



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Agenda

August 22, 2014
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair

Barbara A. Wencil

First Vice Chair

Elizabeth Reveal

Second Vice Chair

Paula Merrigan

Secretary

Daniel Ward II

I. Approval of minutes of August 8, 2014.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

#14-313-319 Dorothy Day LLC – Conditional use permit for 278-bed overnight shelter. 411 Main Street NW corner of Main and Old Sixth Street.
(Lucy Thompson, 651/266-6578)

#14-313-585 SAC Wireless – Conditional use permit for installation of cellular telephone antennas on a residential structure less than 60 ft. high. 330 Exchange/86 Wilkin Street SW intersection of Exchange and Elm.
(Michelle Beaulieu, 651/266-6620)

#14-306-660 Gregory and Michelle Sutton/James Morelli – Rezone from RT1 Residential and B3 General Business to T2 Traditional Neighborhood. 637 Bedford Street and 535 Tedesco Street between Tedesco and Fred Street.
(Bill Dermody, 651/266-6617)

#14-312-394 TCB Properties LLC – Rezone from B3 General Business to T2 Traditional Neighborhood. 1599-1605 Rice Street between Wheelock Parkway and Iowa Avenue. *(Jamie Radel, 651/266-6614)*

V. Neighborhood Planning Committee

Saint Paul Neighborhood Redevelopment Area Plan Amendment – Approve resolution regarding conformance with the Comprehensive Plan. *(Jake Reilly, 651/266-6618)*

VI. Inspiring Communities Program Update – Informational Presentation by Joe Musolf, PED Principal Project Manager. *(Joe Musolf, 651/266-6594)*

Pat Connolly
Daniel Edgerton
Gene Gelgelu
Anne DeJoy
William Lindeke
Kyle Makarios
Melanie McMahon
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Padilla
Betsy Reveal
Emily Shively
Terri Thao
Wendy Underwood
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

VII. Comprehensive Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF AUGUST 18-22, 2014

Mon (18)

Tues (19)

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

HAS BEEN CANCELLED

Weds (20)

Thurs (21)

Fri (22)

8:30- Planning Commission Meeting
11:00 a.m. (Lucy Thompson, 651/266-6578)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

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Neighborhood Planning

Committee..... Saint Paul Neighborhood Redevelopment Area Plan Amendment – Approve resolution regarding conformance with the Comprehensive Plan. (*Jake Reilly, 651/266-6618*)

Informational Presentation.... Inspiring Communities Program Update – Informational Presentation by Joe Musolf, PED Principal Project Manager. (*Joe Musolf, 651/266-6594*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes August 8, 2014

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 8, 2014, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Noecker, Padilla, Reveal, Shively, Underwood, Wencl; and Messrs. Gelgelu, Lindeke, Makarios, Oliver, and Ward.

Commissioners Absent: Mmes. *Merrigan, *Thao, *Wang, and Messrs. Connolly, *Edgerton, *Nelson, *Ochs, and Wickiser.

Absent: *Excused

Also Present: Donna Drummond, Planning Director; Anton Jerve, Jake Reilly, Eduardo Barrera, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 11th and July 25, 2014.

MOTION: *Commissioner Reveal moved approval of the minutes of July 11, 2014. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Reveal moved approval of the minutes of July 25, 2014. Commissioner Shively seconded the motion.*

Commissioner Gelgelu proposed a correction be made to the minutes regarding his comment on page 5, where it says “there is a Hmong community here” the word Hmong should be taken out and the word Oromo community put in place of it.

MOTION: *The motion to approve the July 25, 2014 minutes with modification carried unanimously on a voice vote.*

II. Chair’s Announcements

Chair Wencl had no announcements.

III. Planning Director’s Announcements

Donna Drummond announced that on Monday, August 4th Jonathan Sage-Martinson started as the new permanent director of the Department of Planning and Economic Development. Last

Wednesday the City Council passed a resolution requesting that the Planning Commission complete a study of dimensional and design standards for single family housing new construction in Ward 3. There is concern about houses being torn down and replaced by much larger houses that don't fit with the existing character of the surrounding neighborhood. Staff will begin working on it and it should come to the commission toward the end of the year or early next year.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items to come before the Site Plan Review Committee on Tuesday, August 19, 2014:

- ABC Supply, expand existing parking lot at 150 State Street.
- Flint Hills, construct two new above ground-storage tanks at 2209 Childs Road.

