



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

Date: March 18, 2015
To: Neighborhood Planning Committee
From: Josh Williams, Senior Planner
RE: The Campus Boundaries Zoning Study

Background

The purpose of this memo is to recommend that the Planning Commission initiate a zoning study regarding the standards and conditions for the establishment and expansion of college, university, and seminary campuses.

Over the past several years, a large number of single-family residential properties have been acquired by institutions of higher education in Saint Paul. Some of these have been demolished and left as empty lots. The institutions undertaking these actions have done so in the absence of a clear plan for campus growth. This has raised substantial public concern over the potential for damage to the character and vitality of the residential neighborhoods surrounding these campuses.

The Saint Paul Zoning Code requires a conditional use permit for colleges, universities, and seminaries when they are located in residential districts. Sec. 65.220 of the Zoning Code lists standards and conditions for these institutions, and requires establishment of a defined campus boundary in residential districts and Planning Commission approval of any expansion of those campus boundaries.

Campuses include a wide variety of uses, some of which have the potential to be incompatible with adjacent residential uses. The requirement for a conditional use permit defining campus boundaries allows the Planning Commission to evaluate proposed campus expansions and permit expansions only under such conditions as they will not have a substantial negative impact on surrounding residential neighborhoods.

The purpose of the Campus Boundaries Zoning Study is to evaluate whether or not the Zoning Code provides for adequate regulation of campus boundaries.

REQUESTED ACTION

Recommend that the Planning Commission initiate the Campus Boundaries Zoning Study (resolution attached).