

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Episcopal Homes **FILE #:** 12-055-314
 2. **APPLICANT:** Episcopal Corp for the Elderly **HEARING DATE:** June 7, 2012
 3. **TYPE OF APPLICATION:** Rezoning - Consent
 4. **LOCATION:** 502 Lynnhurst Ave E, between University and Feronia
 5. **PIN & LEGAL DESCRIPTION:** 332923240067; Union Park Vac Alley & Part Of Lot 87 Nly Of Fol Desc L Beg At Pt On W L Of And 25 87/100 Ft From Sw Cor Thereof Th Ely 61 27/100 Ft To Pt 33 92/100 Ft At Ra From S L Of Sd Lot Th Ely 56 82/100 Ft To Pt On Nly L Of And 27 45/100 Ft From Ne Cor Of Sd Lot 8
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** RM2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** May 31, 2012 **BY:** Anton Jerve
 9. **DATE RECEIVED:** April 26, 2012 **60-DAY DEADLINE FOR ACTION:** June 25, 2012
-

- A. **PURPOSE:** Rezoning from RM2 Multi-Family Residential to T3 Traditional Neighborhood.
- B. **PARCEL SIZE:** 10,586 sq. ft. (85 ft. of frontage)
- C. **EXISTING LAND USE:** Vacant land
- D. **SURROUNDING LAND USE:** Vacant land to the north (T3), Episcopal Homes campus to the east and south (T3/RM2), Iris Park to the west (RM2)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** A single family house was located on the site until it was demolished in 1993 and has remained vacant since that time. It was under the same ownership of 1890 University (formerly Porky's drive-in) and the two parcels were sold to the Episcopal Homes in 2011. The 1890 University along with the portion of the Episcopal Homes campus adjacent to University Avenue was rezoned from RM2 to T3 as part of the Central Corridor/Traditional Neighborhood 40-Acre Zoning Study, completed in July 2011. The boundary between this parcel and 490 Lynnhurst Ave E is currently in the process of being adjusted (Z.F. # 12-060005). The boundary adjustment will require a variance for lot coverage and side yard setback for the 490 Lynnhurst Ave E property (Z.F.# 12-059990).
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 13 had not commented by the time of this report.
- H. **FINDINGS:**
 1. The applicant is requesting the rezoning to prepare the site for the development of the fourth and final phase of the Episcopal Homes campus. The applicant is in the process of combining this parcel with 1890 University for the new development and adjusting the property boundary between this site and 490 Lynnhurst Ave E to allow the new development to connect to the existing Episcopal Homes buildings. The rezoning avoids creating a split-zoned parcel once the lots are combined and the boundary is adjusted. The block is zoned T3 along University Ave and RM2 throughout the rest of the block. The majority of the area for the new development is located on the T3 portion of the block. The proposed development will include independent senior housing, assisted living, nursing home components, and a coffee shop at the corner of University/Lynnhurst, and will connect to the existing buildings at 490 Lynnhurst Ave E and 1850 University Ave.
 2. The proposed zoning is consistent with the way this area has developed. The rezoning is effectively a minor adjustment the zoning line along the block by moving 15,136 square feet or less than six percent (6%) of the block from RM2 to T3. The rezoning

maintains T3 along University Ave and RM2 along Lynnhurst Ave E and Feronia Ave which ensures transition in scale from the higher density development planned for University to the existing mid- to lower-density housing to the south.

3. The proposed zoning is consistent with the Comprehensive Plan. The zoning is consistent with the following policies of the Land Use Chapter of the Comprehensive Plan:

1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.

1.23 Guide development along Mixed-Use Corridors.

1.25 Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multifamily residential development.

And the following policies from the Central Corridor Development Strategy:

2 Benefit and Strengthen the Diverse Communities along the Corridor

2.1 Facilitate the development of new mixed-income housing units along all segments of the Corridor. Units should respond to the diversity of housing needs in terms of income and type of housing, and provide life-cycle housing choices that enable residents to remain in their neighborhoods as their housing needs change over time.

4. The proposed zoning is compatible with surrounding uses. The proposed zoning is consistent with the existing Episcopal Homes campus and the mix of commercial and residential uses in the area. The rezoning allows the expansion of the Episcopal Homes campus that has been part of the neighborhood for decades.
 5. The petition for rezoning was found to be sufficient on May 8, 2012: 21 parcels eligible; 14 parcels required; 14 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Rezoning from RM2 Multi-Family Residential to T3 Traditional Neighborhood.



