ZONING COMMITTEE STAFF REPORT

1. FILE NAME: Luther Seminary Campus Boundary
2. APPLICANT: Luther Seminary
3. TYPE OF APPLICATION: Conditional Use Permit
4. LOCATION: 1479-1497 Branston St., SW corner at Hendon Avenue
5. PIN & LEGAL DESCRIPTION: 20.29.23.13.0118; Lots 1 - 4, Block 11, St. Anthony Park North and vacated alley adjoining
6. PLANNING DISTRICT: 12
7. ZONING CODE REFERENCE: § 65.220, § 61.501
8. STAFF REPORT DATE: March 6, 2019
9. DATE RECEIVED: February 21, 2019

A. PURPOSE: Amendment of conditional use permit (CUP) to adjust the campus boundary to include lots along the west side of Branston Street south of Hendon Avenue.

B. PARCEL SIZE: 31,700 ft²

C. EXISTING LAND USE: Institutional

D. SURROUNDING LAND USE: Luther Seminary to the west and south, and one-family homes to the north and east.

E. ZONING CODE CITATION: For a seminary campus in a residential zoning district, § 65.220(f) requires the campus boundaries to be defined in a conditional use permit, and requires an amended conditional use permit for expansion of the campus boundaries. § 61.501 lists general conditions that must be met by all conditional uses.

F. PARKING: Zoning Code § 63.207 requires a minimum of 1 parking 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. There is no change in composition of the seminary or associated housing as part of the CUP amendment, and therefore no change in parking requirements.


Neither the legal description of the Luther campus nor the map showing the campus boundary attached to the Luther Seminary conditional use permit issued in 1986 include Lots 1-4, Block 11, St. Anthony Park North, property owned by Luther that includes a portion of Olson Campus Center and four campus houses. Lots 1-7 and 11-16, Block 11, St. Anthony Park North are all currently part of PIN 20.29.23.13.0118, a PIN that did not exist in the legal descriptions from Ramsey County of property owned by Luther Seminary used for the 1986 CUP, about the time Olson Campus Center was built. Rather, the legal descriptions at that time show several separate parcels on Block 11, and some of them didn't yet show up as owned by Luther Seminary.

In May 2018, the Luther Seminary Board of Directors approved a campus master plan that refocuses the entire seminary to the portion of the campus south of Hendon Avenue, allowing the portion of the campus north of Hendon to be available for future sale. This prompted review of the Seminary’s conditional use permit and discovery that it currently excludes Lots 1-4, Block 11, St. Anthony Park North, property owned by Luther since 1985 that includes a portion of Olson Campus
Center. The purpose of the proposed CUP amendment is to correct the omission of Lots 1-4 before any other change is made to Luther Seminary’s campus boundary.

H. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council has not yet commented on this application.

I. **FINDINGS:**

1. The application is to amend Luther Seminary’s conditional use permit to expand the campus boundary to include Lots 1 through 4, Block 11, Saint Anthony Park North and the adjacent vacated alley, property zoned R3 one-family residential. A seminary is a conditional use in the R3 district, requiring a conditional use permit.

2. Zoning Code § 65.220(f), which applies in all residential districts, requires that the boundaries of the institution shall be as defined in the conditional use 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.** The application includes a map showing the existing campus boundary as defined in the current conditional use permit and the proposed campus boundary expansion to include Lots 1 through 4, Block 11, Saint Anthony Park North and the adjacent vacated alley. The map shows the area of the campus south of Hendon Avenue to be 10.72 acres in area. The map shows the proposed campus boundary expansion to include a portion of Olson Campus Center, built in 1985, and four campus houses.

   **(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.** The enrollment growth plan submitted with the application states that Luther Seminary anticipates following growth in the next 10 to 20 years: staff increase from 100 to 110, full time on-campus students increase from 145 to 184, part time on-campus students increase from 82 to 86, off-campus (intern/On-line) students increase from 273 to 318, and a total student increase from 500 to 588.

   **(3) Plans for parking facilities over the next ten (10) years, including potential locations and approximate time of development.** The application includes plans for parking facilities on the portion of the campus south of Hendon Avenue (south campus) showing the following, improvements to be completed in 2019-2021:

   - A new drop-off/pick-up area near the Olson Campus Center main entrance from Fulham Street that would reduce the number of parking spaces slightly in that area.
   - Demolition of two 2-car garages on the east side of Olson Campus Center, replacing them with a parking lot, with a net increase of 8 parking spaces.

