

city of saint paul  
planning commission resolution

file number 19-11

date March 22, 2019

WHEREAS, Luther Seminary, File # 19-014-075, has applied for a conditional use permit amendment to adjust the campus boundary to include lots along the west side of Branston Street south of Hendon Avenue under the provisions of Saint Paul Legislative Code § 65.220 and § 61.501, on property located at 1479 - 1497 Branston Street, Parcel Identification Number (PIN) 20.29.23.13.0118, legally described as Lots 1 – 4, Block 11, St. Anthony Park North and vacated alley adjoining; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 14, 2019, 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 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

moved by Edgerton

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

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.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Luther Seminary for a conditional use permit amendment to adjust the campus boundary to include lots along west side of Branston Street south of Hendon Avenue at 1465 - 1497 Branston Street is hereby approved.