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

File # 12-055314

Fee: _____

Tentative Hearing Date:

6-7-12

PD=13

332923240067

APPLICANT

Property Owner Episcopal Corporation for the Elderly
Address 490 E Lynnhurst Avenue
City Saint Paul St. MN Zip 55104 Daytime Phone 651-632-8851
Contact Person (if different) Marvin J. Plakut CEO Phone 651-632-8851

PROPERTY LOCATION

Address / Location 502 E Lynnhurst Avenue
Legal Description see attached
Current Zoning RM2
(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, Episcopal Corporation for the Elderly, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a RM2 zoning district to a TN3 zoning district, for the purpose of:

see attached Purpose of Rezoning Request

(attach additional sheets if necessary)

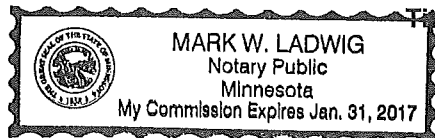
Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
this 23rd day
of April, 2012.

By: [Signature]
Fee Owner of Property

Title: President + CEO

[Signature]
Notary Public



Episcopal Corporation for the Elderly
Petition to Amend the Zoning Code

PID 33-29-23-24-0067

502 Lynnhurst Ave Lower 55104-3406

Legal Description

Parcel A (see attached Exhibit for Episcopal Health and Housing Services)

That part of Lot 87, Union Park, lying North of the following described line, beginning at a point on West line of said Lot, 25.87 feet North of Southwest corner of said Lot; thence in an Easterly direction 61.27 feet to a point distant at right angles to said line, 33.92 feet from a Southerly line of Lot 87, thence in an Easterly direction 56.82 feet to a point on Northerly line of said Lot, 27.45 feet Westerly from Northeast corner of said Lot, thence Easterly 27.45 feet to Northeast corner of said Lot, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof.

Containing 5,195 square feet, more or less.

Parcel B (see attached Exhibit for Episcopal Health and Housing Services)

That part of Lot 87, Union Park, lying South of a line described as beginning at a point on west line of said Lot 87, distant 25.87 feet north of the southwest corner of said Lot 87; thence Easterly a distance of 61.27 feet to a point 33.92 feet north of the south line of said Lot 87, as measured at a right angle to said south line; thence Easterly, a distance of 59.36 feet to a point on the northerly line of said Lot 87, distant 27.45 feet west of the northeast corner of said Lot 87; thence Easterly, along said north line, a distance of 27.45 feet to said northeast corner and said line there terminating.

And:

That part of Lot 88, said Union Park, lying northerly of a line described as beginning at a point on the east line of said Lot 88, distant 11.00 feet south of the northeast corner of said Lot 88; thence westerly, deflecting 103 degrees 18 minutes 28 seconds (as measured from south to west) a distance of 146.61 feet more or less to the northwest corner of said Lot 88 and said line there terminating

Containing 5,391 square feet.

Episcopal Corporation for the Elderly
Petition to Amend the Zoning Code

Purpose of rezoning request:

Episcopal Corporation for the Elderly proposes a development of 170 units of supportive senior housing on its contiguous properties located at 1890 University Avenue West and 502 East Lynnhurst Avenue. The 1890 University Avenue site (PID: 33-29-23-24-0064; Lots 188 through 193, Hinkel's 3rd Amendment to Union Park, Ramsey Co., St. Paul, Minnesota, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof) is currently zoned TN3. This rezoning request applies to the property at 502 East Lynnhurst (PID: 33-29-23-24-0067; shown on the attached property exhibit as Parcel A- Lot 87, and Parcel B-Lot 87 and northern part of Lot 88), which is currently zoned RM2. The rezoning will result in the same zoning district for the two properties on which the proposed development would be sited.

PROPERTY EXHIBIT FOR: EPISCOPAL HEALTH & HOUSING SERVICES

PARCEL DESCRIPTIONS:

PARCEL A:

That part of Lot 87, Union Park, lying North of following described line, beginning at a point on West line of said Lot, 25.87 feet North of Southwest corner of said Lot; thence in an Easterly direction 61.27 feet to a point distant at right angles to said line, 33.92 feet from Southerly line of Lot 87, thence in an Easterly direction 56.82 feet to a point on Northerly line of said Lot, 27.45 feet Westerly from Northeast corner of said Lot, thence Easterly 27.45 feet to Northeast corner of said Lot, together with that portion of the vacated alley that accrued thereto by reason of the vacation thereof.

Containing 5,195 square feet, more or less.

