

city of saint paul  
planning commission resolution  
file number 12-40  
date June 1, 2012

WHEREAS, as provided under Minn. Stat. § 462.357, Subd. 1, the City's residential-use zoning classifications are established upon legislative determinations that zoning use classifications promote "public health, welfare, safety, morals and general welfare," are well planned, are expected to be somewhat permanent, and are in conformance with the City's Comprehensive Plan; and

WHEREAS, the Land Use Chapter of the City's Comprehensive Plan calls for maintaining the stability of the city's established residential neighborhoods by encouraging new, higher density, residential development along the city's transit and commercial corridors; and

WHEREAS, the Land Use Chapter states that stabilizing the city's established neighborhoods is achieved through the use of existing as well as new zoning standards which are intended to maintain the prevailing character of these neighborhoods variously described in the Comprehensive Plan as "residential areas of predominately single-family housing" or as being "characterized almost entirely by single-family homes and duplexes" (Land Use Strategy 1: Target Growth in Unique Neighborhoods) and;

WHEREAS, within the City's limits, there exists nine colleges, universities, and seminaries including the University of St. Thomas ("UST") which describes itself as Minnesota's largest non-public institution of higher learning having, as of Fall, 2009, 5,943 undergraduates enrolled on its Saint Paul Campus; and

WHEREAS, as Minnesota's largest non-public institution of higher learning, UST presently provides on-campus housing for 44% of its undergraduate students: accordingly, the remaining 56% - approximately 3,325 students - reside off-campus. It is further estimated that 50% - approximately 1684 students - reside in "off-campus" housing in that general area bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, Interstate Highway 94, Snelling Avenue, Summit Avenue, Fairview Avenue and Saint Clair Avenue; and

WHEREAS, the Planning Commission is informed that from time to time one- and two-family homes in the established neighborhoods in the above-described area are

moved by Oliver  
seconded by \_\_\_\_\_  
in favor 7  
against 4 (Edgerton, Nelson, Spaulding, Wang)

converted from family dwellings to rental properties in which college students are essentially short-term rental property tenants; and

WHEREAS, "permanent" residents from neighborhoods surrounding UST have expressed concern about problems associated with high concentrations of student occupied housing in established neighborhoods and, in particular, that concentrations of student occupied housing within an established neighborhood will, by the transient nature of student housing occupancies, operations, and use, disrupt the intent and purpose of the zoning code's one- and two-family zoning classifications for these established neighborhoods by overcrowding, excessive vehicular traffic, demand for available parking, noise, and other nuisance conditions, in contrast to other low density one- and two-family zoning districts which are not impacted by concentrations of student occupied rental housing; and

WHEREAS, on August 10, 2011, the City Council adopted Resolution 11-1406, directing the Planning Commission to "undertake and prepare a formal zoning study and report regarding options to regulate student housing in R1-RM2 residential zoning districts;" and

WHEREAS, on May 4, 2012, the Planning Commission held a public hearing on the Student Housing Zoning Study, including the recommended SH Student Housing Neighborhood Impact Overlay District; and

WHEREAS, on May 23, 2012, the Neighborhood Planning Committee forwarded its recommendations to the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends that the City Council adopt the findings and recommendations contained within the Student Housing Zoning Study; and

BE IT FURTHER RESOLVED, that the Saint Paul Planning Commission considered but does not recommend that the City Council adopt the following text amendments to the Saint Paul Zoning Code:

ARTICLE VII. 67.700. SH STUDENT HOUSING NEIGHBORHOOD IMPACT  
OVERLAY DISTRICT

**Sec. 67.701. Establishment; intent.**

The SH student housing neighborhood impact overlay district is established as shown on the official zoning map, generally the area bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, and Interstate 94, Snelling Avenue, Summit Avenue, Fairview Avenue, and St. Clair Avenue, to ameliorate the impact of dedicated student housing within and preserve the character of predominantly one- and two-family dwelling neighborhoods.

**Sec. 67.702. Student dwellings.**

Within the SH student housing neighborhood impact overlay district, a student dwelling is a one- or two-family dwelling requiring a fire certificate of occupancy in which at least

one unit is occupied by three (3) or more students. For the purposes of this article, a student is an individual who is enrolled in or has been accepted to an undergraduate degree program at a university, college, community college, technical college, trade school or similar and is enrolled during the upcoming or current session, or was enrolled in the previous term, or is on a scheduled term break or summer break from the institution.

**Sec. 67.703. Standards and conditions.**

Within the SH student housing neighborhood impact overlay district, the following standards and conditions shall apply for student dwellings:

- (a) A student dwelling shall be located a minimum of one hundred fifty (150) feet from any other student dwelling located on a different lot, measured as the shortest distance between the two lots on which the student dwellings are located.
- (b) Parking shall be provided in accordance with the requirements of article 63.200 for new structures.