   The plans include future sale of the portion of the campus north of Hendon Avenue. The total campus parking requirement (currently 143 spaces, 153 spaces required with the maximum enrollment over the next 20 years), would be met on the south campus. There are currently 188 parking spaces on the south campus (including 22 spaces shared with Zvago/Ecumen and 7 spaces shared with Sunrise Bank).

   **(4) Plans for the provision of additional student housing, either on-campus or off-campus in college-controlled housing.** The application states that in general there are no plans for
additional student housing beyond better utilization of the 9 campus houses. It states that
the seminary intends to sell Bockman Hall, which would continue to be operated for
student housing.

(5) Plans for use of land and buildings, new construction and changes affecting major open
space. The application states that the Olson and Gullixson buildings are scheduled to be
remodeled with some minor exterior modifications, along with some modifications to
nearby fire lanes and pedestrian areas. Open space would remain relatively the same,
with some new shapes and styles of pavement and landscaping.

(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. Luther Seminary does
not enroll undergraduate students.

(ii) Potential parking sites identified in the plan are generally acceptable in terms of
possible access points and anticipated traffic flows on adjacent streets. The expansion
of the boundary to include Lots 1 – 4, Block 11, St. Anthony Park North will not result in
new parking demands.

(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. Open space would remain relatively the same, with
some new shapes and styles of pavement and landscaping.

(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
criteria is met.

3. § 51.501 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, as there is no change to the campus condition or operation
resulting from this boundary expansion.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public
streets. This condition is met, as there is no change to campus traffic resulting from this
boundary expansion.

(c) The use will not be detrimental to the existing character of the development in the immediate
neighborhood or endanger the public health, safety and general welfare. This condition is
met, as there is no change to the character or use of the campus resulting from the proposed
campus boundary expansion.

(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, as the amended
campus boundary will not affect the development and improvement of surrounding property.

(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.
J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the application to amend the Luther Seminary conditional use permit to adjust the campus boundary to include all lots along west side of Branston Street south of Hendon Avenue.
APPLICATION
Name Michael Morrow - VP of Fin & Admin Email mmcmorrow001@luthersem.edu
Address 2481 Como Avenue
City St. Paul State MN Zip 55108 Daytime Phone 651.523.1660

APPLICATION
Name of Owner (if different)
Contact Person (if different)

PROPERTY LOCATION
Address/Location Luther Seminary - 2481 Como Avenue, St. Paul
Legal Description See attached survey and title commitment for both North Campus and South Campus
(attach additional sheet if necessary)

Current Zoning T1 and R3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 65, Section 220, Paragraph a-g, 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.

See attached Narrative, Plans, and other Documents.

Required Site Plan is attached

Applicant's Signature Michael J. Morrow Date: 2019.01.29 15:09:41 -06'09' 02-21-2019 City Agent Michael Wade

Rev 9/4/14
Luther Seminary – Conditional Use Permit Amendment

Project Summary

Prepared for:

LUTHER SEMINARY

Luther Seminary

Prepared by:

SRF

Date: February 21, 2019

SRF No. 11404.00
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Project Summary

Overview

Luther Seminary is located at 2481 Como Avenue, St. Paul, MN 55108 on approximately 26 acres, within both the cities of Saint Paul and Lauderdale. The campus includes two main areas, generally labeled as the North Campus (Lower Campus) and South Campus (Upper Campus), and at opposite corners of Hendon Avenue and Fulham Street.

Luther Seminary is the largest seminary of the Evangelical Lutheran Church in America and has a reputation as a premier theological school. Only graduate level courses and degrees are offered. The seminary is accredited by the Association of Theological Schools and the Higher learning Commission of the North Central Association of Colleges and Schools.

Luther Seminary as it exists today is the product of a number of predecessor institutions, the oldest one dating back to 1869. The seminary has been a fixture in the St Anthony Park since with the construction of Bockman Hall in 1900. Approximately 500 students attend classes through on-line and in person.

In 1986, a Conditional Use Permit (CUP) for the campus was developed for the City of Saint Paul, focusing on the boundary and parking. Amendments to the CUP were required if the campus expanded its property or required more parking due to staff/student increase by 10% or more (532 staff/students). Luther Seminary was to provide an annual summary from fall term of employees, students, dormitory beds, and parking spaces.