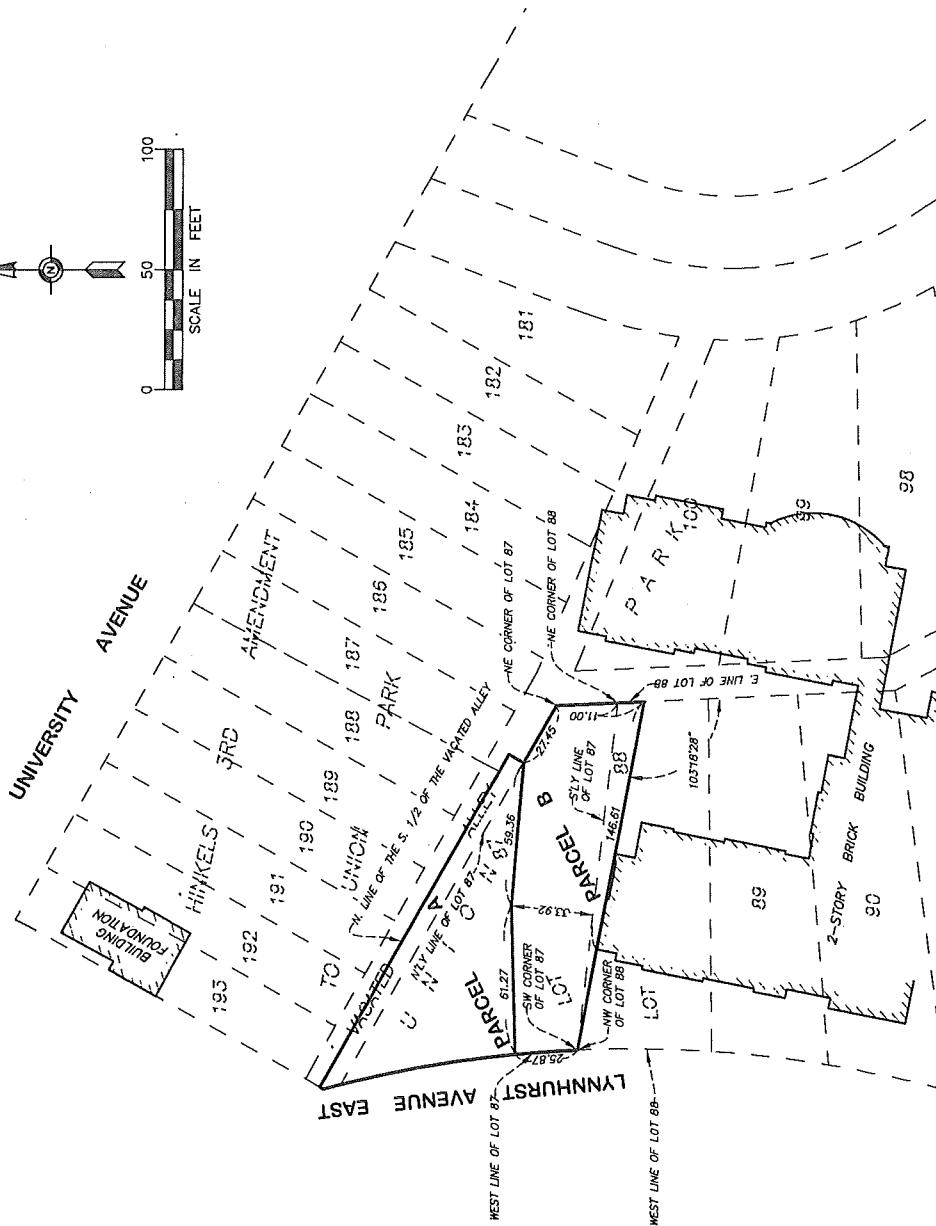
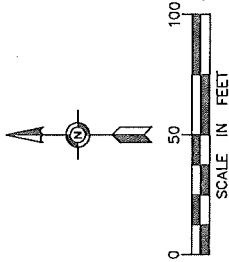
PARCEL B:

That part of Lot 87, Union Park, lying South of a line described as beginning at a point on west line of said Lot 87, distant 25.87 feet north of the southwest corner of said Lot 87; thence Easterly a distance of 61.27 feet to a point 33.92 feet north of the south line of said Lot 87, as measured at a right angle to said south line; thence Easterly, a distance of 59.36 feet to a point on the northerly line of said Lot 87, distant 27.45 feet west of the northeast corner of said Lot 87; thence Easterly, along said north line, a distance of 27.45 feet to said northeast corner and said line there terminating.

