

city of saint paul  
planning commission resolution  
file number 18-30  
date May 18, 2018

WHEREAS, Lambda Delta Phi Sorority, File # 18-054553, has applied for a conditional use permit to increase the number of sorority residents from 17 to 25 under the provisions of § 61.501 of the Saint Paul Legislative Code, on property located at 1381 Cleveland Ave. N., Parcel Identification Number (PIN) 20.29.23.41.0062, legally described as Lot 5.and, ex. S. 1/5, Lot 6, Block 34, St. Anthony Park North; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 2018, 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 applicant is expanding an existing sorority, Lambda Delta Phi, which currently houses 17 residents. The expansion will allow for an additional eight members, for a total of 25 residents. An increase in the number of residents in a congregate living facility is a change requiring a new conditional use permit under § 61.503(f). A sorority is a congregate living facility.
2. § 65.156 lists three standards that sororities must satisfy:
  - i. *In residential, T1 traditional neighborhood, and BC community business (converted) districts, a conditional use permit is required for off-campus fraternities and sororities. Lambda Delta Phi has applied for a conditional use permit for this off-campus sorority.*
  - ii. *The use must be within two hundred fifty (250) feet of the campus boundary as established in the conditional use permit for the institution it serves. In RL-R4 residential districts, the use shall be on the campus. This condition is met. The use is 66 feet from the University of Minnesota campus boundary.*
  - iii. *If it is outside of the campus boundary, the use must be located in an existing structure designed and built as a one- or two-family dwelling or new structure that meets the height, density and setback requirements for a two-family dwelling. This condition is met. The structure meets the meets dimensional standards for a two-family dwelling.*

moved by Edgerton  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_

3. § 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. The use is consistent with the following policies from the *Comprehensive Plan*:

*1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.*

*1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.*

The use is consistent with the following policies from the *District 12 St. Anthony Park Community Plan*:

***Range of Housing Choices.*** *Increase the range of housing types and affordability within the District to encourage a greater diversity of households and to be an affordable community for all people throughout their life and changing lifestyle needs.*

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The sorority will continue to use the existing access from the alley.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The sorority has been at this location since 1979 and therefore is part of the existing character of the neighborhood.

(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. This application is linked to reinvestment to an existing use and will contribute to the improvement of the surrounding area.

(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. The use meets all other known 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 Lambda Delta Phi Sorority for a conditional use permit to increase the number of sorority residents from 17 to 25 at 1381 Cleveland Ave. N is hereby approved subject to the following 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.