Over recent years, the college and has reduced its property holdings to better suit current and future needs. When selling parcels to other parties, the seminary obtained City Planning Staff level approval of amending the previous CUP. In May 2018, the Luther Seminary Board of Directors approved a campus master plan that re-focuses the entire seminary to the South Campus area, allowing the North Campus to be available for future sale.

Unfortunately, the original 1986 CUP had incorrectly described and illustrated the South Campus’ boundary, inadvertently excluding an area in the northeast corner of the property, including a portion of the Olson Campus Center building that opened in 1985. In this effort, City Planning staff also wanted to verify that other code requirements, especially parking, be compliant before allowing the entire seminary to locate within the South Campus, allowing the seminary to offer the North Campus for sale.
This application is to correct the inaccurate CUP by amending the 1986 Conditional Use Permit. This is required due to the boundary expansion and the intent to centralize operations to one area.
Current Conditions

**Campus:** The current 26+ acre Luther Seminary campus has two distinct areas, generally named the North Campus (Lower Campus) and the South Campus (Upper Campus), in opposite corners of the Hendon Avenue and Fulham Street intersection. Total parking for the campus is 325 spaces (per survey).

The North Campus is about 15.59 acres (per survey), split between the cities of Saint Paul and Lauderdale. The northern 7 acres is within Lauderdale and is wooded with a single residential campus house. The remaining southern portion, within Saint Paul, contains two core campus buildings, Stub Hall (dorm) and Northwestern Hall (office/classrooms), along with 4 residential and 2 maintenance buildings (2-level workshop and separate garage). The 4 residential buildings include a 9-unit apartment (identified as LDR) building, two duplex buildings, and a single family house. Parking for this area of campus is 159 spaces (per survey).

The South Campus is about 10.72 acres (per survey), located entirely within the City of Saint Paul, and has a variety of buildings. The three main buildings involve Olson Campus Center (classrooms, chapel, offices), Gullixson (library, classrooms, offices), and Bockman (dorm, classroom, offices). There are 9 campus residential houses and a historic church (Muskego) that was disassembled, shipped, and rebuilt on this site. Parking for this area of campus is 188 spaces, which includes 22 spaces off the property, but within the common parking lot (per parking agreement) with the newly built Zvago / Ecumen senior living facility. Luther Seminary also has a parking agreement with nearby Sunrise Bank to provide 7 general spaces within its campus.

The North Campus (within the City of Saint Paul) is zoned T1-Traditional Neighborhood and the South Campus is zoned T1-Traditional Neighborhood (southern 2/3) and R3-One Family (northern 1/3).

**CUP:** A Conditional Use Permit was approved in 1986, from the Planning Commission, involving the Luther Seminary campus, mostly to regulate campus boundary expansion, required parking, and annual monitoring summary. It was indicated that at that time, there were 157 spaces in excess of the requirement, and that Luther can use these toward any future increases. The document, unfortunately, has errors in the description and illustration of the campus boundary, inadvertently omitting a portion of the South Campus and Olson Campus Center building, thus the existing campus is not fully contained within the CUP boundary.
2018 Fall Enrollment Summary: The latest annual summary that Luther Seminary provided the City involving 2018 Fall Enrollment indicated data for Employees, Students, Dormitory Beds, and Parking.

- Employees on campus total 118, which is divided between Luther Seminary (100 staff) and Augsburg PA (18 staff).
- On-campus students total 293, which includes 227 for Luther and 66 for Augsburg PA. Luther Seminary also has 273 Off-campus students that are registered but involve internships at other locations, or on-line courses that rarely visit the campus. In summary, Luther Seminary has 500 registered students to the college and Augsburg PA has 66 students of the students using the campus, which totals 566. Just to highlight, 293 On-campus students are used for parking requirements.
- Dormitory Beds total 114, with 41 occupied. This also reflects 36 full-time students.
- Parking for the campus indicates 336 off-street spaces. Please note, that this may vary from more recent survey calculations.

Parking Agreements: It should be noted that Luther Seminary also has two parking agreements with its neighbors. The adjacent Zvago/Ecumen senior living facility (under construction), in which Luther has rights to utilize all 67 surface parking spaces, including 22 spaces on the Zvago/Ecumen property, and a second agreement with nearby Sunrise Bank to provide seven general parking spaces for their use within the seminary’s campus.