NEW BUSINESS

#14-293-509 Walgreens – Nonconforming use permit for relocation of one drive-through lane. 1578 University Avenue West, SE corner at Snelling Avenue. *(Anton Jerve, 651/266-6567)*

Commission Padilla said that this is part of a larger overall redevelopment plan for the 34 ½ acre site, which is being called the Snelling Smart Site. Donna Drummond, Planning Director, will provide a presentation at a future meeting on the on-going redevelopment planning process, including how the Walgreens is one stage of that redevelopment.

MOTION: *Commissioner Padilla moved the Zoning Committee's recommendation to approve the nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.*

#14-189-866 Walgreens (University and Snelling) – Site plan review for a building addition, relocation of a drive-through window and changes to a parking lot. 1578 University Avenue West. *(Tom Beach, 651/266-9086)*

Commissioner Lindeke asked about the idea of increasing density along University Avenue, noting that is a goal for the City, and asks how this project fits in with that. He commented on the CVS building kitty-corner from it, noting it has a facsimile of a second story with a cupola that the city requested but there is nothing inside it. He noted that the American Bank building the Walgreens is going into has a second story, and asked if there was any discussion of adding a second story to the building addition.

Commissioner Padilla said that the commission will learn more about the overall vision for the entire site, including this parcel, when there is a presentation on the larger plan. There was some discussion about building this in a way that could add additional height in the future, and there is an intention to create more density on the overall site and this may not be the permanent development for the corner.

Commissioner Lindeke said that there is a second floor on the existing building and it's going to be used for something.

Donna Drummond, Planning Director, said the second story of the American Bank building will be available for lease for office use and they don't have a tenant lined up for that yet. Regarding the building addition, the zoning code requires 25 feet in height as a minimum in the T4 district but doesn't specify that it has to be another story. The idea of adding a second story for the addition was discussed with developer and they felt that they would be challenged to fill the space in the second story in the existing building as it was and were not interested in creating more space since they didn't have committed tenants. This project will get some activity at that corner for now. She further noted she will do a presentation on this overall effort which has been underway for some time with the shopping center owner, Metro Transit/Metropolitan Council, and the City's HRA. The presentation will include information on the report and recommendations from a consultant that they have worked with on how to build out that whole 35 acres. This presentation will be at the first Planning Commission meeting in September.

Commissioner Lindeke said that at the last meeting the commission had a presentation from Jake Reilly, city staff, about trends in the real estate market. It would be interesting to get more information about the retail and office market along University Avenue and have that context when we're approving site plans for second story office buildings, for example.

MOTION: *Commissioner Padilla moved the Zoning Committee's recommendation to approve the site plan review for a building addition, relocation of a drive-through window and changes to a parking lot subject to additional conditions. The motion carried unanimously on a voice vote.*

#14-308-782 Mississippi Market Cooperative Inc. – Conditional use permit for retail use with more than 15,000 sq. ft. of floor area, and variance of parking lot interior landscaping requirement. 740 7th Street East, SW corner of East 7th Street and Maple Street. (Jake Reilly, 651/266-6618)

Commissioner Noecker said that it looks like the variance for the parking is a temporary condition until the rest of the development happens and once that's complete the approximately 2,000 square feet that's required will be established. Is that accurate or is there some condition that requires that that happen once it's possible to happen?

Commissioner Padilla said that the requirement is at least 2,973.6 square feet of interior landscaping. The original application stated that they would provide about 470 square feet of interior landscaping, but updated numbers reflect that they will be providing approximately 2,200 square feet which is the amount when the full site is developed. The majority of it will be in place as the market is developed and a small portion will be added in as part of the second phase of development, so a variance will be needed.