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Containing 5,391 square feet



PROPERTY EXHIBIT FOR:

EPISCOPAL HEALTH & HOUSING SERVICES

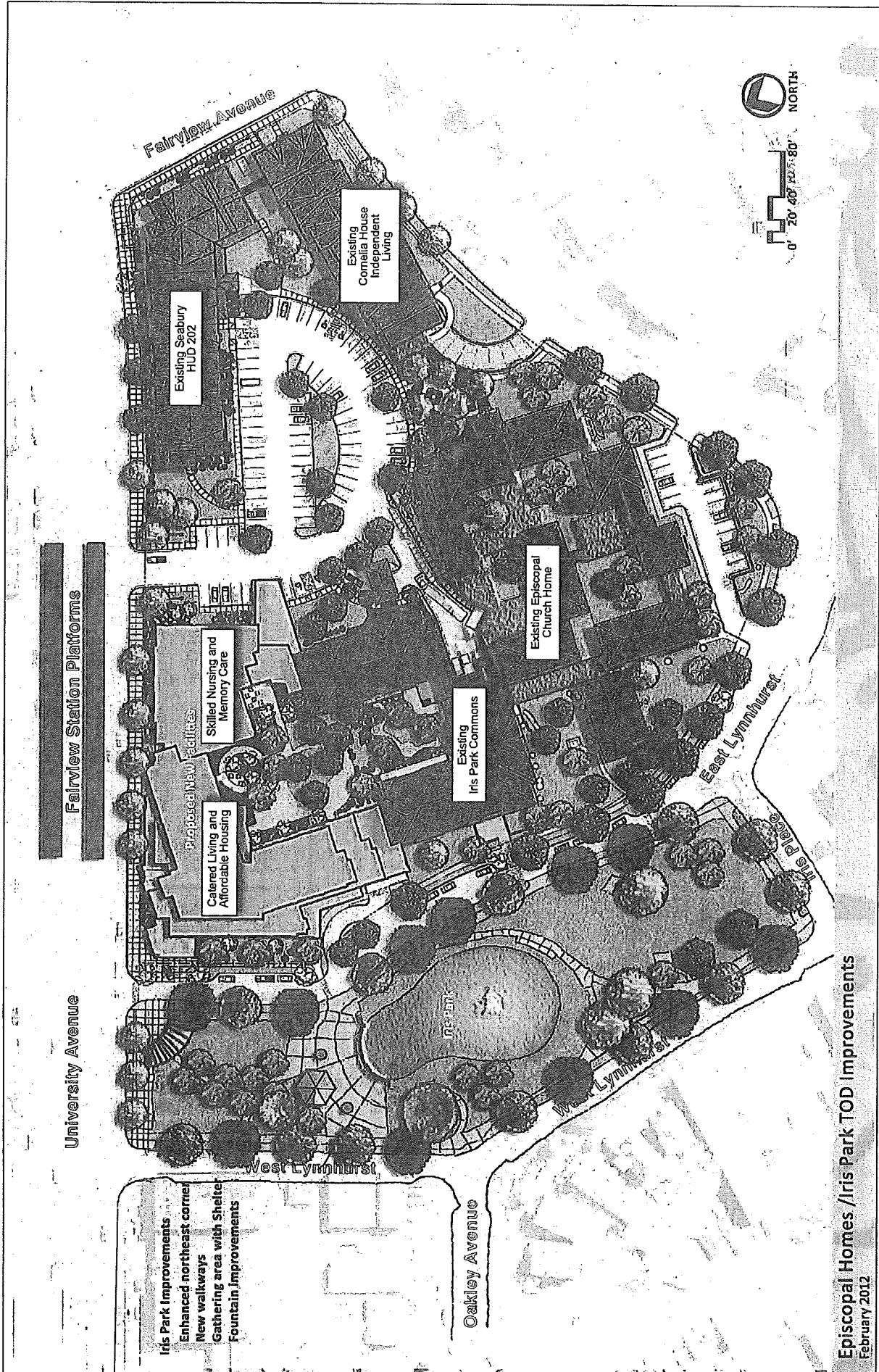
| FIELD BOOK | PAGE | FIELDWORK CHIEF: | NO. | DATE | DESCRIPTION |
|-------------------|------|------------------|-----|------|-------------|
| 2888 | 14 | J.L.H. | | | |
| DRAWING NAME: | | DRAWN BY: | | | |
| 35082-EXHIBIT.dwg | | kgf | | | |
| JOB NO. 35082 | | CHECKED BY: | | | |
| FILE NO. 2595 | | B.R.P. | | | |



Egan, Field & Nowak, Inc.
Land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFENSURVEY.COM

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Episcopal Homes / Iris Park TOD Improvements
February 2012

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Episcopal Corporation for the Elderly,
(name of petitioner)
to rezone the property located at 502 East Lynnhurst Avenue,
from a RM2 zoning district to a TN3 zoning district.