Land Surveys: In 2018/2019 Luther has engaged SRF Consulting Group to complete a variety of surveys involving the two parcels, to better more accurately describe the campus and its boundary. Please note, that there maybe some minor parking variations to the parking total compared to the 2018 Fall Enrollment Summary, to better capture actual parking available.

**Future Plans**

Relocate to South Campus: To better facilitate its current and future needs, Luther Seminary plans to move the entire seminary to the South Campus parcel and sell the North Campus. The seminary plans to renovate Olson Campus Center and Gullixson Hall and to make minor parking modifications and site enhancements. Renovations are scheduled to begin in 2019 and be completed within 2-3 years, at which time the seminary will relocate entirely to the South Campus.

Site improvements include the following:

- Revised Olson Campus Center West Entry (remove second level ramp), vehicle drop-off/pick-up area, and parking modification.
• Updated Fire Lane and Pedestrian Corridor between Gullixson and Bockman.
• Pedestrian Plaza, North Community Loop Pedestrian Pathway and modified Parking Lot (remove garages) on the East Side of Olson.
• New Window Wells on the north side of Gullixson.
• Landscape, Lighting, and Stormwater Enhancements.

For this CUP amendment, it should be noted that Bockman Hall is included according to its current use. In the event that Bockman Hall is redeveloped, it would go through additional future CUP amendments at that time.

_Augsburg Lease:_ The current lease for the Augsburg PA program expires on 7-31-2020 and will not be renewed. Thus their 18 staff and 66 students will not be part of any future campus projections.

_Luther Seminary Staff/Student Projections for Next 10 to 20 Years:_

- Staff increase from 100 to 110.
- Full time On-Campus Students increase from 145 to 184.
- Part time On-Campus Students increase from 82 to 86.
- Off-Campus (Intern/On-Line) Students increase from 273 to 318.
- Total Student enrollment increase from 500 to 588.

_Institution Code Summary (Sec. 65.220)_

This sections reflects the Code Section 65.220 – COLLEGE, UNIVERSITY, SEMINARY, OR SIMILAR INSTITUTION OF HIGHER LEARNING, which is applicable for an institution for post-secondary education, public or private, offering courses in general, technical, or religious education and not operated for profit, which operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities, and sororities, but not including colleges or trade schools operate for profit. The following is a summary of addressing subdivision (a) through (g), with the section general category underlined, followed by seminary’s response.

_Minimum Off-Street Parking - Subd (a) –_ The following represents the minimum parking required, based on discussions with City Planning Staff.

_Required Parking Categories (Luther Seminary 20-year Growth Projections)_

- Luther Seminary indicates Full-time students as enrolled individuals that are taking on a full schedule of classes, whereas Part-time students is not in the full program, but taking a smaller class load.
- Luther Seminary identifies On-Campus Students as students that come regularly to the physical campus, where as Off-Campus Students are at
different locations around the world, generally through internships or taking classes on-line. On-Campus includes students that live on campus and commute to campus.

- Parking Code has similar naming, but different meaning, such as On-Campus means living on the physical campus, and Off-Campus means living off-site and commute to campus. It is the intent that the spirit of the Code is being followed, even though name conventions may vary.
- Luther Seminary projects 184 Full-Time students to be either living on campus (30 students in residential houses) or commuting to campus (154 students). Please note that 184 Full-Time students is greater than 86 Part-Time students are, and parking requires the greater of the two. Parking code is 1 space per 3 students.
- Students living on campus is scheduled to be within the nine residential houses along the eastern perimeter, which equates to 30 students total. Parking code is 1.5 spaces per dwelling unit (per house).
- Bockman Hall will have some residential units, calculated at 50 beds, but is used more for transitional housing that is more associated with conferences and short-term lodging. This is categorized as a dorm, but is not including Full-Time students that live on campus. Parking code is 1 space per every 3 dorm beds. Please note, that it is anticipated that Bockman Hall may be sold to a developer for future renovation, which may change parking requirement classification, but will be addressed at that time under a separate Conditional Use Permit Amendment.
- Staff is considered any regularly employed professor, administration, leadership, and operational personnel. Parking codes is 1 space per every 2 employees.
- Zvago / Ecumen adjacent senior living facility(under construction), has a parking agreement that grants Luther Seminary full access to the shared parking lot of 67 spaces, which includes 22 spaces that is on the new development’s property. The senior living building meets their parking entirely with underground parking.
- Nearby Sunrise Bank has an agreement with Luther Seminary to provide seven general parking spaces within the campus to help meet their parking requirements, thus included within the campus parking requirement.

