

city of saint paul
planning commission resolution

file number 20-34

date July 24, 2020

WHEREAS, Chet Funk et al, File # 20-038-244, has applied to rezone from R4 one-family residential to RM2 multiple-family residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, for property located at 1074 - 1096 James Avenue, Parcel Identification Numbers (PINs) 11.28.23.23.0070, 11.28.23.23.0071, 11.28.23.23.0072, 11.28.23.23.0073, 11.28.23.23.0074, and 11.28.23.23.0075, legally described as Michael & Robertson's Addition, Block 14, Lots 7 – 12; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 18, 2020, held a public hearing on said application pursuant to 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 applicants own or have an option to purchase six parcels currently zoned R4 one-family, each of which currently has a house built on it. The six parcels make up the entirety of the block north of the alley, which is a short block (approximately 240' long) bounded by Interstate 35E to the east. The applicant intends to demolish the six houses and construct a multi-family residential building, and therefore is requesting a rezoning. The applicant has included a conceptual site plan with a proposed 60 units and 80 off-street parking spaces, 60 of which would be underground. None of the subject properties have historic designation.
2. The proposed zoning is consistent with the way this area has developed. Multifamily residential is common throughout both the Randolph and Lexington corridors. While much of it is in the form of smaller 3-10 unit buildings, there are larger multi-family projects nearby such as Lexington Park Apartments at the intersection of Lexington and Randolph, and Montcalm Apartments adjacent to that. There are significant multi-family projects three blocks north at the intersection of Lexington Parkway and Jefferson Avenue, Lexington Hills and Wilder Park. The proposed RM2 zoning is consistent with the intent of the Zoning Code. Per Sec. 66.216, "[t]he RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts.

moved by Edgerton

seconded by _____

in favor Unanimous

against _____

It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.” The site is adjacent to Lexington Parkway (a B minor arterial) and Interstate 35E, and within a block of Randolph Avenue (an A minor arterial). It is also well-served by transit, as the 74 and the 83 bus routes pass adjacent to the site or within one block.

The proximity of these transportation assets and a variety of retail south of Randolph makes the addition of “more extensive areas of multiple-family residential development” practical and consistent with the intent of the RM2 district.

3. The proposed zoning is consistent with the 2030 and 2040 Comprehensive Plans, as well as the Macalester-Groveland (D14) Community Plan.

2030 Comprehensive Plan

The 2030 Comprehensive Plan identifies the future land use of the area as part of a Mixed-Use Corridor, and medium-density residential is appropriate here. The following policies support the rezoning to RM2:

LU1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown...For Mixed-Use Corridors, the City should permit residential development of 30-150, including Neighborhood Centers within Mixed-Use Corridors...

LU1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

LU1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

LU1.41 Promote the development of a range of housing types and housing values in each of the 17 planning districts.

LU1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

2040 Comprehensive Plan (Approved by the City Council in June of 2019, but not yet adopted)

The 2040 Comprehensive Plan designates the future land use of these parcels as Urban Neighborhood: “Urban Neighborhoods are primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multi-family housing predominates along arterial and collector streets, particularly those with transit.”

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

Policy LU-14. Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

Policy LU-34. Provide for medium-density housing that diversifies housing options, such as townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods.

Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

Macalester-Groveland (D14) Community Plan (an addendum to the 2030 Comprehensive Plan)

Rezoning to the RM2 zoning district is supported by the following policies:

H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.

LU1.1 Maintain and/or establish zoning that encourages compact development along mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).

4. The proposed zoning is compatible with the surrounding land uses. It would allow medium-density, multi-family housing to be built near single-family and smaller-scale multi-family housing. This combination of uses in close proximity occurs frequently in Saint Paul, including along the Randolph and Lexington corridors. Standards are in place in the zoning code to mitigate issues with adjacencies, such as landscaping and setback requirements. For example, RM2 requires a 25' front yard setback, which is not reflected in the supplied concept plan.
5. The proposed rezoning is not spot zoning, which Minnesota courts have stated "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed RM2 zoning is consistent with the adjacent RM2 zoning and uses to the south, and also with the T2 and RM3 zoning on the other side of Randolph.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application for rezoning from R4 one-family residential to RM2 multiple-family residential for property at 1074 - 1096 James Avenue be approved.