2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN3 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

Episcopal Corporation for the Elderly to a TN3 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

| ADDRESS OR P.I.N. # | RECORD OWNER | SIGNATURE | DATE |
|-------------------------|----------------------------|---------------------------------|----------------|
| <u>33-29-23-42-0012</u> | <u>Brien Slawik</u> | <u>Brien Slawik - President</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0005</u> | <u>Jon Pendergrast</u> | <u>Jon Pendergrast</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0034</u> | <u>Jason Sheedy</u> | <u>Jason Sheedy</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0033</u> | <u>Jennifer Sommerfeld</u> | <u>Jennifer Sommerfeld</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0033</u> | <u>Thomas Sommerfeld</u> | <u>Thomas Sommerfeld</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0004</u> | <u>Jesse Lindfors</u> | <u>Jesse Lindfors</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0004</u> | <u>Katherine Martin</u> | <u>Katherine Martin</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0062</u> | <u>Jonathan Liang</u> | <u>Jonathan Liang</u> | <u>4-17-12</u> |
| <u>33-29-23-31-0012</u> | <u>Jennifer Liang</u> | <u>Jennifer Liang</u> | <u>4-18-12</u> |
| <u>33-29-23-31-0014</u> | <u>MOIRA GAIJOZANWA</u> | <u>Moira Gaijozanwa</u> | <u>4-17-12</u> |

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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(name of petitioner)
to rezone the property located at 502 East Lynnhurst Avenue,
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Episcopal Corporation for the Elderly to a TN3 zoning district.
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

| ADDRESS OR P.I.N. # | RECORD OWNER | SIGNATURE | DATE |
|---|--|-------------------------|---------------|
| 1888 Feronia Ave 33-29-23-31-0062 | Eric H Molho | <i>Eric Molho</i> | 18 April 2012 |
| 1862 Feronia Ave 33-29-23-31-0035 | C3 Investments Martin Conzemius | <i>Martin Conzemius</i> | 4-18-12 |
| 1890 Univ. Ave W 33-29-23-24-0064 | Episcopal Corporation for the Elderly | <i>[Signature]</i> | 4-23-12 |
| 1879 Feronia Ave 33-29-23-31-0107 | Episcopal Church Home of Minnesota | <i>[Signature]</i> | 4-23-12 |
| 490 Lynnhurst Ave E 33-29-23-24-0077 | Episcopal Church Home of Minnesota | <i>[Signature]</i> | 4-23-12 |
| 1830 Univ. Ave W 33-29-23-24-0078 | Seabury | <i>[Signature]</i> | 4-23-12 |
| 1840 Univ. Ave W 33-29-23-31-0105 | Episcopal Homes at 1840 University | <i>[Signature]</i> | 4-23-12 |
| 502 E Lynnhurst Ave 33-29-23-24-0067 | Lower Episcopal Corporation for the Elderly | <i>[Signature]</i> | 4-23-12 |
| | | <i>President</i> | |
| | | <i>+ CEO</i> | |

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CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Episcopal Corporation for The Elderly, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

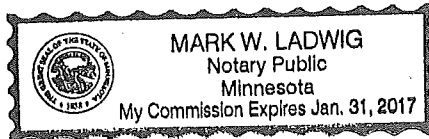
[Handwritten Signature]

NAME Marvin J. Plakut, President + CEO

490 E Lynnhurst, St Paul 55104
ADDRESS

651-632-8851
TELEPHONE NUMBER

Subscribed and sworn to before me this
23rd day of April, 2012



[Handwritten Signature]
NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Marvin J. Plakut, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ___ pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

