Nova Classical Academy Addition

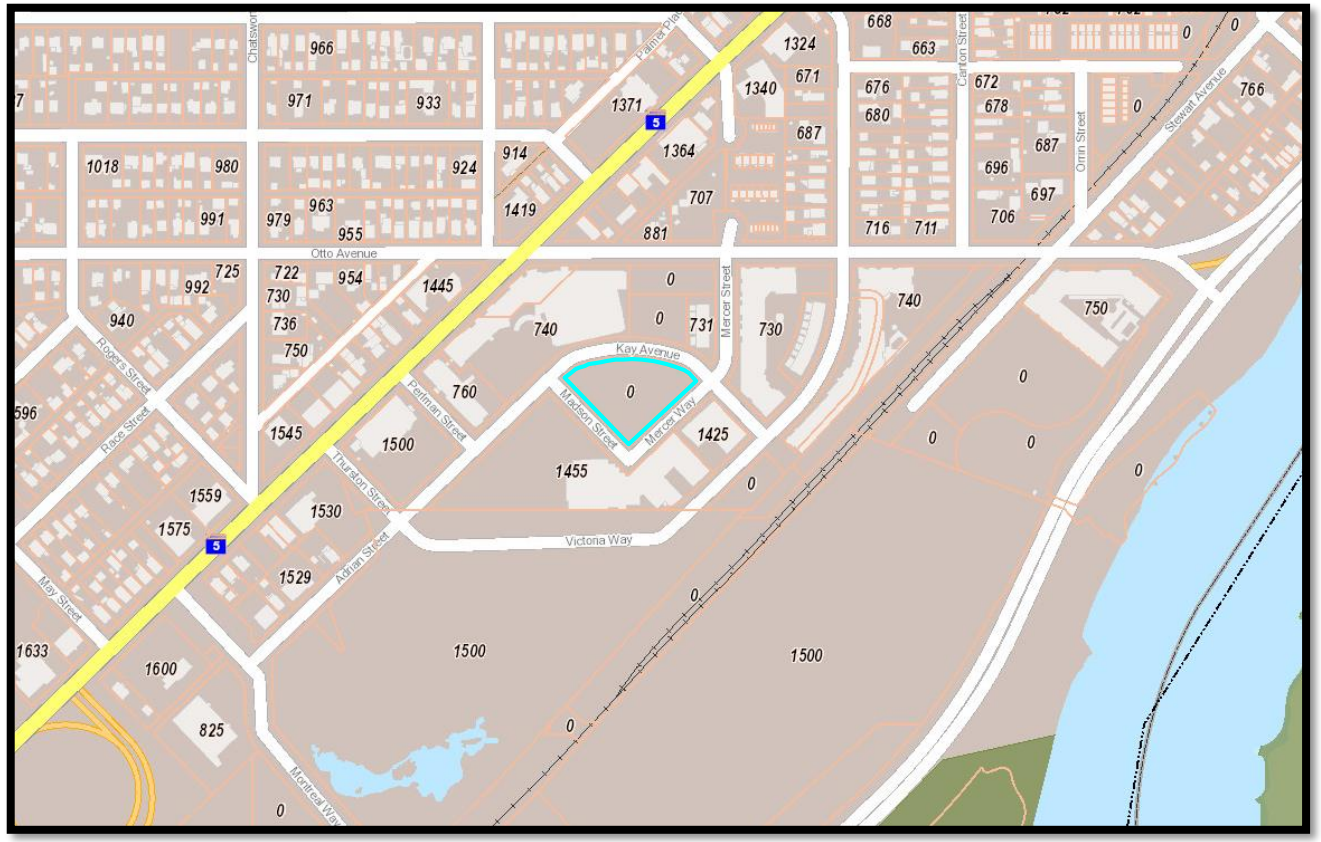
#25-054-206 **Victoria Park Master Plan Amendment**