/Required Parking Spaces Code

- 51.33 Spaces = Full Time Students (154 students / 3)
- 13.50 Spaces = Students Living On-Campus (9 houses X 1.5)
- 16.67 Spaces = Dorm Guest Living (50 beds / 3)
- 55.00 Spaces = Staff (110 staff / 2)
- 07.00 Spaces = Sunrise Bank Parking Agreement
- 143.50 Total Spaces Required
Existing Parking Provided

- 188 Spaces (including 22 shared spaces with Zvago/Ecumen, and seven spaces for Sunrise Bank)
- Existing South Campus is compliant to parking code without any improvements.

Proposed Parking Provided

- 177 Spaces (including 22 shared spaces with Zvago/Ecumen, and seven spaces for Sunrise Bank). This is a reduction of about 11 spaces from existing parking, but still compliant to the parking requirement.
- Includes parking modification due to future master planned Luther Seminary site improvements.

Theater, Auditorium, or Sports Arena Off-Street Parking - Subd (b) — The seminary does not have a theater, auditorium, or sports arena that would apply to other minimum parking requirements for this Institute section, thus Not Applicable.

Campus Adjacent to Major Thoroughfare - Subd (c) — Campus Boundary at some point shall be adjacent to a major thoroughfare. Zoning Code Section 60.104(i), in rules that apply to construction of language in the text of the Zoning Code, states that “adjacent means located nearby, with or without contact.” Luther Seminary South Campus is nearby Highway 280 and Como Avenue, which is assumed to qualify as a major thoroughfare, thus meets the intent of this section.

Building Setbacks - Subd (d) — This section requires that buildings be set back a minimum of fifty (50) feet from every property line, plus an additional two (2) feet for every foot the building’s height exceeds fifty (50) feet. The existing buildings are to remain, with some minor improvements, and were built before this section became relevant, thus it is assumed that these are grandfathered into the campus.

Building Height Maximum - Subd (e) — On a campus of five (5) acres or more, no building shall exceed ninety (90) feet in height. The existing buildings comply to this requirement.

Boundaries and Anticipated Growth and Development - Subd (f) — Campus boundaries shall not be expanded without prior approval of the Planning Commission, as evidenced by an amended conditional use permit. The property to be a minimum of 3 acres and contiguous.

Anticipated Growth and Development Statement shall be submitted for the approval of the campus boundary. The following represents a summary to the required categories.

(f.1) — Proposed new boundary or boundary expansion. As mentioned before, the 1986 CUP incorrectly described and illustrated the South Campus boundary, accidently omitting the northeast corner of Olson Campus Center building and related housing/property, which is estimated to be about 0.7 acres. The seminary has been operating within this missing 0.7-acre area for decades as part of the campus, thus
this change is not new to the community. The correct area of the South Campus should total around 10.75 acres, which is also the new Luther Seminary Campus moving forward after relocations are complete.

(f.2) – **Enrollment Growth Plans.** As previously stated, Luther Seminary anticipate the following growth for 10 and 20 years.

- Staff increase from 100 to 110.
- Full time On-Campus Students increase from 145 to 184.
- Part time On-Campus Students increase from 82 to 86.
- Off-Campus (Intern/On-Line) Students increase from 273 to 318.
- Total Student enrollment increase from 500 to 588.

(f.3) – **Parking facilities over the next ten (10) years, including location and time of development.** The South Campus technically meets parking requirements, thus the seminary can relocate to the property without any parking improvements. However, the seminary plans on improving three main areas.

- New westerly Olson main entrance would include some parking modifications to the existing parking lot, that would reduce the parking number slightly, to allow for a new drop-off, pick-up area and related driveway on to Fulham Street, which is already a dead-end street that basically services the majority of the campus parking lots.
- Fire-lane between Gullixson and Olson is to be updated and provide some parking modifications to the westerly parking lot to provide a better drop-off and trash enclosure operations area.
- The pedestrian and plaza spaces on the east side of Olson are scheduled for improvements, including a new walking path, sometimes referenced as the Community Loop, circling the north and east sides of Olson.
- Also on the east side of Olson, the adjacent residential garages and parking area will be replaced with a new parking lot; there will be a net increase of approximately 8 spaces.
- It is planned to complete these site improvements, along with the building remodels, within the 2019/2020 construction season, with maybe some minor follow-up in 2021.

