counts -
Metro State St. Paul Campus.)

First Lutheran Church Parking Lease - 48
TOTAL AVAILABLE PARKING STALLS - 1,018

Projected Surface Lot Expansion Stall Count - 42
(Projected Start/Completion time summer 2017)

TOTAL PARKING STALLS - 1,060
PARKING STALL DEFICIT (NO EXPANSION) - 93
PARKING STALL DEFICIT (EXPANSION) - 51



Increasing the ramp surface lot by approximately 45 additional Stall summer 2017

Total Surface	197
Total Ramp	773
Total	970