

city of saint paul
planning commission resolution
file number 10-81
date November 19, 2010

WHEREAS, Minnwest Bank Metro, File # 10-914-354, has applied for a Rezoning from B3 General Business to RM2 Medium-Density Multiple-Family Residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1870 Old Hudson Road, Parcel Identification Number (PIN) 352922330015, legally described as Chens Addition Lot 1 Blk 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 9, 2010, 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 applicant proposes to convert the seven-story, 22,069 square-foot hotel, into an assisted living and memory care facility for seniors with 152 beds; the memory care facility will comprise 16 of the 152 beds. The applicant proposes to provide 93 parking spaces, located between the building and the front property line, as well as along the length of the west end of the building. The applicant proposes to demolish the 14,009-square foot, one-story structure on the east side of the building; it once housed a restaurant for the hotel.
2. The proposed zoning is consistent with the way this area has developed. Buildings in the immediate vicinity are either multi-family residential with RM2 and RT2 zoning, or office and retail commercial with B2 and B3 zoning. The parcel immediately to the east is under development as an assisted living memory care facility with RM2 zoning and a Conditional Use Permit and Variance for an assisted living facility in the RM2 district.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use and Housing chapters of the Comprehensive Plan support the production of housing. The Housing chapter (Policy 2.18) supports the expansion of housing choices for seniors, particularly in neighborhoods that are underserved. The Land Use plan includes two policies, including promotion housing choices for people of all ages (Policy 1.40) and a range of housing types and values in each of the 17 planning districts (Policy 1.41). The District 1 plan summary, adopted in January 2004, lists as a City Action support for senior housing development and developments consistent with the Land Use chapter of the adopted Comprehensive Plan.

moved by Kramer
seconded by _____
in favor Unanimous
against _____

4. The proposed zoning is compatible with surrounding uses, including multiple-family residential on the north side of Old Hudson Road, as well as the assisted living memory care facility under development on the parcel immediately to the east.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, recommends to City Council, that the application of Minnwest Bank Metro for a Rezoning from B3 General Business to RM2 Medium-Density Multiple-Family Residential for property at 1870 Old Hudson Road be approved.