

Presented By [Signature]

Referred To _____ Committee: _____ Date _____

RESOLUTION FOR ADOPTING AMENDMENT TO PLAN FOR LAND USE AS PART OF THE SAINT PAUL COMPREHENSIVE PLAN

WHEREAS, The City of Saint Paul is authorized under Minnesota Statutes, Section 462.353, to carry on comprehensive municipal planning activities for guiding the future development and improvement of the city; and

WHEREAS, the City of Saint Paul as the local government unit within the metropolitan area is required under Minnesota Statutes, Section 473.858, to prepare a Comprehensive Plan in accordance with Laws of 1976; and

WHEREAS, the Council of the City of Saint Paul is authorized under Minnesota Statutes, Section 462.355, to adopt or amend a Comprehensive Plan or portion thereof after a recommendation by the Planning Commission; and

WHEREAS, the Council of the City of Saint Paul acting under such authority has, by Resolution No. C.F. 275971, adopted November 20, 1980, adopted a Plan for Land Use as part of the Saint Paul Comprehensive Plan, subject to such review by the Metropolitan Council as may be required by law; and

WHEREAS, the Department of Planning and Economic Development has prepared a College of St. Thomas: Campus Boundary Plan amendment to the Plan for Land Use for consideration by the Planning Commission; and

WHEREAS, the Planning Commission has, after public hearing, recommended the adoption of the College of St. Thomas: Campus Boundary Plan amendment to the Plan for Land Use by its resolution, File No. 90-12, adopted February 9, 1990; and

WHEREAS, The College of St. Thomas has advised the Planning Commission and the Council that its future plans include a commitment not to allow its annual student enrollment to exceed 10,000 students, including both full-time and part-time students;

WHEREAS, the Council of the City of Saint Paul has reviewed the College of St. Thomas: Campus Boundary Plan amendment to the Plan for Land Use, including other elements of the Comprehensive Plan as previously adopted, and the health, safety, and welfare needs of the residents of the City of Saint Paul and the metropolitan area;

ORIGINAL

CF 90-486

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Saint Paul hereby adopts the College of St. Thomas: Campus Boundary Plan amendment to the Plan for Land Use as a part of the Comprehensive Plan, as recommended by the Planning Commission, subject to such review by the Metropolitan Council as may be required by law.

	Yeas	Nays	Absent
Dimond	7		
Goswitz	7		
Long	7		
Maccabee	7		
Rettman			1
Thune	7		
Wilson	7	0	

Requested by Department of:

By: _____

Form Approved by City Attorney

By: Jerry J. Berg

Approved by Mayor for Submission to Council

By: _____

Adopted by Council: Date MAY 3 1990

Adoption Certified by Council Secretary

By: Albert B. Olson

Approved by Mayor: Date MAY 4 1990

By: J. M. Schmitt

PUBLISHED MAY 12 1990.

city of saint paul
planning commission resolution
file number 90-12
date February 9, 1990

WHEREAS, the Plan for Land Use was developed as a portion of the Comprehensive Plan of the City of Saint Paul; and

WHEREAS, public hearings were held on July 14, 1989 and January 26, 1990, at which the Planning Commission considered the recommendation to amend the Comprehensive Plan by adding to it the College of St. Thomas: Campus Boundary Plan amendment, attached hereto; and

WHEREAS, prior to said hearing, a notice of time and place and purpose of the hearing was published in the official newspaper of the municipality at least ten days prior to July 14, 1989 and January 26, 1990; and

WHEREAS, at said public hearing, the public, the Planning Division staff, and Planning Commission members were given the opportunity to completely discuss and review the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission for the City of Saint Paul hereby adopts the amendment to the Land Use Plan as a segment of the Comprehensive Plan, a copy of which is attached hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that copies of this amendment be transmitted to the Mayor and the City Council of the City of Saint Paul; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends to the City Council adoption of the College of St. Thomas: Campus Boundary Plan amendment to the Land Use Plan as a segment of the Comprehensive Plan for the City of Saint Paul, subject to Metropolitan Council review.

moved by TRACY
seconded by NEID
in favor Unanimous
against _____

COLLEGE OF ST. THOMAS: CAMPUS BOUNDARY PLAN

A proposed amendment to the Comprehensive Plan chapter
A Plan for Land Use, adopted 11/20/89

recommended by the Land Use Committee of the Planning Commission 11/7/89

Background

Following adoption of Zoning Code amendments regulating colleges in St. Paul in April of 1989, the Planning Commission developed a special condition use permit for the College of St. Thomas that creates a regulatory framework for future development of the campus. The permit includes the concept of a definitive, long-term boundary for the campus. The purpose of this amendment to the City's Land Use Plan is to incorporate the potential boundary concept into the City's land use policy.

Campus Boundary Concept

The traditional College of St. Thomas campus, which has been in existence for over 100 years, is bounded by Summit, Cretin, Selby, and Cleveland Avenues. In 1987, St. Thomas purchased the majority of the St. Paul Seminary Campus, bounded by Summit, Cretin, and Goodrich Avenues, and Mississippi River Boulevard. The Seminary retained a small seven-acre campus at the northwest corner of this area. Prior to this major acquisition, St. Thomas had also acquired some properties on the blocks south of Summit Avenue between Cleveland and Cretin Avenues, which it has used for college purposes over the years. These properties include the Christ Child and McNeely buildings on Summit Avenue (office/classrooms), 30-32 Finn Street (offices), the President's House and the Alumni House on Summit, and several other properties on Grand east of Finn Street (used for offices, surface parking, and rental housing).

