

city of saint paul
planning commission resolution
file number 12-43
date June 15, 2012

WHEREAS, Episcopal Corp for the Elderly (File # 12-055-314), has applied for a Rezoning from RM2 Multi-Family Residential to T3 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 502 Lynnhurst Ave E, Parcel Identification Number (PIN) 332923240067, legally described as 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; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 7, 2012, 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 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.

moved by Nelson
seconded by _____
in favor Unanimous
against _____

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.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application for a rezoning from RM2 Multi-Family Residential to T3 Traditional Neighborhood for property at 502 Lynnhurst Ave E be approved.