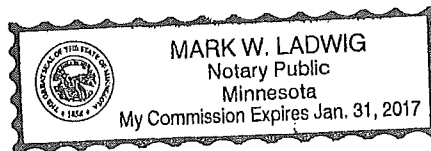


Marvin J. Plakut
NAME

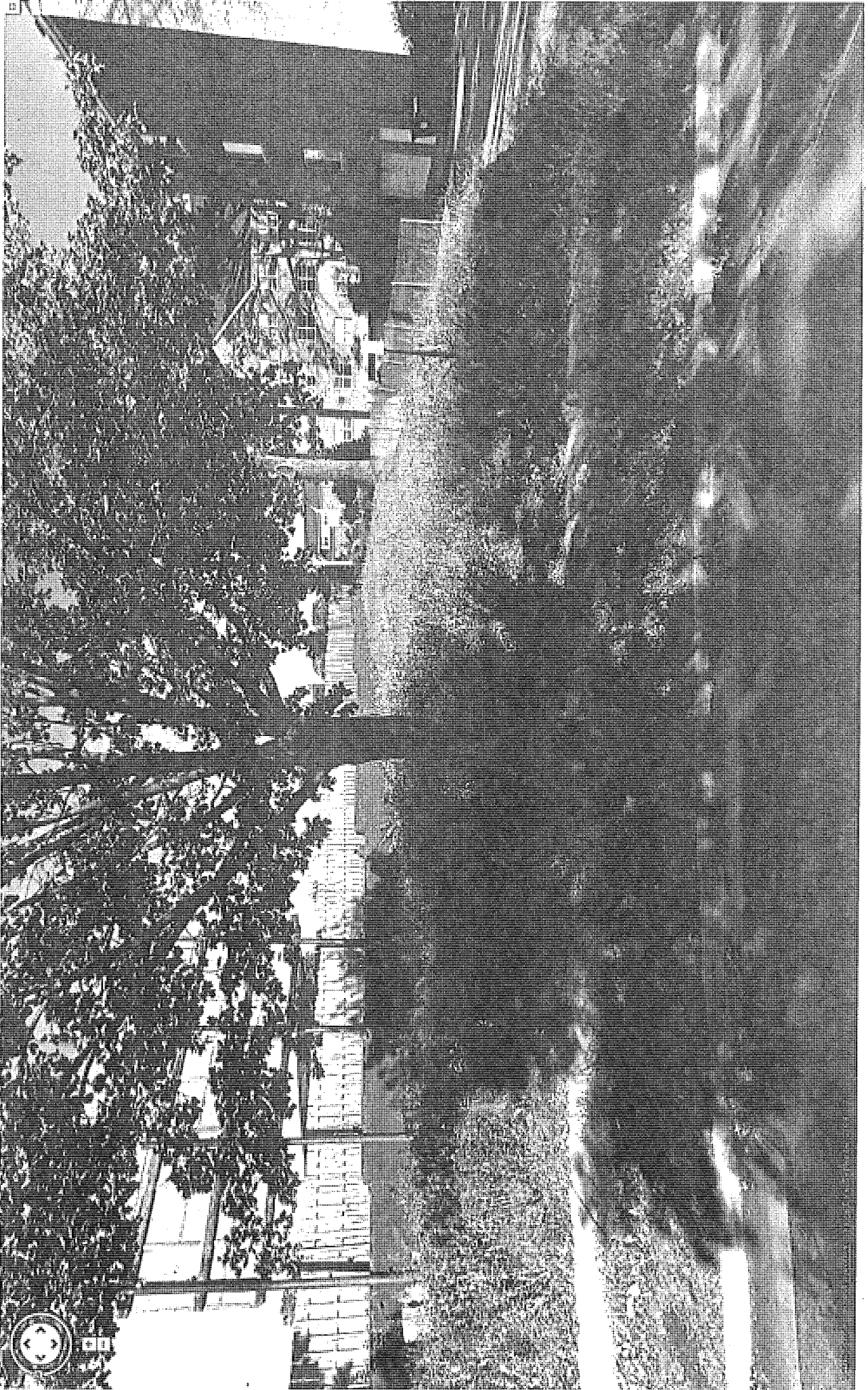
490 E Lynnhurst Ave
ADDRESS Saint Paul, MN 55104