(f.4) – **Plans for the provision of additional student housing, whether on-campus or off-campus in college controlled housing.** In general, there are no plans for additional student housing, as they plan on better utilizing the 9 campus houses. The seminary intends to sell Bockman Hall to a buyer who will operate the building for student housing, but that is not part of this application, and would be required to submit a separate CUP Amendment at that time.

(f.5) – **Plans for use of land and buildings, new construction and changes affecting major open space.** As mentioned previously, the Olson and Gullixson buildings are scheduled to be
remodeled with some minor exterior modifications, and some related parking and fire-lane modifications as well. It is also the intent of Luther Seminary to update and modify some of its pedestrian areas in these related areas. In summary, the Open Space is relatively the same, but just some new shapes and styles of pavement and landscaping.

(f.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

- 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.
- Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.
- Plans for building construction and maintenance of major open space areas indicated a sensitivity to adjacent development by maintaining or providing adequate an appropriately located open space.
- The proposed new or expanded boundary on the “anticipated growth and development statement” are not in conflict with the city’s comprehensive plan.

In summary, Luther Seminary has recognized that the way the college operated in the past, is not the path to the future, and the need to adjust to current trends is important for its long-term success. The seminary has recognized that there is more interest in on-line classes and less of a need for on-campus housing and full campus services, thus the decision to become more nimble and reduce its overall footprint. With fewer on-campus students using the new South Campus, the intensity of use will be returning to what it was when a larger student body inhabited both the North and South Campuses.

Enrollment is stable with some minor growth anticipated over the next two decades, which is consistent with other theological schools. The demand for additional student housing is not an issue, as other residential opportunities exist in the neighborhood, through the sale of other campus housing to new owners, which lessens the burden for the seminary to fill.

Parking function and count is similar, if not less, to what currently exists, with just some modifications to existing lots to help the seminary function better. This should function similar to when the college was in its prime and maybe even disperse the traffic better. If the traffic demand was greater, then there would be more parking required.
The South Campus open space is providing new pedestrian and landscape areas in similar locations, just slightly different shapes and layout to help address current seminary function and requirements (fire-lane). The campus is also looking at being more environmentally friendly with more planted areas and less water dependent lawn grass.

Again, the campus is just requesting property boundary expansion due to an error in describing and illustrating the campus from the 1986 CUP. Thus this should not conflict with the City’s Comprehensive Plan, as it has already been in campus use for decades. Moreover, the North Campus space that the Seminary is offering for sale will provide new housing stock to support the City’s Comprehensive Plan.

Growth and Parking - Subd (g) – The institution shall not exceed by more than ten (10) percent or three hundred (300), whichever is less, the student enrollment, staff and employee size and/or dormitory bed levels identified in the permit unless required off-street parking is provided and approved by the commission.

Similar to the 1986 CUP, this is consistent with the original conditions, but would suggest that the total be calculated to what is required for the site, as Luther Seminary may have increases in On-line enrollment, which has little to no effect to site requirements. We ask that this be the bases versus total enrollment.

END OF NARRATIVE
Appendix

Figures

Figure 1 – Existing Conditional Use Permit – Boundary Plan

Figure 2 – Proposed Conditional Use Permit – Boundary Plan

Figure 3 – South Campus – Existing Site Plan

Figure 4 – South Campus – Master Site Plan
South Campus - Master Site Plan
Luther Seminary - Conditional Use Permit
St. Paul, MN

Figure 4

LEGEND AND SUMMARY

- CAMPUS BOUNDARY
- ST. PAUL CONDITIONAL USE PERMIT BOUNDARY
- PROPOSED PAVEMENT
- PROPOSED TURF/PLANTING BEDS
- 177 SPACES
- PROPOSED PARKING (N/22 SHARED)
- 10.72 ACRES
- CAMPUS PARCEL AREA
(SOUTH CAMPUS AREA)

PARKING SUMMARY

REQUIRED PARKING CATEGORIES:
- STUDENTS (LIVING ON-CAMPUS): 1 SPACE PER 3 STUDENTS (156 STUDENTS)
- STUDENTS LIVING OFF-CAMPUS: 1 SPACE PER FAMILY (MAXIMUM 8 SINGLE FAMILY HOUSEHOLD/FAMILIES OR 30 STUDENTS)
- STUDENTS/LUSSITS LIVING IN CAMPUS RESIDENCE HALLS (BROOKHAN): 1 SPACE PER EACH 3 DORMITORY BEDS (440 BEDS)
- STAFF: 1 SPACE PER EVERY 2 EMPLOYEES (110 STAFF)
- SURFACE PARKING AGREEMENT: 7 SPACES

