

city of saint paul  
planning commission resolution

file number 20-22

date May 15, 2020

WHEREAS, V V Property, File # 20-025-230, has applied to rezone from T2 traditional neighborhood to T3 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1619 Dayton Avenue, Parcel Identification Number (PIN) 04.28.23.11.0008, legally described as Lots 14 thru 27, Block 1, Oakland Park Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 7, 2020, held a public hearing on said application pursuant to 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 at 1619 Dayton Avenue. The property is occupied by an existing two-story office building, formerly known as Richard Gordon Elementary School. The building is surrounded by 100 off-street surface parking spaces. A retaining wall of varying height borders the site. The applicant intends to develop a six-story apartment building with 97 units on the northern portion of the site along Marshall Avenue, replacing the existing 44 off-street surface parking spaces along Marshall Avenue. All of the units will be affordable at 50% to 70% AMI. The mix of units is 48 one-bedroom, 44 two-bedroom, and 5 three-bedroom. The retaining wall along Marshall Avenue will be replaced by a new 30-inch retaining wall allowing some level of separation between the main level apartment units and the sidewalk along Marshall Avenue. The main pedestrian entrance to the apartment building will be at the northeast corner of the site along Marshall Avenue, which provides access to the building for residents using transit along Marshall and Snelling Avenues. There are bus stops at the southwest corner of Marshall and Fry and at Dayton and Snelling. Vehicular access to the site will be from two curb cuts along Fry Street: one that provides access to the below ground parking spaces in the apartment building and the other that provides access to the angled surface parking spaces at the rear of the proposed building via a one-way drive. This second curb cut will also continue to provide vehicular access to the surface parking spaces that serve the office building. There is a third curb cut along Dayton Avenue that provides access to the surface parking spaces that serve the office building.

moved by Edgerton

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

The proposed apartment building requires 91 parking spaces. This amount takes into account a 25 percent reduction in the parking requirement for residential uses in a T3 zoning district per Sec 66.342 (a). The applicant will provide 61 off-street parking spaces: 45 below ground parking spaces and 16 surface parking spaces. In addition, the applicant plans to take advantage of various off-street parking reductions allowed by the Zoning Code to make up the gap between the number of spaces required and the number provided. This takes into account a reduction of 10 spaces for 40 bicycle parking stalls per Sec. 63.210(b) and 10 on-street parking spaces that may be used to meet the parking requirement in T3 zoning districts per Sec 66.342 (a). Finally, the applicant intends to request the Zoning Administrator authorize a reduction (10 or more spaces) in the total number of required parking spaces for the two uses (office and residential) since their respective peak hours of operation do not overlap, per Sec. 63.206(d), which allows for shared parking.

2. The project requires the property to be rezoned from T2 to T3, a conditional use permit to allow additional height, and front yard setback variances to allow building articulation and balconies.
3. *The proposed zoning is consistent with the way the area has developed.* The intent of the T3 zoning district is to provide for higher-density pedestrian- and transit-oriented mixed-use development. The property to be rezoned abuts an existing T3 zoning district that runs the length of the block along Snelling Avenue between Marshall and Dayton Avenues and would not result in spot zoning. The rezoning to T3 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 T3 will allow development of affordable housing on the site.
4. *The proposed zoning is consistent with the Comprehensive Plan.* The site of the proposed apartment is located along a stretch of Marshall Avenue identified as Residential and Mixed-Use Corridors in the Land Use Plan, a chapter of the Saint Paul Comprehensive Plan. Residential corridors are described in the plan as segments of street corridors that run through Established Neighborhoods and are predominantly characterized by medium density uses (4 to 30 units per acre) while Mixed Use Corridors are described as primary thoroughfares through the city that are served by public transit and predominantly characterized by medium to high density uses (30 to 150 units per acre). The 2040 Comprehensive Plan identifies the site as being in the Neighborhood Node at Selby and Snelling Avenues. The Neighborhood Node designation is based on locations planned for higher density. Policy LU-1 of the Land Use Plan encourages transit-supportive density and directing the majority of growth to areas with the highest existing or planned transit capacity. Policy LU-4 calls for investment in measures that minimize displacement in neighborhoods where the proximity to high-frequency transit has increased redevelopment pressure and/or housing costs. Policy LU-14 calls for reducing the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes. Goal 6 of the Housing Plan calls for improved access for affordable housing and Policy H-31 calls for supporting the development of new affordable housing units throughout the city. Policy H-37 calls for encouraging the development of affordable housing in areas well-served by transit and/or in proximity to employment centers.

The Union Park Community Plan, an addendum to the Comprehensive Plan, calls for finding a balance that preserves desirable assets and neighborhood character while evolving to meet present and future needs. Land use policy LU 1.1 from the Union Park Community Plan calls for maintaining and establish zoning that encourages compact development in commercial areas and in mixed-use corridors; specifically, initiate and support zoning studies and adjustments, especially along Snelling Avenue and Marshall Avenue east of

Snelling, to encourage more traditional neighborhood, mixed-use zoning where appropriate. The site is on Marshall Avenue, an existing transit corridor and future bus rapid transit route, and is in proximity to the A Line BRT, which provides access to the Green Line along University Avenue. Policy H1.2 calls for supporting efforts to develop a wide range of housing affordability levels, promoting more affordable housing along major transit routes including Snelling Bus Rapid Transit and the Green Line Light Rail line”.

5. *The proposed zoning is compatible with surrounding uses.* The project area has experienced a lot of development recently, including a Starbucks, a Whole Foods grocery store with apartments above, a new apartment building immediately to the north that is currently under construction, and the soon-to-be completed apartments on the former O’Gara’s restaurant site. The proposed use is consistent with existing and recently developed uses. All of the proposed units will be affordable, a much desired addition to a market area with a strong need for affordable housing and one that has experienced primarily market rate housing in the recent past.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of V V Property to rezone from T2 traditional neighborhood to T3 traditional neighborhood property at 1619 Dayton Avenue be approved.