

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Minnwest Bank Metro **FILE #:** 10-914-354
 2. **APPLICANT:** Minnwest Bank Metro **HEARING DATE:** November 9, 2010
 3. **TYPE OF APPLICATION:** Rezoning-Council
 4. **LOCATION:** 1870 Old Hudson Road, between White Bear Avenue and Hazel Street
 5. **PIN & LEGAL DESCRIPTION:** 352922330015; Chens Addition Lot 1 Blk 1
 6. **PLANNING DISTRICT:** 1 **EXISTING ZONING:** B3
 7. **ZONING CODE REFERENCE:** § 66.216; § 61.801(b)
 8. **STAFF REPORT DATE:** November 2, 2010 **BY:** Penelope Simison
 9. **DATE RECEIVED:** October 22, 2010 **60-DAY DEADLINE FOR ACTION:** December 21, 2010
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- A. **PURPOSE:** Rezoning from B3 (General Business) to RM2 (Medium-Density Multiple-Family Residential).
- B. **PARCEL SIZE:** 150,001 sq. ft.
- C. **EXISTING LAND USE:** Seven-story hotel with a one-story entrance lobby, and one-story restaurant at the easterly end.
- D. **SURROUNDING LAND USE:**
 - North: Surface parking lot (P1)
 - East: Assisted living and memory care facility (under construction) (RM2)
 - South: Interstate highway (B3)
 - West: Retail store (B3)
- E. **ZONING CODE CITATION:** § 66.216 provides for the intent of the RM2 zoning district; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** When the Zoning Code was first established in 1975, the site was located in the ES district. Since the early 1980s, it has been located in the B3 General Business district.

In 2009, the City Council approved the RM2 Medium-Density Multiple-family Residential district for the parcel immediately to the east, at 1880 Old Hudson Road, for the construction and operation of an assisted living and memory care facility with 78 units (File # 09-252-587). A Conditional Use Permit and Variance for an assisted living facility in the RM2 Medium-Density Multiple-family Residential district and a variance to permit parking in a required side yard (File # 09-252-744) for the facility was approved by the Planning Commission.

- G. **DISTRICT COUNCIL RECOMMENDATION:** District 1 had not commented at the time the staff report was written.

H. FINDINGS:

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.
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.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from B3 (General Business) to RM2 (Medium-Density Multiple-Family Residential).

352922330015



PETITION TO AMEND THE ZONING CODE
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

zoning office use only
10-914354
1750.00
perpetive hearing date
11-9-10

PD=1

MinnWest Bank Metro successor in interest of

APPLICANT

Property Owner Brickwell Community Bank of Woodbury
Address 14820 Highway 7
City Minnetonka St. MN Zip 55345 Daytime Phone _____
Contact Person (if different) Gerald E. Frisch Phone 651.690.1591

PROPERTY LOCATION

Address / Location 1870 Old Hudson Road, Saint Paul MN
Legal Description Lot 1, Block 1, Chen's Addition
Current Zoning B3
(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, MinnWest Bank Metro, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B3 zoning district to a RM-2 zoning district, for the purpose of:

operating a subsidized and market rate assisted living and memory care senior housing facility.

12185
CK/1000.00
add
10-11-10

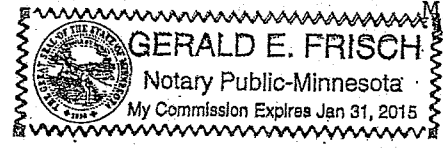
(attach additional sheets if necessary)

