

city of saint paul
planning commission resolution

file number 18-61

date August 10, 2018

WHEREAS, Summit Center for Arts & Innovation, File # 18-084-109, has applied for a historic use variance for the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related services and receptions, including weddings and memorial services under the provisions of §73.03.1 and §61.601 of the Saint Paul Legislative Code, on property located at 1524 Summit Ave, Parcel Identification Number (PIN) 03.28.23.32.0071, legally described as SUMMIT VIEW LOTS 1 THRU LOT 4 BLK 2; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 2, 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 application requests a historic use variance in order to permit establishment of the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related service and receptions, including weddings and memorial services.
2. §73.03.1 requires that the HPC make a recommendation regarding the application based on a staff report addressing five (5) findings. The HPC's findings and recommendation for approval are attached. Also, § 73.03.1 requires the Planning Commission to make findings regarding the following:
 - (a) *The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.* This finding can be met. The proposed uses can be compatible with surrounding institutional and residential, subject to clearly defined uses, limited hours of operation, and effective parking management. Noise is regulated citywide by Legislative Code Chapter 293. The music performances are proposed to rely predominantly on the building's superior acoustics, as opposed to loudly amplified music.
 - (b) *The proposed use is consistent with the comprehensive plan.* This finding is met. The proposed use is consistent with the Comprehensive Plan's Land Use Chapter that in Figure LU-B designates the site as part of an Established Neighborhood, and designates the properties to the west along Snelling Avenue as part of a Mixed Use Corridor. The

moved by Edgerton

seconded by _____

in favor 11

against 2 (DeJoy, Rangel Morales)

Established Neighborhood designation allows for institutional use clusters at intersections of arterial and collector streets, such as Summit and Snelling. The proposed use is also consistent with the Comprehensive Plan's Heritage Preservation Chapter as detailed in the HPC recommendation. The Macalester-Groveland Community Plan calls for encouraging investment in the rehabilitation of existing buildings, and preserving/protecting historic resources.

3. § 61.601(g) imposes an additional finding for a historic use variance: *The application for a historic use variance... shall be granted only to a property that is a locally designated heritage preservation site and the use variance is the minimum needed to enable the property to be used in a manner that will have the least impact upon its historic character and the character of the surrounding area.* This finding is met. The site is part of the local Summit Avenue West Heritage Preservation District. The re-use of the site for music and art related education, public programs and events, and spiritual/church related service and receptions, including weddings and memorial services, will not adversely impact the historic structure and takes advantage of its unique architectural assets in an economically sustainable manner.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, recommends to the Saint Paul City Council that the application for a historic use variance for the Summit Center for Arts and Innovation, including music and art related education, public programs and events, and spiritual/church related services and receptions, including weddings and memorial services at 1524 Summit Avenue be approved subject to the following conditions:

1. Uses shall be limited to music and art related education and rehearsal, community meetings, programs and events open to the public such as concerts or lectures, and spiritual/church related services and receptions such as for weddings and memorials.
2. Outdoor events (in the fenced garden area) shall not include amplification and shall conclude by 9 p.m. with the area vacated by 10 p.m. Indoor events besides receptions shall conclude by 10 p.m. Friday and Saturday and by 9:30 p.m. Sunday through Thursday, with the doors locked one hour later. Indoor reception events shall have the doors locked by 12 midnight on Fridays and Saturdays, and by 10 p.m. on other days. "Events," in the context of this condition, do not include indoor practice/rehearsals that are associated with a music or arts school.
3. If parking is determined by the Macalester-Groveland Community Council to be a problem, they may via the Planning Administrator request a parking study. The request will then be referred to the Zoning Committee and Planning Commission, who may require a parking study to inform potential modifications to this historic use variance to ensure that the required findings are being met.