In establishing a current campus boundary for St. Thomas in its special condition use permit, the Planning Commission determined that the two main campus areas (see map, Areas A and B), plus all of the properties currently owned by St. Thomas in the block south of Summit Avenue and east of Finn Street (Area C on map), should be included within the campus boundary.

The remainder of the two block area south of Summit is appropriate for future expansion of the St. Thomas campus (shaded area on map). This total area is to be considered as the definitive, long-term campus for the College of St. Thomas. Expansion beyond this area should be considered contrary to city policy.

Objectives

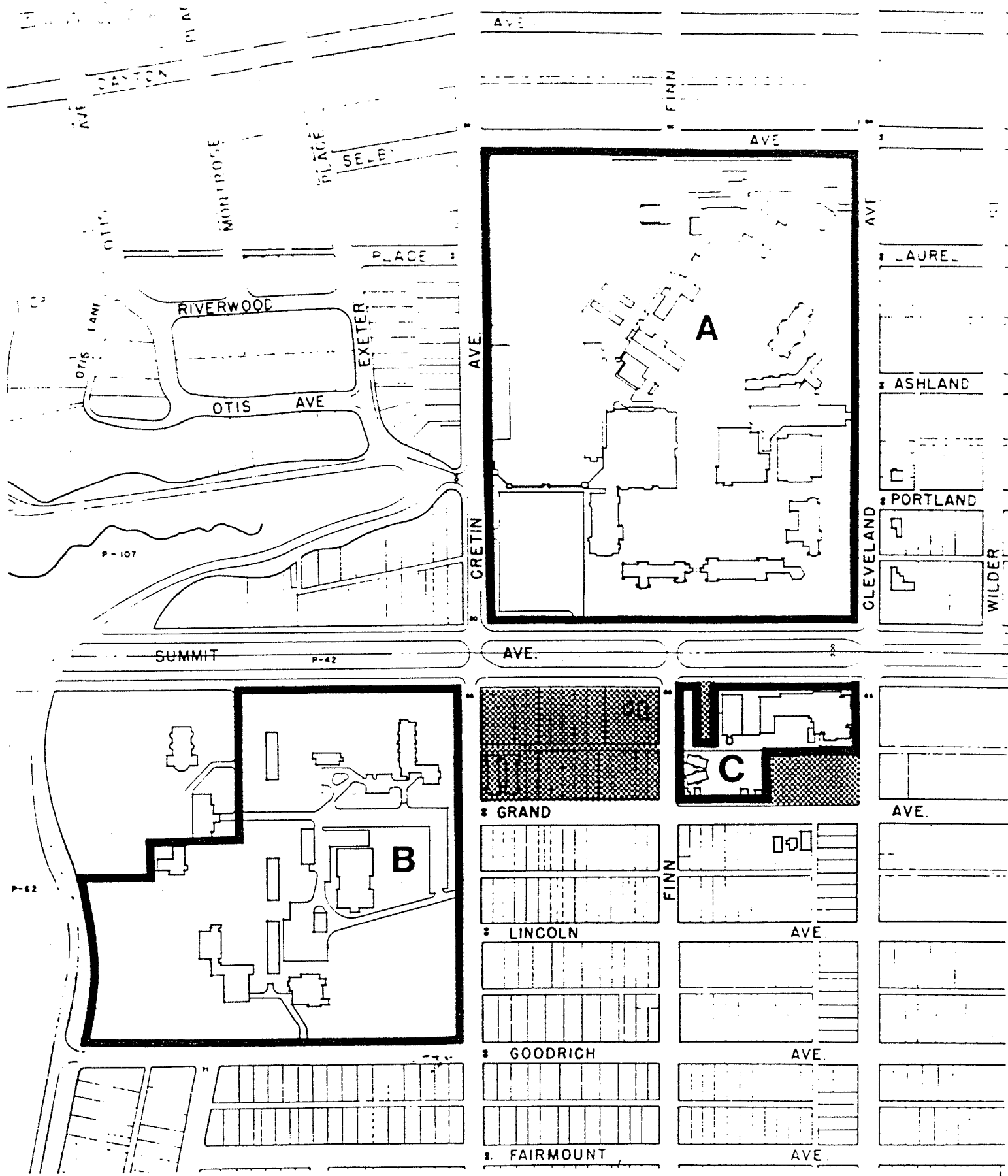
The goal of the Planning Commission's College Zoning Committee has been to minimize conflicts between residential and institutional uses, and promote the long-term stability of the neighborhood as a whole. The Committee finds that the two-block area south of Summit between Cretin and Cleveland Avenues where the College has already acquired considerable property is a reasonable area for expansion of the campus, particularly if recognition of potential expansion here is coupled with a commitment to limit expansion to this area.

The Committee also finds that the block west of Finn Street contains considerable property that is presently solid residential area, primarily single family. In recognizing the potential expansion, the committee also affirms the importance of maintaining the residential character of this block until such time as substantial conversion to campus use is to be made.

Policy


Property in this two-block area south of Summit Avenue, east and west of Finn Street not presently included within the official boundary of the campus of the College of St. Thomas is appropriate area for future expansion of the campus. Further modifications of the campus boundary to include portions of this area shall be made on the basis of specific development plans. These shall include provisions, including appropriate building setbacks and other buffering, to protect the residential character of any substantial remaining non-college residential uses in the area.


MAP 1 CAMPUS BOUNDARY



COLLEGE OF ST. THOMAS SPECIAL CONDITION USE PERMIT

SCALE 1" = 420'

 Campus Boundary

 Expansion Area