



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission
FROM: Timothy M. Parks, Planner
DATE: March 9, 2015
SUBJECT: ID 37007 – Time Extension for 723 State Street Planned Development District

On February 28, 2012, the Common Council conditionally approved a request by St. Paul University Catholic Center to rezone an approximately 0.26-acre property located at 723 State Street (between N. Lake Street and East Campus Mall) from R6 (General Residential District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) [1966 Zoning Code] to allow demolition of the existing St. Paul University Catholic Center and the construction of a new six-story church and student center.

The Zoning Code requires that within 12 months of the date of approval by the Common Council of rezoning of a property to the Planned [Unit] Development District, the owner shall provide the Zoning Administrator a facsimile copy of the approved GDP and/ or SIP for recording with the Register of Deeds. If the approved PD is not recorded as approved within 12 months of the date of approval by the Council, the approval becomes null and void, and a new approval of the PD district is required unless an extension of up to 24 months to record the plans is approved by the Director of Planning and Community and Economic Development. The property received approval of such a time extension to allow recording of the planned development by February 27, 2015 in September 2012. The final approved PD (GDP-SIP) zoning was accepted for recording by February 27, 2015.

On January 19, 2015, Reverend Eric Nielsen, Director of St. Paul University Catholic Center, submitted a written request seeking approval of a 24-month time extension for the implementation of the approved PD zoning district.

The Zoning Code requires that "...within 36 months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit, or an application for an extension is filed at least thirty days prior to the expiration of the 36-month period." The Plan Commission may grant an extension for up to 24 months for obtaining a building permit once a specific implementation plan is approved and recorded following a public hearing where it determines that no changes in the surrounding area or neighborhood have occurred since approval of the general development plan that would render the project incompatible with the surrounding uses. In no case shall an extension allow a building permit to be issued more than 60 months after approval of the general development plan by the Common Council.

The Planning Division believes that no changes have occurred in the surrounding area since the new church and student center development was approved 3 years ago, and staff is not aware of any new development proposals nearby that would render this project incompatible with surrounding uses. Additionally, many of the concerns expressed by City staff in 2012 about the project's potential impacts on the then-planned reconstruction of the 700- and 800-blocks of State Street were addressed during that construction project, which occurred in the summer of 2014. As such, staff believes that the Plan Commission could grant the 24-month time extension requested for this project. The time extension requested on behalf of the developer would require that a building permit be issued for the approved planned development by February 28, 2017.