

City of Saint Paul
Planning Commission Resolution
File Number 25-35
Date August 22, 2025

WHEREAS, Nova Classical Academy, File # 25-054-206, has applied for an amendment to the Victoria Park Master Plan under the provisions of § 66.344(c) of the Saint Paul Legislative Code on property located at the North side of Mercer Avenue between Kay Avenue and Madson Street (triangular lot north of 1455 Victoria Way), Parcel Identification Number (PIN) 14.28.23.21.0064, legally described as Lots 1 and 2, Block 2, Victoria Park and

WHEREAS, the Zoning Committee of the Planning Commission, on July 31, 2025, 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:

The applicant requests to amend the Victoria Park Master Plan to change the parcel designation from mixed-residential to institutional.

1. **Amending the Victoria Park Master Plan.** Zoning code § 66.344(c) states that major modification to an approved master plan may be initiated by City Council, Planning Commission, or any person having an ownership or leasehold interest in property that is the subject of the proposed modification. Major modifications are defined as changes of 10% or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition of an entire block. Major modifications may be approved by City Council resolution following Planning Commission review, public hearing and recommendation. Changing the subject site's future land use in the Victoria Park Master Plan constitutes a major modification.
2. The applicant (The Friends of Nova Classical Academy) owns the property and has applied to modify the Victoria Park Master Plan to change the subject site's future land use from mixed residential to institutional in order to facilitate an expansion of the Nova Classical Academy school.
3. The proposed master plan modifications are consistent with the Comprehensive Plan. The Land Use chapter contains the following relevant strategies (The project area is located near the Victoria Park Neighborhood Node centered on the Otto/7th Street West intersection less than 400' to the northwest):
 - a. LU-33. Promote amenities that support those who live and work in Neighborhood Nodes, including frequent transit service, vibrant business districts, a range of housing choices, and neighborhood-scale civic and institutional uses such as schools, libraries and recreation facilities.
 - b. LU-54. Ensure institutional campuses are compatible with their surrounding neighborhoods by managing parking demand and supply, maintaining institution-owned housing stock, minimizing traffic congestion, and providing for safe pedestrian and bicycle access.

moved by Syed
seconded by _____
in favor 7-0-2 (Reilly and Houmas abstained)
against _____

4. The proposed modifications are consistent with the core design and planning principles of the Victoria Park Master Plan, including supporting mixed-use development and maintaining open space and access to the Mississippi River.
5. The proposed modifications are consistent with development in the rest of the Victoria Park Urban Village and other adjacent parcels. The school building is an appropriate addition to the land use mix in the Victoria Park Urban Village. The storm shelter will enhance community safety, and the bus parking lot will improve traffic congestion along Mercer Way.
6. The proposed modifications are consistent with the intent of the T3 Traditional Neighborhood district, including a mix of residential, commercial, civic and open space uses in close proximity to one another; a system of interconnected streets and paths; and a system of open space resources and amenities.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, hereby recommends approval to the City Council of the application of Nova Classical Academy for an amendment of the Victoria Park Master Plan at property located at the North side of Mercer Avenue between Kay Avenue and Madson Street (triangular lot north of 1455 Victoria Way) to change the land use designation from mixed-residential to institutional.