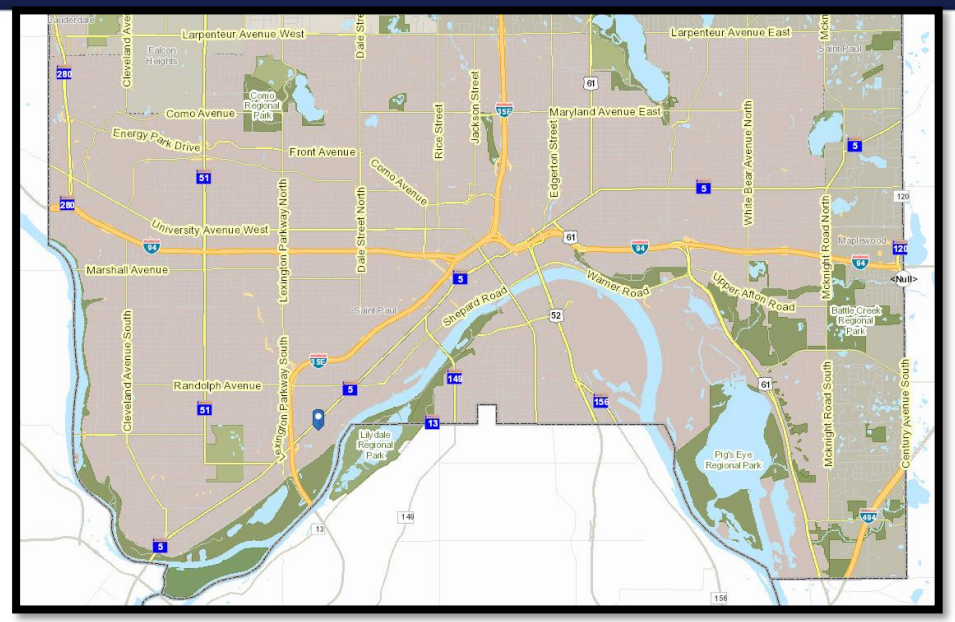
SAINT PAUL
MINNESOTA

STPAUL.GOV

Location

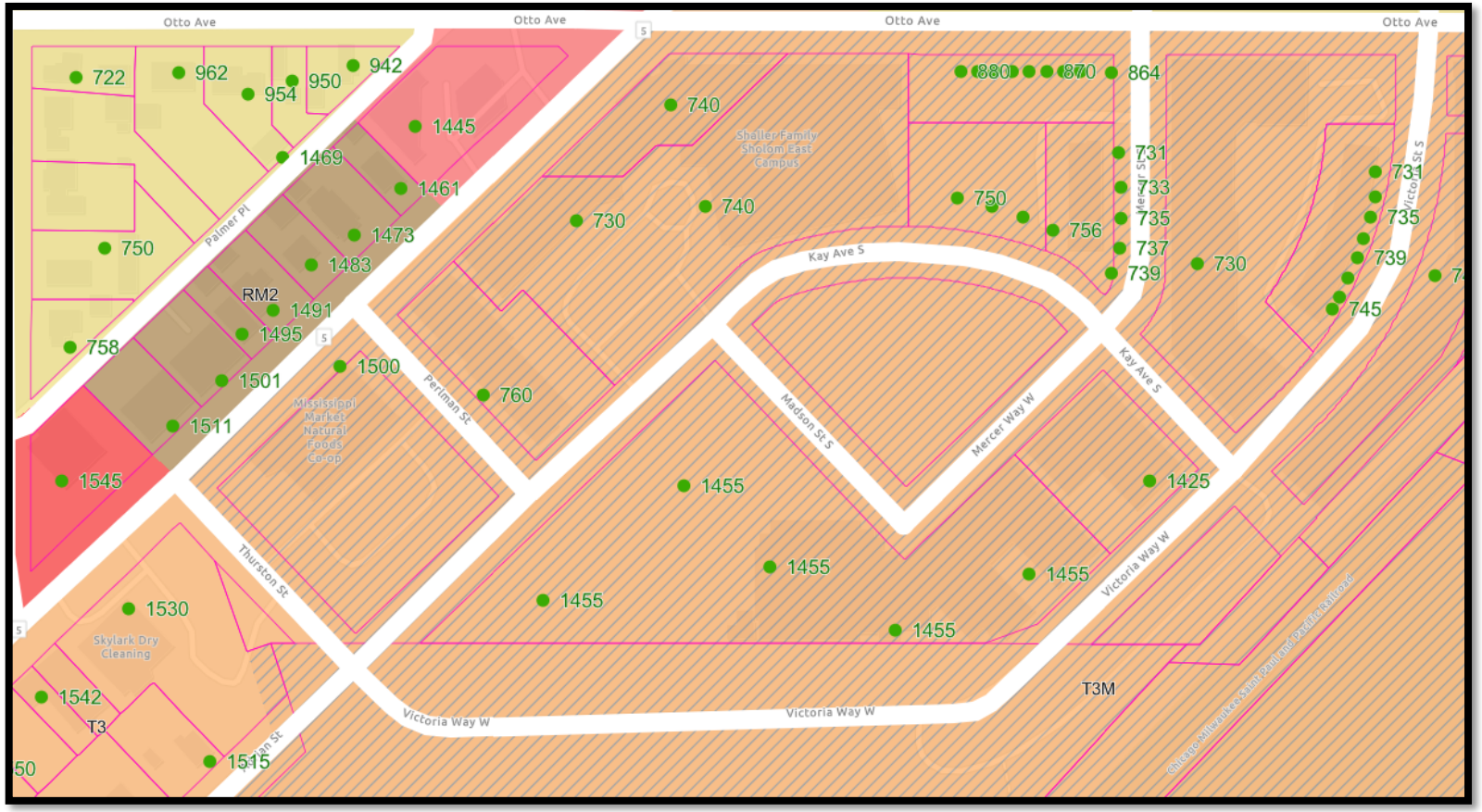
0 Otto Avenue





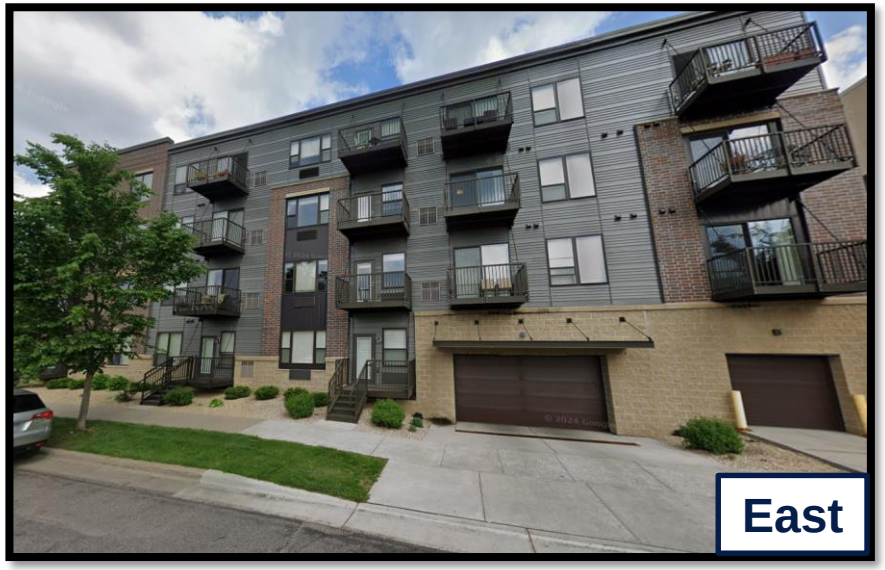
Land Use & Zoning

- **North:** Adult care home **(T3M)**
- **East:** 92-unit multifamily dwelling **(T3M)**
- **South:** Charter school **(T3M)**
