

city of saint paul
planning commission resolution

file number 18-50

date June 29, 2018

WHEREAS, O'Gara Properties LLC, File # 18-065-972, has applied to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood, under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 164 Snelling Avenue North and 1551-1559 Hague Avenue, Parcel Identification Numbers (PIN) 03.28.23.22.0159, 03.28.23.22.0127, 03.28.23.22.0126, 03.28.23.22.0125, legally described as Ex the N 72.10 ft. Lots 10-12, & Lots 13-23, Block D, Blocks E & D Boulevard Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 21, 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 owns the property and is petitioning to rezone it from RT1 and T2 to T3. The applicant is working with a developer to create a mixed use development that includes market rate apartments and a new, smaller, O'Gara's restaurant and bar at the corner of Selby and Snelling. In addition, office/co-working space is planned on the first floor in the portion of the building fronting along Snelling Avenue. The proposed design includes a five-story building with 163 apartment units plus amenity space, 4,116 square feet of retail space for the new restaurant, and 205 parking stalls. Three affordable apartment units (at 60 percent AML) are planned for the building. Off-street parking for the retail space will be in an exterior structured lot that is accessed off of Snelling Avenue. Residential parking, accessed off of Hague Avenue, will be in two areas, one level of below grade parking and one level of parking located behind the townhome units fronting on Hague Avenue. Stormwater management improvements are incorporated into the design; currently there is no active management on site. Construction is anticipated to being in fall 2018.
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. The Selby and Snelling area is a thriving urban neighborhood along an arterial street in Saint Paul that carries 30,000 to 40,000+ vehicles per day. Public transit that serves this site is designed to accommodate higher density; it is served by the A Line bus rapid transit and regular bus service, with close proximity to the Green Line at University Avenue. The proposed mixed use development is in keeping with

moved by DeJoy

seconded by _____

in favor Unanimous

against _____

the character of development and is an appropriate use for the mixed use corridor that calls for high density development along thoroughfares served by public transit.

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 multifamily residential development." Land Use Policy 1.26 states, "Permit residential development at densities of 30-150 units per acre." The proposed development is about 133 units per acre, a density that supports transit.

Policies of the Union Park Community Plan include: LU1.1 "Maintain and establish zoning that encourages compact development in commercial areas and in mixed-use corridors"; LU2.3, "Ensure that new development fits within the character and scale of adjacent neighborhoods"; H1.1 "Support multi-unit mixed-use development in mixed-use corridors that can accommodate higher density levels, while minimizing impacts on adjacent lower density areas, and discourage multi-unit housing and retail uses that are incompatible with single-family residential areas"; and H1.3 "Support housing development designed to promote pedestrian, bicycle, and public transit activity". The proposed development is designed to promote pedestrian, bicycle, and public transit activity at a location that can accommodate higher densities.

4. The proposed zoning is compatible with surrounding uses including the mixed use development to the north and commercial use to the east and west. The design of the building takes into consideration the lower density uses to the south and east by incorporating door and window openings and balconies to break up the massing and setting back some of the building mass of the upper floors along Hague Avenue. Access to the residential portion of the site will be from Hague which will introduce more traffic on the street than at present. The developer is working with Public Works staff and a Union Park task force of area neighbors to address transit, traffic, and pedestrian safety concerns as plans for development progress.
5. The petition for rezoning was found to be sufficient on May 31, 2018: 21 parcels eligible; 14 parcels required; and 17 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of O'Gara Properties LLC to rezone from RT1 two-family residential and T2 traditional neighborhood to T3 traditional neighborhood for property at 164 Snelling Avenue North and 155-1559 Hague Avenue be approved.