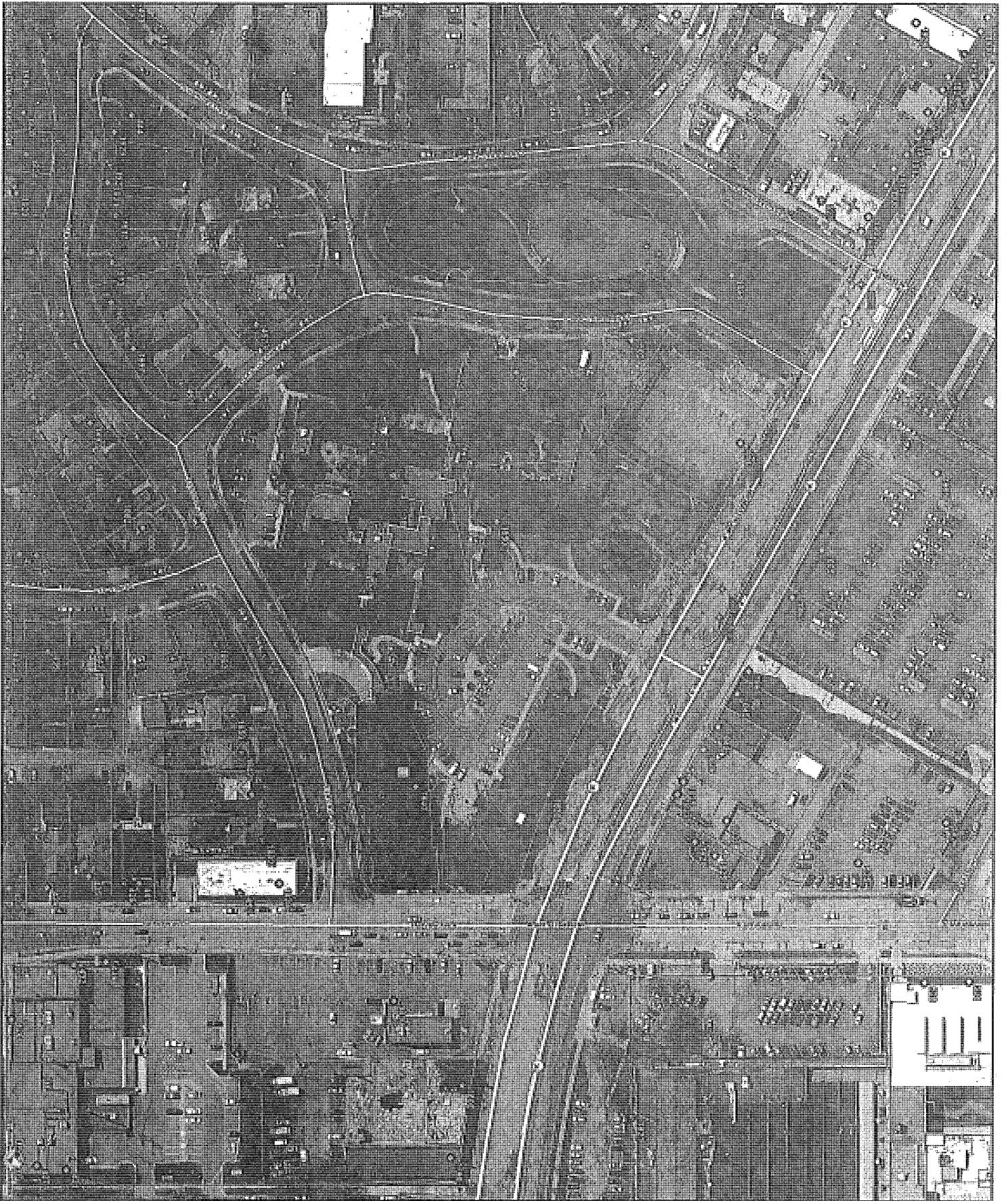
(651) 632-8851
TELEPHONE NUMBER

Subscribed and sworn to before me this
23rd day of April, 2012.



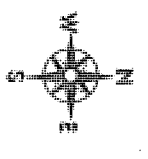

NOTARY PUBLIC

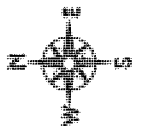




- Multi-Use
- Primary
- Secondary
- Tertiary
- Utility
- Industrial, Misc.
- Landmark