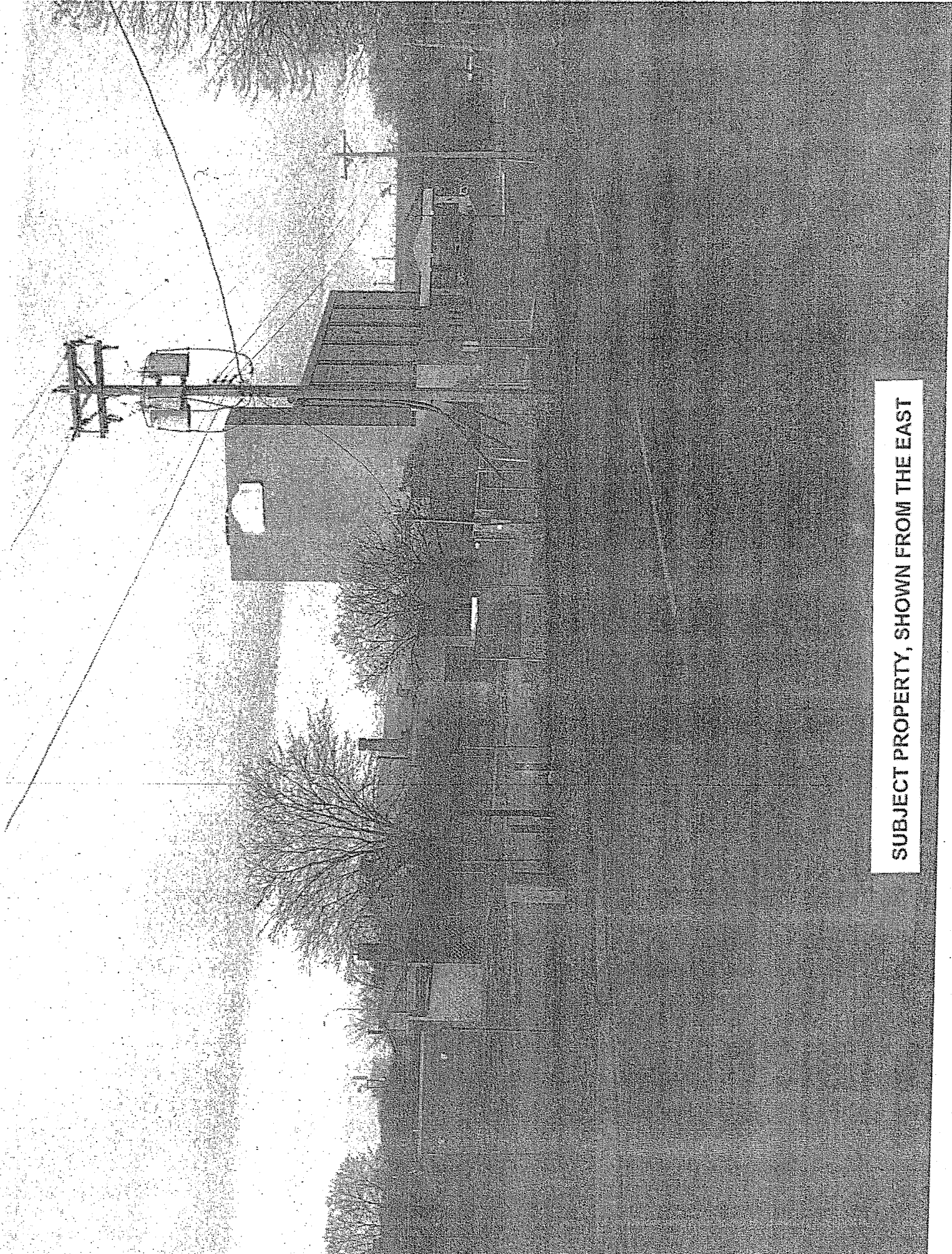
Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me this 18TH day of OCTOBER, 2010.