REQUIRED PARKING SPACES:
- 31.25 SPACES = FULL-TIME STUDENTS (126/4)
- 1.13 SPACES = STUDENTS LIVING OFF-CAMPUS, HOUSES (9 X 1.5)
- 1.67 SPACES = STUDENTS/LUSSITS LIVING IN CAMPUS RESIDENCE HALLS (BROOKHAN) (56 X 2/3)
- 3.50 SPACES = CAMPUS RESIDENCE HALLS (BROOKHAN) (56 X 2/3)
- 2.40 SPACES = SURFACE SHARE PER AGREEMENT
- 112.00 SPACES = TOTAL REQUIRED

EXISTING PARKING PROVIDED:
- 160 SPACES (EXCLUDING EQUUS 22 SHARED PARKING)
- 102 SPACES = CAMPUS PARCEL AREA
- 22 SPACES = SECURITY SHARED PARKING
- 177 SPACES = TOTAL PROVIDED

ADDED OLSON CAMPUS CENTER NORTH COMMUNITY LOOP PEDESTRIAN PATHWAY
REVISED OLSON CAMPUS CENTER WEST ENTRANCE LOADING & PARKING (REMOVE SECOND LEVEL EXTERIOR RAMPS)
REVISED OLSON CAMPUS CENTER EAST ENTRANCE LOADING & FOOT TRAFFIC (SECOND LEVEL EXTERIOR RAMPS)
REVISED OLSON CAMPUS CENTER EAST ENTRANCE LOADING & SHARED PARKING (EQUUS SHARED PARKING)
REVISED BROOKHAN HALL AND COLLUSION HALL PEDESTRIAN PATHWAY
ADDED EQUUS SHARED PARKING (22 SPACES)
NEW LOW LEVEL WINDOW WELLS (NORTH SIDE)
CITY OF ST. PAUL, MINNESOTA:
SPECIAL CONDITION USE PERMIT

ZONING FILE #9952

APPLICANT: Luther Northwestern Theological Seminary

PURPOSE: Establish campus boundary and monitor compliance with Zoning Code parking requirements.

LOCATION: 2481 Como Avenue

LEGAL DESCRIPTION: Attached

ZONING COMMITTEE ACTION: Approved August 21, 1986 (3-0)

PLANNING COMMISSION ACTION: Approved August 22, 1986 (unanimous voice vote)

CONDITIONS OF THIS PERMIT:

1. Luther Northwestern will not expand a seminary use to any property outside of the campus boundary as defined in attached "Exhibit A" unless a modification of the boundary is granted by the Planning Commission.

2. Every January 1st, Luther Northwestern will report in writing to Planning Division staff the numbers of employees, students, dormitory beds, and parking spaces for the previous fall term.

3. Additional parking spaces will be provided as required whenever the base level of employees, dormitory beds, and full-time students living off-campus identified in the permit increases by a minimum of 10 percent to 332. (NOTE: Luther Northwestern Theological Seminary currently exceeds the Zoning Code parking requirement by 157 spaces. These extra spaces can be used toward meeting any future increase in the parking requirement.)

APPROVED BY: David Lanegran, Planning Commission Chairman

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for the 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 August 22, 1986, and on record in the Saint Paul Planning Division Office, 25 W. Fourth Street, Saint Paul, Minnesota.

[Signature]

Secretary to the Saint Paul Zoning Committee

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

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1100 City Hall Annex, 25 West Fourth Street. Any such appeal must be filed within 15 calendar days of the mailing date noted below.

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

Copies to:
Applicant
File #9952
Zoning Administrator
License Inspector
District Council

Mailed: September 16, 1986
PAUL

PLAT: 245046

NAME: ACTUAL: 03/28/86

FEE OWNERS:

2481 COMO AVE H
ST PAUL MN 55108

PROPS ADDRS: VACANT & BLK 1 & BLK 2

COLN CO: 9746

TAX DESCRIPTION:

PLAT: 02095

MAN'S ADDITION TO ST.