- **West:** Adult care home and grocery store **(T3M)**



Surrounding Properties

North

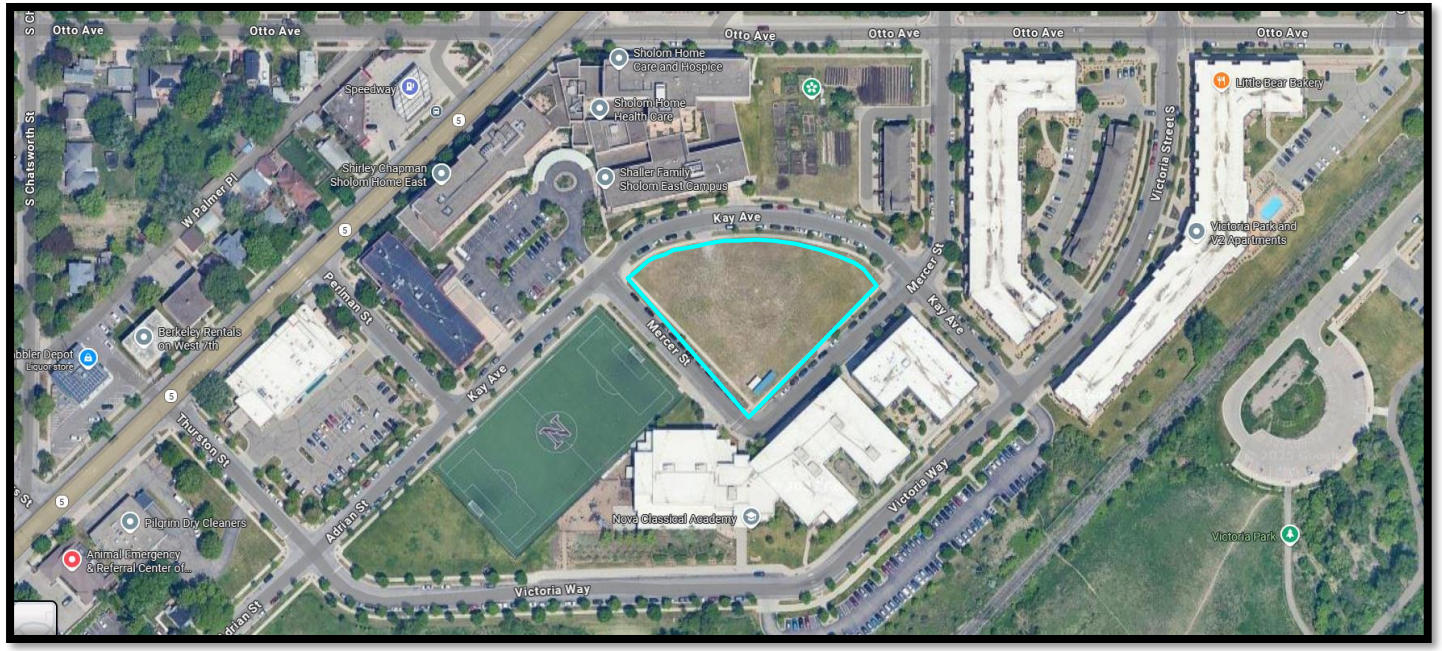

East

South

West

Zoning Application

- **Application:** Amendment to Victoria Park Master Plan to change the parcel designation from mixed-residential to institutional.

