



Legislation Text

File #: RES PH 23-361, **Version:** 1

Granting an interim use permit to Snelling-Midway Redevelopment, LLC for a temporary surface parking lot at 1566 University Avenue West (temporary address - subject property is a portion of the property east of Simpson Street between University and Central Avenues).

WHEREAS, Minnesota Statute § 462.3597 allows municipalities to permit the temporary use of property as an “interim use” provided the governing body of the municipality finds, following a public hearing conducted in the manner provided under Minnesota Statute § 462.3597, Subd. 3, that the interim use meets the following standards specified under Minnesota Statute § 462.3597, Subd. 2:

1. The interim use conforms to the municipality’s zoning regulations.
2. The date or event that will terminate the use can be identified with certainty.
3. Permission of the interim use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
4. The user agrees to any conditions that the governing body deems appropriate for permission of the use; and

WHEREAS, pursuant to Minnesota Statute § 462.3597, Snelling-Midway Redevelopment LLC, in Planning and Economic Development Zoning File #23-097-694, duly applied to the Saint Paul City Council for an interim use permit to allow temporary accessory surface parking for the soccer stadium on a portion of the property east of Simpson Street between University and Central Avenues; and

WHEREAS, the subject property is located in the T4M traditional neighborhood master plan zoning district, which allows off-street parking on the redevelopment site, restricts surface parking, and calls for buildings and right-of-way where the interim use parking lot is proposed to be located; and

WHEREAS, City Council Resolution RES PH 16-239 approving the Snelling-Midway Redevelopment Site Master Plan and Design Guidelines was amended by the City Council in RES 23-1442, and states that during development additional surface parking accessory to a development on a development block is allowed;

WHEREAS, a public hearing was held by the City Council on December 20, 2023, pursuant to Legislative Code § 61.303, which fulfills the requirements of Minnesota Statute § 462.3597, Subd. 3, at which all interested parties were afforded the opportunity to be heard; and

WHEREAS, based upon all the facts, files, and recorded testimony obtained during said public hearing, as well as the report and recommendations prepared by staff from the Department of Planning and Economic Development dated December 4, 2023, which the Council hereby adopts as its own and incorporates the same into this resolution, and pursuant to Legislative Code § 61.104, the Council of the City of Saint Paul does hereby

RESOLVE that the request for an interim use permit by Snelling-Midway Redevelopment, LLC for temporary surface parking for five years from the date of approval, on property located 1566 University Avenue (temporary address - subject property is a portion of the property east of Simpson Street between University and Central Avenues), is hereby granted based upon the following findings and subject to certain conditions as follows:

1. The Council finds that the requested interim use permit meets the requirements of Minnesota Statute § 462.3597, Subd. 1-4 as set forth in the report from the staff of the Department of Planning and Economic Development; and be it

FURTHER RESOLVED, that the temporary surface parking lot shall be operated in compliance with the following conditions and that the violation of any of them shall form the bases for revoking this permit by the Council pursuant to Legislative Code § 61.108:

1. The interim use permit shall terminate five (5) years from the date the interim use permit is approved by the City Council.
2. The temporary surface parking lot permitted by the interim use permit shall be accessory to the soccer stadium.
3. New parking spaces may be created provided there is no increase in the amount of existing impervious surface. The total number of spaces permitted will be determined during the site plan review process but shall not exceed 180 spaces.
4. A site plan shall be submitted for review no later than three (3) months from the date the interim use permit is approved. The interim use permit allows the temporary surface parking use. The permit does not grant any variances that may be needed to establish the use.
5. If the temporary surface parking lot is not replaced by permanent development that is consistent with the master plan, or unless an interim use permit extension application is made and granted by the City, by the time the interim use permit expires the parking lot improvements shall be removed under a demolition permit and the site stabilized and restored with turf grass by the applicant, or the applicant's successors and assigns, at the applicant's, or the applicant's successors and assigns expense, as the case may be.
6. The property shall be maintained at all times in accordance with Leg. Code § 34.32 until such time as the property is developed in accordance with the master plan. The applicant shall maintain any stormwater BMPs, including rain gardens, in working order including routinely providing litter and debris removal and weed control.
7. The surface parking area should be made reasonably available for community events when demand for the parking spaces is low. A conditional use permit may be required to establish certain outdoor uses.
8. The applicant shall assign a contact person responsible for managing cleanliness of the parking lot. The name and contact information of this person, and their successors, shall be provided to the Union Park District Council and the Hamline-Midway Coalition.

FINALLY RESOLVED, that the City Clerk shall mail a copy of this resolution to Snelling-Midway Redevelopment, LLC, Ward 1, the Zoning Administrator, the Planning Administrator, and the Director of the Department of Safety and Inspections