MOTION: *Commissioner Padilla moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#14-308-882 More 4 A Buck – Change of nonconforming use permit for auto repair and outdoor auto sales. 1176 Dale Street North between Maryland and Geranium. (Jake Reilly, 651/266-6618)

Commissioner Padilla reported that the Zoning Committee laid this case over to the August 28, 2014 meeting.

Commissioner Padilla announced the items on the agenda for the next Zoning Committee meeting on Thursday, August 14, 2014.

V. Comprehensive Planning Committee

Chapter 64 Sign Amendments – Approve resolution recommending adoption of amendments to the Mayor and City Council. *(Jake Reilly, 651/266-6618)*

Commissioner Reveal said that there was a public hearing on this recently and that the committee had an opportunity to discuss the amendments in some detail. She indicated that Jake Reilly is here to answer any questions about this final version that's being recommended. On the second page of the memo there are five main edits to the original proposed amendments to Chapter 64 based on input at the public hearing. They are laid out very clearly and are reflected in the attached text document.

MOTION: *Commissioner Reveal moved on behalf of the Comprehensive Planning Committee to approve the resolution recommending that the amendments be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.*

Department of Natural Resource's (DNR) Draft Rules for the Mississippi River Corridor Critical Area – Approve resolution and comments to the Mayor for submittal to the DNR.

Donna Drummond, Planning Director, provided background on the establishment of the critical area requirements. The Mississippi River Corridor Critical Area was created in 1976 by Governor Anderson, which includes 72 miles from Dayton to Hastings, both above and below the river from Saint Paul. In 1979 Governor Quie put forward Executive Order 79-19, which required that all the cities in the critical area develop local plans and regulations for the critical area, and provided standards and guidelines for that. In 1981 the City adopted its first Mississippi River Corridor Plan, which identified areas to be protected. Of the 7,100 acres of land that are in the critical area, 35% are now publically owned, parks and open space. A year after the plan was created the City adopted river corridor regulations and created four river corridor overlay districts.

In 2009 the state legislature directed the Department of Natural Resources (DNR) to develop more detailed rules for the critical area to ensure more consistency in how communities within the critical area were regulating development. The rule making process started, they were given a certain amount of time complete the rules, and the authority lapsed in 2011. There was a period of inactivity for a few years and in 2013 the legislature reauthorized the DNR to resume the rule making process. The 2013 legislation directed the DNR to confer with local units of government first. They began with the draft rules as they had been left in 2011. DNR staff met individually with staff from cities up and down the river and then released a draft of revised rules in June for general public discussion. That is the phase we are in right now. They're asking for comments from cities, individuals, interest groups, etc., with the comment period expiring on August 15th. The DNR will make further revisions to the draft rules and then issue their final department recommended draft rules for the formal public hearing process. It goes through an administrative law judge process and eventually to the governor's desk to be signed. At that point the rules

would be final and the DNR would direct cities to update their critical area regulations to be consistent with the new rules. The Planning Commission will be very involved in that process, reviewing and recommending amendments to the City's river corridor regulations on to the Mayor and City Council. That process will probably be about another year before that gets started.

Commissioner Reveal commented that Comprehensive Planning Committee had made a recommendation in the resolution that the DNR come and make a presentation to the Planning Commission sometime between August 15th and their next promulgation of a new draft of the rules. The Committee has a very clear idea about the staff's position on this but not such a clear idea of the perspective from DNR and the motivations for some of the things that aren't explained well in the draft itself. Several stakeholders, including the business community and others have been meeting with DNR staff and she thinks it would be beneficial for the commission to hear from DNR staff directly. It is also important for DNR to hear from regulatory bodies and get the perspective directly from the people making those decisions.

Commissioner Padilla thanked staff and the Comprehensive Planning Committee for going through this process. It's very critical that the right evidence and science be used to determine whether setbacks are necessary and appropriate, and what building heights should be used. She really appreciates the staff's time and energy put into protecting what we are trying to do here in Saint Paul and balancing that with a sensitivity to maintain and preserve the critical corridor itself. Do we have confidence that they will come here and talk to us?

Donna Drummond, Planning Director, said that the DNR staff has made a very earnest effort to meet with many different constituency groups at the request of those groups, so she is confident that they would be happy to come here and talk further about this.