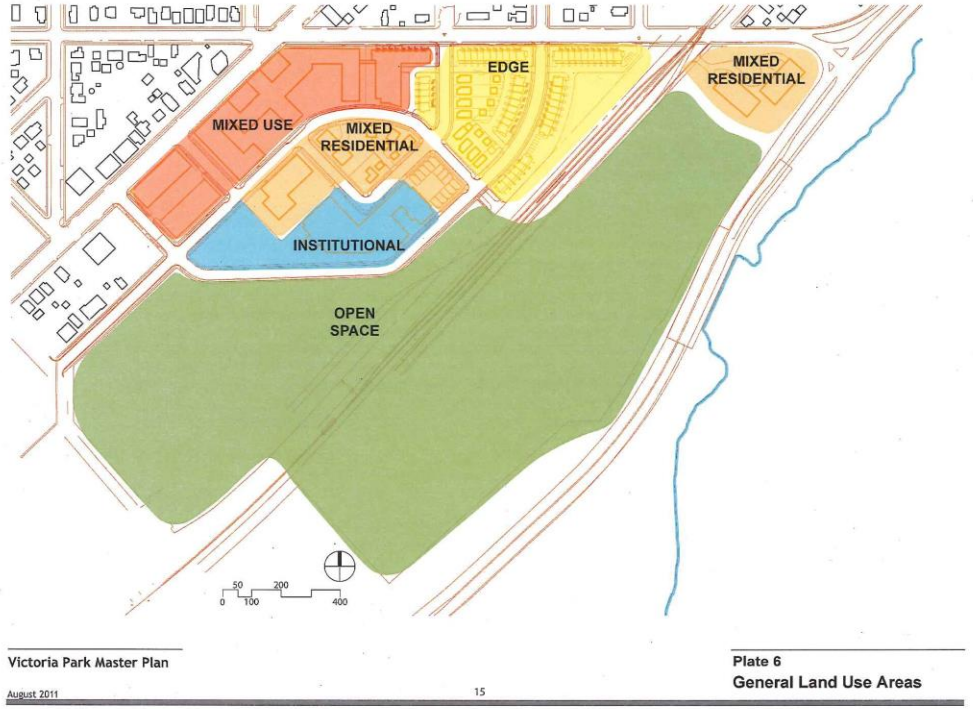


Zoning Committee and Planning Commission

- **Zoning Committee:** Recommended approval of the Master Plan Amendment and six variances (4-0).
- **Planning Commission:** Recommended approval of the Master Plan Amendment, and approved six variances (passed on a voice vote with two abstentions).

History

- The Victoria Park Master Plan was first adopted by the Saint Paul City Council in April 2005.
- Also in 2005, approximately half of the Victoria Park Urban Village was rezoned to T3M, while the remaining half's rezoning was delayed due to a lawsuit by Exxon Mobil.



History

- In 2007, a minor modification of the Victoria Park Master Plan was approved by the Planning Administrator, which added 30 senior units along Otto Ave as part of the Shalom Home campus, subtracted 13 townhomes from the same location, and increased the location's maximum height from 40' to 44'.

History

- In 2009, the Exxon Mobil lawsuit was settled, and two years later the remainder of the Victoria Park Urban Village was rezoned T3M and I1.

- In 2011, a major modification of the Victoria Park Master Plan was approved by Planning Commission and City Council.

History

- In 2012, a minor modification of the Victoria Park Master Plan was approved by the Planning Administrator.

- In 2012 two apartment building with approximately 213 units were approved on land identified by the amended Victoria Park Master Plan for townhomes (approximately 48 units).

Findings

Master Plan Amendment:

The proposed master plan modifications are consistent with the Comprehensive Plan.	Meets
The proposed modifications are consistent with the core design and planning principles of the Victoria Park Master Plan.	Meets
The proposed modifications are consistent with development in the rest of the Victoria Park Urban Village and other adjacent parcels.	Meets
The proposed modifications are consistent with the intent of the T3 Traditional Neighborhood district.	Meets

District Council Recommendation and Letters

- **The District 9 Planning Council submitted a letter of opposition.**
- **Letters in support: 0**
- **Letters of concern/opposition: 0**