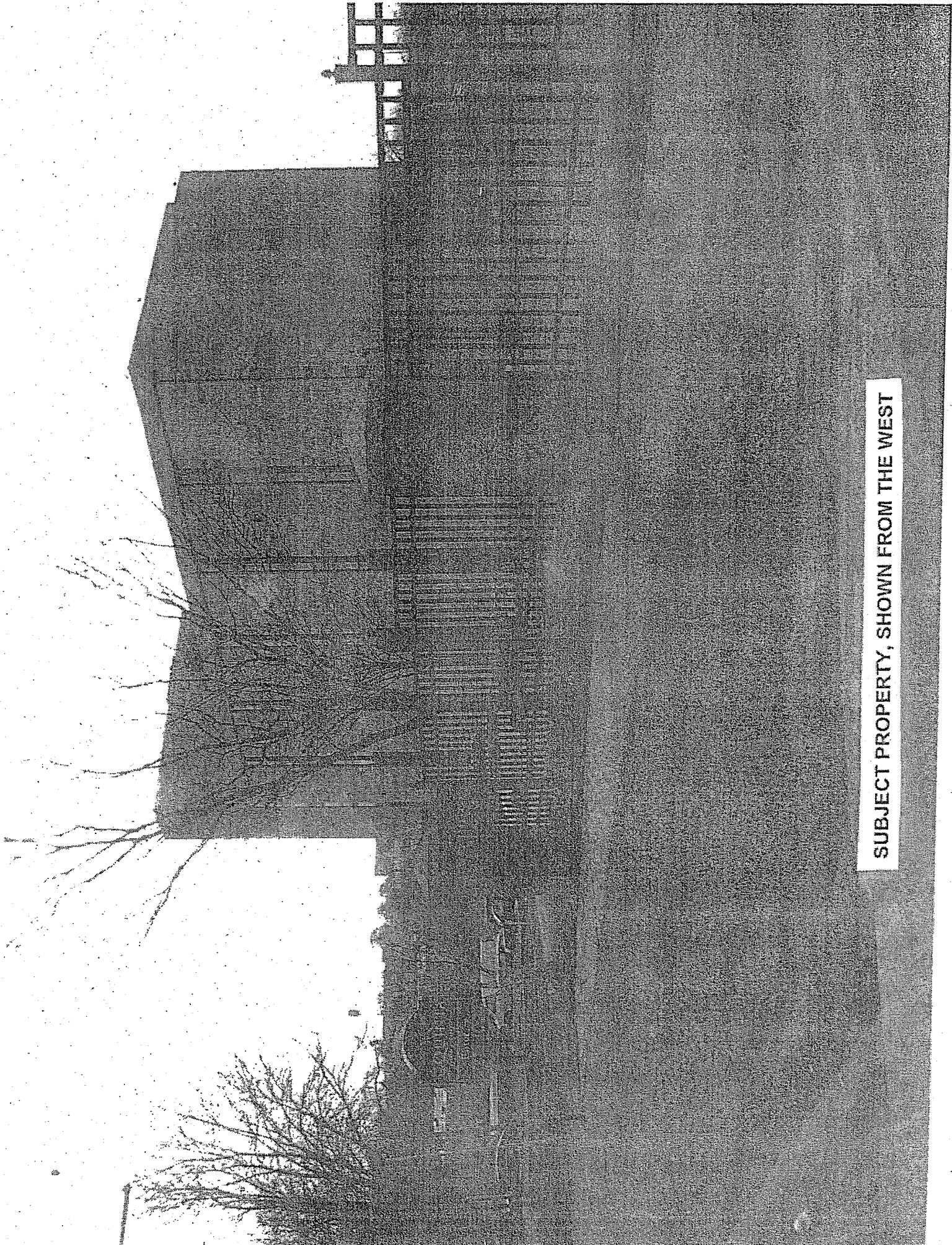
By: [Signature]
Fee Owner of Property
Matthew P. Sawicki
Title: Vice President -
Minnwest Bank Metro