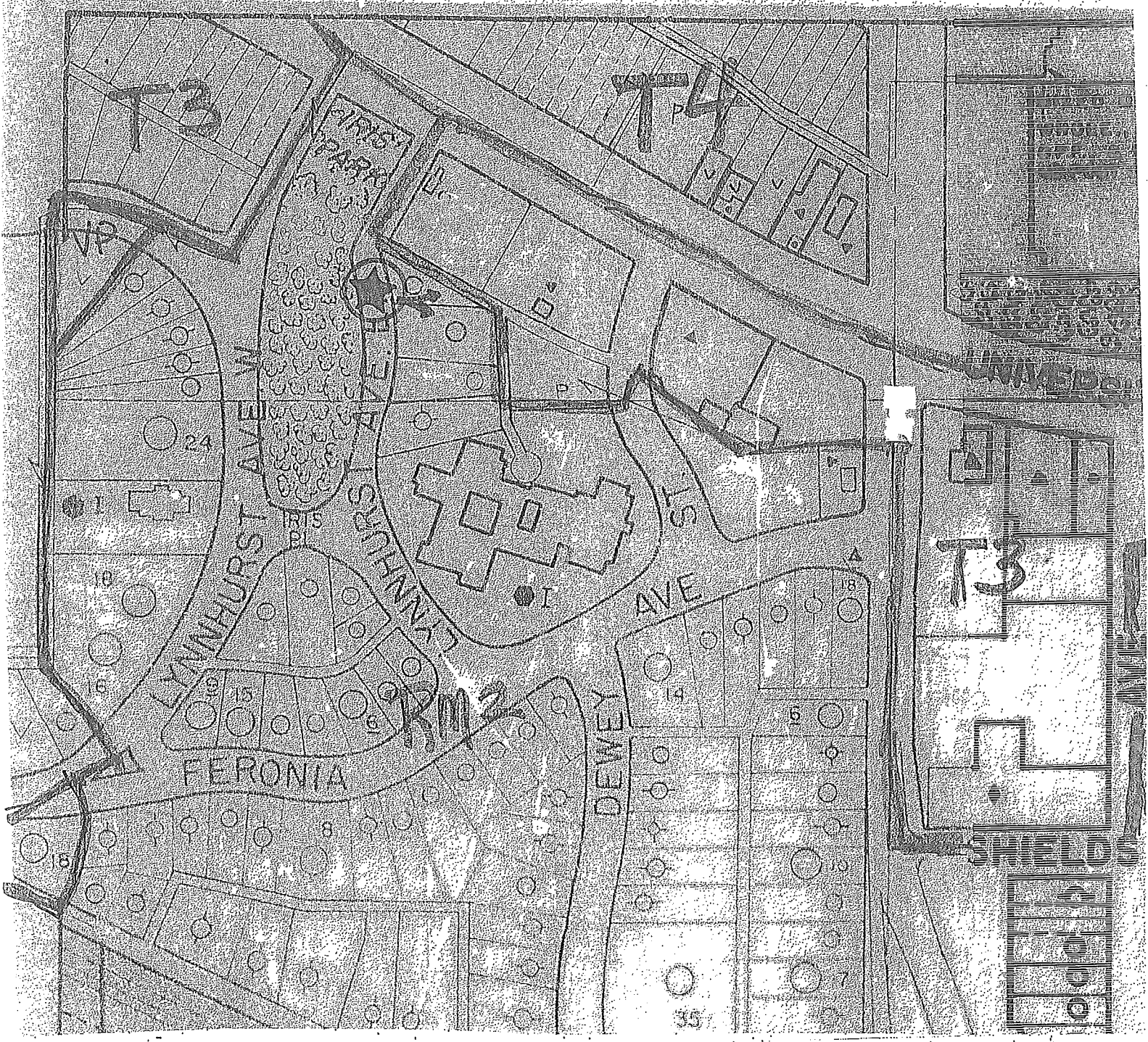
- Highway, or County Road
- Local Road
- Rail
- Water
- Other





- 1. Buildings
- 2. Walls
- 3. Fences
- 4. Roads
- 5. Railroads
- 6. Bridges
- 7. Canals
- 8. Rivers
- 9. Lakes
- 10. Swamps
- 11. Forests
- 12. Cultivated land
- 13. Uncultivated land
- 14. Mountains
- 15. Hills
- 16. Valleys
- 17. Plains
- 18. Deserts
- 19. Ice
- 20. Snow
- 21. Clouds
- 22. Fog
- 23. Rain
- 24. Wind
- 25. Sun
- 26. Moon
- 27. Stars
- 28. Planets
- 29. Comets
- 30. Meteors
- 31. Asteroids
- 32. Satellites
- 33. Planets
- 34. Stars
- 35. Nebulae
- 36. Galaxies
- 37. Clusters
- 38. Superclusters
- 39. Filaments
- 40. Voids
- 41. Dark matter
- 42. Dark energy
- 43. Cosmic microwave background
- 44. Big Bang
- 45. Universe
- 46. Earth
- 47. Moon
- 48. Mars
- 49. Venus
- 50. Jupiter
- 51. Saturn
- 52. Uranus
- 53. Neptune
- 54. Pluto
- 55. Dwarf planets
- 56. Asteroids
- 57. Comets
- 58. Meteoroids
- 59. Interplanetary dust
- 60. Solar wind
- 61. Magnetosphere
- 62. Ionosphere
- 63. Biosphere
- 64. Lithosphere
- 65. Hydrosphere
- 66. Atmosphere
- 67. Geosphere
- 68. Cryosphere
- 69. Pedosphere
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APPLICANT Episcopal Corp for the Elderly
 PURPOSE REZ RM2 → T3
 FILE # 12-055314 DATE 4-30-12
 PLNG. DIST. 13 Land Use Map # 18
 Zoning Map # 7
 SCALE 1" = 400'

- LEGEND
- zoning district boundary
 - subject property
 - one family
 - two family
 - multiple family

north

- commercial
- industrial
- vacant