LOT SIZE: 394,489 SQ FT

ANTHONY PARK NORTH

ACRES: .94 ACRES

URCAL:

COMMENTS:

TAX DESCRIPTION:

PLAT: 02096

ST ANTHONY PARK NORTH

LOT SIZE: 41,210 SQ FT

LOT 5 & LOT 6 & LOT 7

ACRES: .94 ACRES

URCAL:

COMMENTS:

TAX DESCRIPTION:

PLAT: 07096

ST ANTHONY PARK NORTH

LOT SIZE: 7,000 SQ FT

GROUP#: TORREN#
20-29 12-15-0078 10-67600-140-11 10 ST. PAUL

NAME: LUTHER NORTHWESTERN

FEE OWNER:

PROP ADDR: 1482 FULHAM ST
ST. PAUL

TAX DESCRIPTION:

PLAT: .02006
DESC: H 1/2 OF VAC ALLEY ADJ AND
LOT 13 BLK 11

COMMENTS:

NO COMMENTS

040,202923130078#ENTER ANOTHER DISPLAY CODE-----040,202923130078

20-29 12-15-0079 10-67600-150-11 10 ST. PAUL

NAME: LUTHER NORTHWESTERN

FEE OWNER:

PROP ADDR: 1492 FULHAM ST
ST. PAUL

TAX DESCRIPTION:

PLAT: .02006
DESC: H 1/2 OF VAC ALLEY ADJ AND
LOT 15 BLK 11

COMMENTS:

NO COMMENTS

040,202923130079#ENTER ANOTHER DISPLAY CODE-----040,202923130079
20-29-23-24-0001-7 10-02000-010-42 10 St. Paul * ACTIVE * 03/28:

NAMES:

FEE OWNER:

NORTHEASTERN LUTHERAN
1501 FULHAM ST
ST PAUL MN

TAXPAYER:

LUTHER NH THEOLOGICAL SEM
2481 COMO AVE
ST PAUL MN

PROP ADDR:

1550 LUSTIG ST
ST. PAUL MN 55108

LORN NO:

9346

TAX DESCRIPTION:

PLAN: .01955
SECTION 20 TOWN 29 RANGE 23
LOT SIZE:....... 122,670 SQ FT
EX H 40 FT FOR EUSTIG ST
PART OF H 1/2 OF NW 1/4
OF SE 1/4 OF NW 1/4
COHO AVE IN
BEG 20 TN 29 RN 23

GROUP#: TORREN#:"}

20-29-23-24-0003-3 10-02000-030-41 10 St. Paul * ACTIVE * 03/28:

NAMES:

FEE OWNER:

LUTHER NORTHWESTERN
THEOLOGICAL SEMINARY
2481 COMO AVE
ST PAUL MN

PROP ADDR:

2977 FULHAM ST
ST. PAUL MN 55113

LORN NO:

9346

TAX DESCRIPTION:

PLAN: .01955
SECTION 20 TOWN 29 RANGE 23
LOT SIZE:....... 122,670 SQ FT
EX H 40 FT FOR EUSTIG ST
INTERSECTION OF HENDON AND
FULHAM STS TH N 310 56/100
FT TH H 115 35/100 FT TH N
140 FT TH H 120 FT TH S 46
TH S 250 FT TH H 30 FT TH S
TO N L OF ST TH E TO BEG
THE E 3/4 OF N 1/2 OF SE
1/4 OF NW 1/4 (SUBJ TO ADB) !DP,202923240003

20-29-23-24-0004-6 10-02000-020-41 10 St. Paul * ACTIVE * 03/28/86:

NAMES:

FEE OWNER:

NORTHEASTERN LUTHERAN
2481 COMO AVE

...
PLAY DESCRIPTION

SECTION 11 TOWN 52 RANGE 23
LOT 54 Lot 54
BEG AT NH COR 0'
INTERSECTION OF HENDON AND
FULHAM STS 7H N 310 56/100
87' TH W 113 55/100 FT TH N
140 FT TH W 120 FT TH S 46
DED 04 MIN R 124 95/100 FT
TH S 250 FT TH W 30 FT TH B
70 N L OF ST TH E TO BEG IN
SE 1/4 OF NW 1/4 OF
SEC 20 TN 29 RN 22

END

03/28/64 16.10.08 EXIT MENTOR
SCOPE TRANSACTION EXECUTIVE V2.1
COMMAND-
FILE #19-014075 | AERIAL MAP

Application of Luther Seminary

Application Type: CUP
Application Date: February 21, 2019
Planning District: 12

Subject Parcel Outlined in Blue