[Signature]
Notary Public



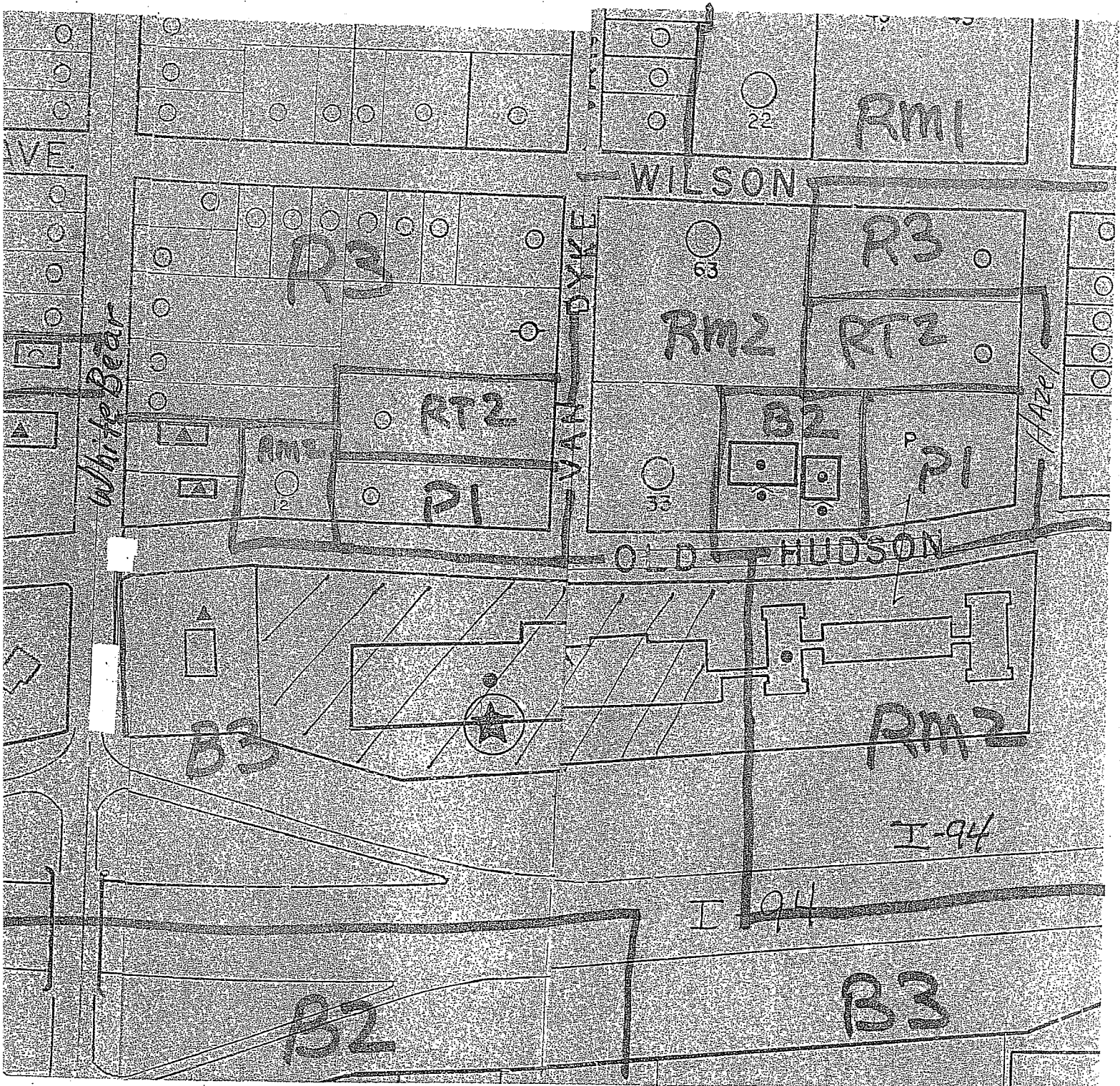


SUBJECT PROPERTY, SHOWN FROM THE EAST



SUBJECT PROPERTY, SHOWN FROM THE WEST

SUBJECT PROPERTY WITH INTERSTATE HIGHWAY TO THE SOUTH



APPLICANT Minwest Bank Metro
 PURPOSE REZ B3 → RM2
 FILE # 10-914354 DATE 10-26-10
 PLNG. DIST. 1 MAP # 23 + 24

