

city of saint paul
planning commission resolution

file number 22-34

date September 16, 2022

WHEREAS, PHS Norfolk Avenue LLC, File # 22-088-531, has applied to rezone from R3 one-family residential to RM2 medium-density multiple-family residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1883 Norfolk Avenue, Parcel Identification Number (PIN) 21-28-23-24-0132, legally described as E 78 feet of Lots 23-25, Block 7, Davern's Burren Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 8, 2022, 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:

1. The property owner operates Highlands of St. Paul, a senior living community composed of three separate buildings connected by shared community spaces on the block bounded by Norfolk Avenue, Sue Street, Graham Avenue, and Prior Avenue. The continuum of care offered includes memory care, assisted living, and independent living. The applicant intends to demolish two duplexes on the block, one at 1413 Sue Street and one at 1883 Norfolk Avenue, to create a 72-unit multi-family housing development that requires RM2 medium-density multiple-family residential zoning. The lot at 1883 Norfolk is the one lot on the block currently zoned R3 one-family residential. The adjacent properties (1891 Norfolk Avenue and 1413 Sue Street) are zoned RM2 and are part of the project site. The assisted and senior living facilities on the block are also zoned RM2. The applicant has also applied for a conditional use permit for additional height, a front yard setback variance, and a floor area ratio (FAR) variance, which are detailed in a separate staff report.
2. *The proposed zoning is consistent with the way this area has developed.* The proposed rezoning is consistent with the existing RM2 zoning district to the north and west and the existing 141-unit senior housing complex on the block, and would not result in spot zoning. 69% of the site and over 90% of the city block are currently zoned RM2, so the rezoning would complete the block with a consistent zoning district. The rezoning to RM2 is consistent with the intent and purpose of the Zoning Code, including Sec. 60.103(j), which calls for providing housing choice and housing affordability. Rezoning to RM2 will allow development of workforce housing on the site.

moved by Reilly

seconded by _____

in favor Unanimous

against _____

3. *The proposed zoning is consistent with the Comprehensive Plan.* The site of the proposed multi-family housing development is located within the Urban Neighborhood land use category as identified in the Future Land Use Map of the 2040 Comprehensive Plan. Urban Neighborhoods are primarily residential areas with a range of housing types. Urban Neighborhood is the largest land use area in Saint Paul. Policy LU-34 calls for medium-density housing that diversifies housing options, including townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods. Policy LU-35 calls for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation. The Highland Park District 15 Plan, an addendum to the Comprehensive Plan, calls for an increase in the diversity of housing options so that people of all ages, cultures, ethnicities, and incomes have a place in the neighborhoods, including infill high-rise and mid-rise options that reflect the scale and diverse character of housing within Highland Park (see policies H1 and H2). The RM2 zoning district is designed for multiple-family residential and supportive, complementary uses. Its intent is to foster and support pedestrian- and transit-oriented residential development and provide for infill housing to meet a variety of housing needs.
4. *The proposed zoning is compatible with surrounding uses.* The proposed rezoning is compatible with surrounding residential uses, including the adjacent 141-unit senior housing complex, and the Highway 5 on-ramp to the south.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of PHS Norfolk Avenue LLC for rezoning from R3 one-family residential to RM2 medium-density multiple-family residential for property at 1883 Norfolk Avenue be approved.