

city of saint paul
planning commission resolution

file number 18-36

date June 1, 2018

WHEREAS, Independent School District 625/Wedum Albion LLC, File # 18-059-091, has applied to rezone from R4 one family residential to T3 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 900 Albion Avenue, Parcel Identification Number (PIN) 15.28.23.14.0030, legally described as West End Block 22; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 24, 2018, 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 has a purchase agreement with Independent School District 625 (ISD 625) to acquire the property and is petitioning to rezone it from R4 to T3, with the consent of ISD 625. A market rate senior living community with approximately 165 units is proposed for the first phase of development. The five-story senior living community will include independent living, assisted living, and memory care units along with a town center that may include a kitchen, dining areas, bistro, exercise room, theater, library, community room, and other common spaces. Construction of the first phase of development is planned for the western portion of the site and is anticipated to begin in fall 2018. The planned realignment of Lexington Parkway to intersect with West 7th Street at existing Elway Street will divide the property into two development parcels. Construction of the second phase of development on the eastern parcel is anticipated to occur in about five years and is planned for additional housing. Existing facilities on-site related to the former school will be removed.
2. The proposed zoning is consistent with the way this area has developed. The intent of the T3 traditional neighborhood zoning district is to provide for higher-density pedestrian- and transit-oriented mixed use development. West 7th Street and Lexington Parkway, which border the site, are major corridors in the city that each day carry about 30,000 and 8,000 vehicles respectively. West 7th Street is a mixed use corridor and the selected route for a modern streetcar transit line, known as Riverview Corridor, which will create a new transit connection between Downtown Saint Paul, the airport, and Mall of America. The senior housing development proposed for the site is an appropriate use along the mixed use

moved by Edgerton

seconded by _____

in favor 13 with 2 abstentions (Baker, Underwood)

against _____

corridor, which calls for higher density development along thoroughfares served by public transit. The new transit way will serve the uses developed on the property.

3. The proposed zoning is consistent with the Comprehensive Plan. The property is located in a mixed use corridor, a primary thoroughfare in the city that is served by public transit. Land Use Policy 1.23 states, "Guide development along mixed use corridors. The City should recognize community circumstances and preferences as stated in City adopted summaries of small area plans and district plans, while still providing additional housing opportunities at densities that support transit." Land Use Policy 1.25 states, "Promote the development of more intensive housing on mixed use corridors where supported by zoning that permits mixed use and multi-family residential development." Land Use Policy 1.26 states, "Permit residential development at densities of 30-150 units per acre." The District 15 Plan states, "Through the implementation of this Plan, the community strives to incorporate a mix of uses and a pedestrian-friendly street environment in commercial areas."
4. The proposed zoning, which permits a mix of residential and commercial uses, is compatible with uses in the surrounding area. West 7th Street is a mixed use corridor with a variety of commercial uses including post office, gas station, bank, medical clinic, and nursery. Low density residential uses and parkland are located along Lexington Parkway and Albion Avenue.
5. The petition for rezoning was found to be sufficient on May 3, 2018: 26 parcels eligible; 18 parcels required; and 19 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Independent School District/Wedum Albion LLC to rezone from R4 one family residential to T3 traditional neighborhood for property at 900 Albion Avenue be approved.