LEGEND

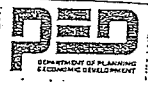
zoning district boundary

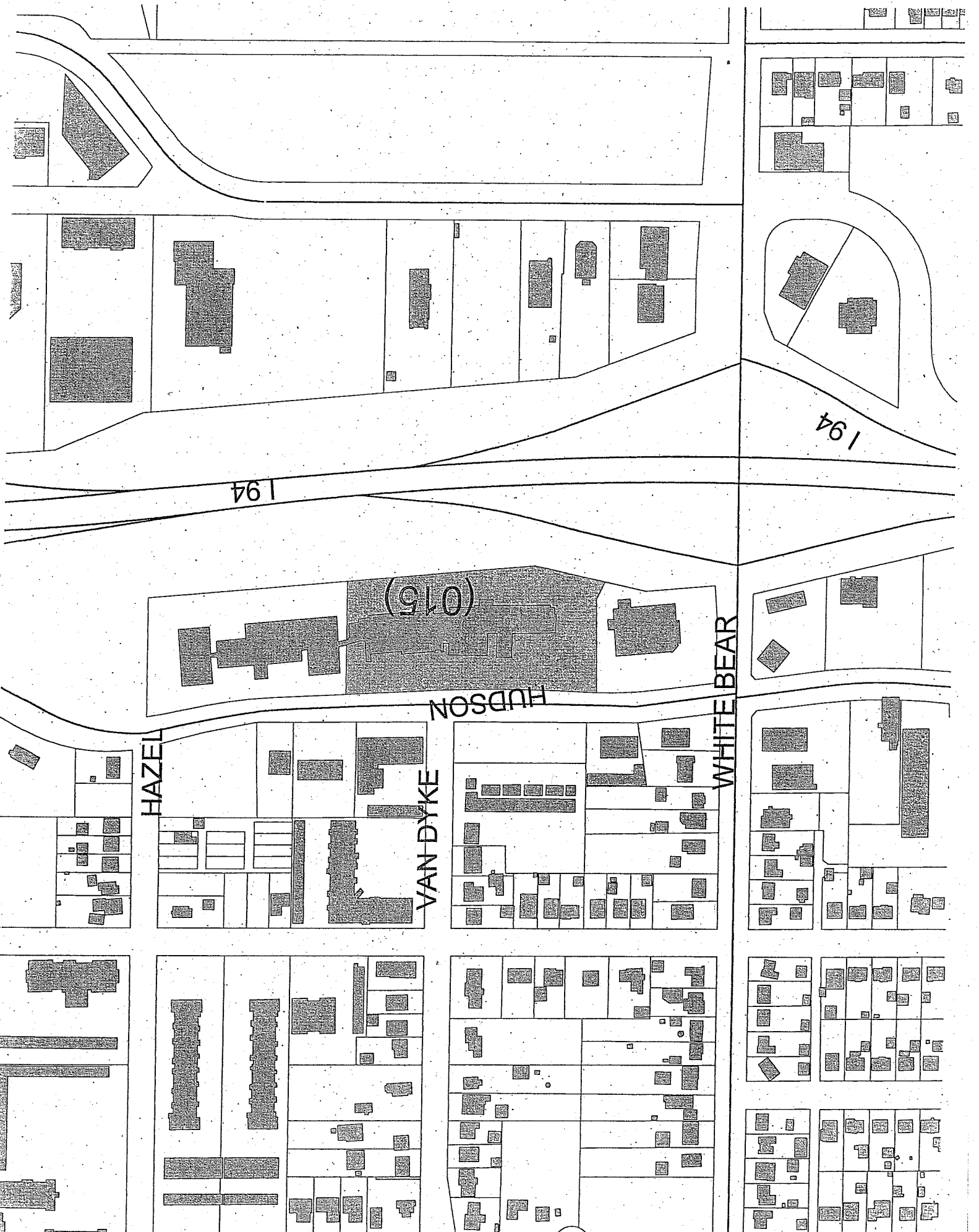
subject property

- one family
- two family
- multiple family



- commercial
- industrial
- vacant





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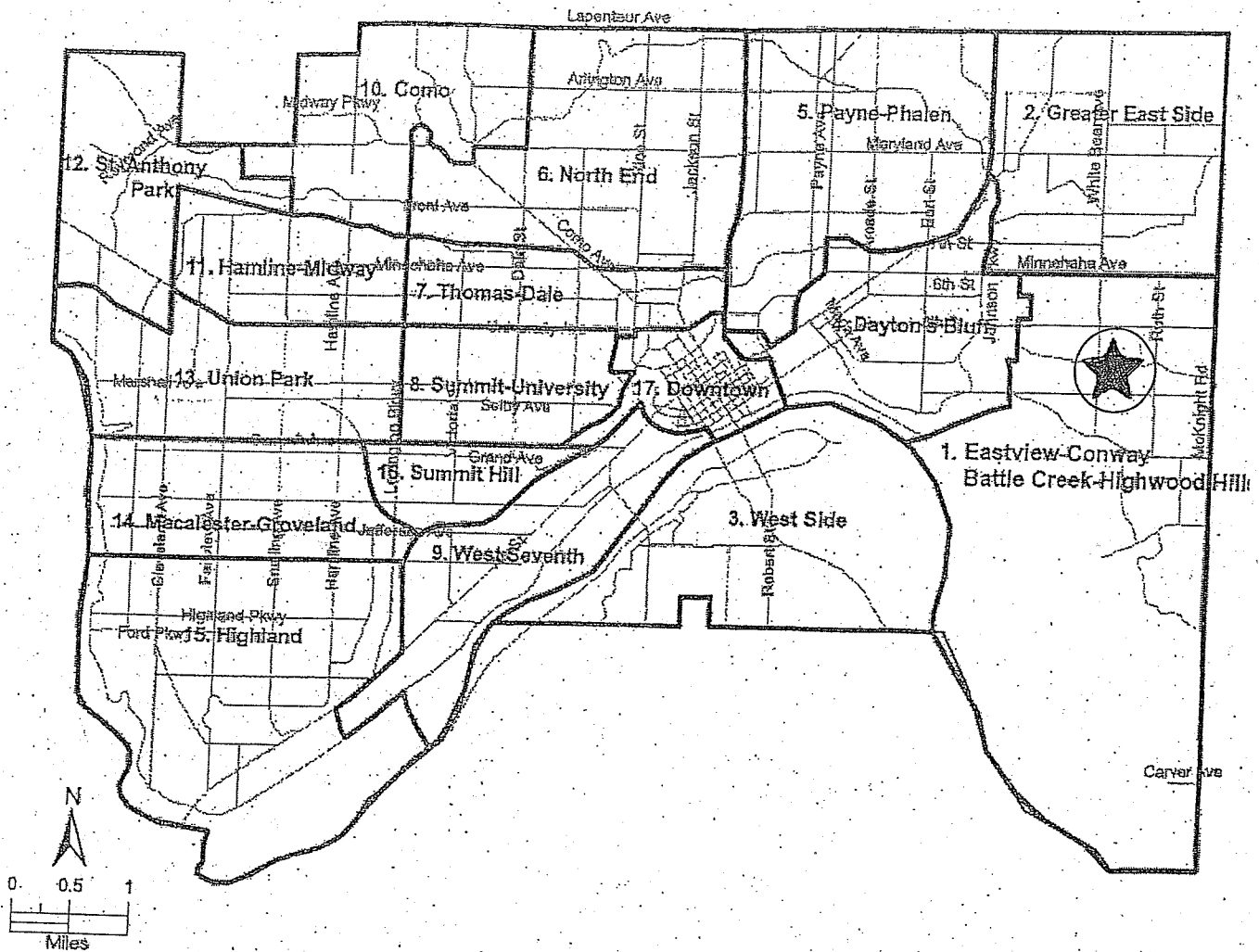
(015)

HUDSON

HAZEL

VAN DYKE

WHITE BEAR



CITIZEN PARTICIPATION PLANNING DISTRICTS

1. EASTVIEW-CONWAY-BATTLE CREEK-HIGHWOOD HILLS
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS - DALE
8. SUMMIT - UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND - MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

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