Commissioner Noecker said she feels very strongly that we need to hear from the DNR. If that's not possible despite a good faith effort then she supports forwarding the City's comments on good faith that we developed comments based on the information we had.

Commissioner Lindeke had a question about two landslides that occurred in Minneapolis and Saint Paul within the last year or two, including the one that killed two kids and the one recently at the hospital site in Minneapolis. Has climate change, increasing rain fall and possible impact on the bluffs been considered?

Ms. Drummond has not heard that particular connection be made, but she can see why that might be something to look at because with more significant rain fall there is more of a chance for those types of events to occur.

Commissioner Reveal added that the committee did talk about the very steep slope and setback standards and how much critical erosion problems there has been. She thinks more information is needed about what problems the draft rules are trying to address.

Chair Wencil noted that they do need to be cautious, but not overly cautious. There are other parts of the country that definitely have the same kind of steep slopes that we do and have building regulations that deal with those too.

Commissioner Noecker proposed that they have some questions that come from the commission

that they could submit to the DNR with the invitation for them to come speak. So instead of raising those questions during their presentation, this would give them time to prepare responses.

Commissioner DeJoy wanted to know if there has been communication with other cities that would be affected by this. Are we talking to any other cities that might have similar concerns and issues?

Ms. Drummond replied that they have talked with Minneapolis city staff about this and their park board staff. Also, Metro Cities has hosted several meetings with the DNR staff and commissioner on the draft rules so cities could voice their concerns in that venue.

Commissioner Underwood asked if their comments are going to be consistent or if the DNR is hearing similar things outside of Saint Paul?

Ms. Drummond said that from what she has heard the other cities have concerns about impacts on existing properties both residential and commercial/industrial. Also, cities like to be in charge of their own development, so having overly restrictive rules on how that happens, every city is going to be concerned about that. And every city feels as we do that we know our city and we are good stewards of the built environment. There have been a lot of similar concerns expressed by the Saint Paul Port Authority and the Chamber of Commerce. On the other side there has been organizations like Friends of the Mississippi River and Friends of the Parks and Trails who are concerned that these rules may not go far enough in protecting the resource. It's weighing different values and how do you come out at the end with something that's reasonable and balances all the uses of the river.

Commissioner Reveal said that one of the things would like staff to do is to look at the comments from other cities to find areas of commonality and areas of difference. In particular if there are any significant positions on the part of other jurisdictions that are contrary to what we're saying about certain things. DNR is planning to post all of the comments on their web site.

Commissioner Underwood said regarding the resolution, she likes what is being forwarded but she would have gone a step further to start it by saying we oppose the draft rules. She thinks our areas of concern are greater than our areas of support. So when she responds to some neighbors who did reach out about this, she is going to tell them our reasons to oppose it.

Commissioner Reveal believes we all agree, and it is the basis for much of our comprehensive planning, that protection of this critical area is a really important goal. The issue is not whether to protect it but how to do it, and in particular how any changes affect existing property owners and the viability of existing property, and the ability to develop and redevelop. So she would be uncomfortable saying that we oppose the rules, because what we are trying to say here is that we share the goal of protecting the critical area and it's sustainability, but we have areas of significant difference of opinion about how to do that. We are also uncomfortable that the level of data analysis and facts behind the suggested rules aren't sufficient. We don't want to give the impression that the City of Saint Paul is against the goals of this process.

Commissioner Underwood said that as someone who worked on this issue for years in her previous role with the City, she knows that this is early in the process, and there will be more opportunities for input.

Commissioner DeJoy is okay with the resolution but thinks the language should be more specific to say what things we think need changing and to provide examples. For example, language such as “take into account municipal plans” or “the DNR has not conducted meaningful analysis” need to be better explained and defined.

Chair Wencl said that this is the resolution that will go along with the staff memo, which has more detail to explain the main points of the resolution. She asked if Commissioner DeJoy is comfortable with that approach.

Commissioner DeJoy replied that she is as long as it’s clear what the meaning is.

MOTION: *Commissioner Reveal moved on behalf of the Comprehensive Planning Committee to approve the resolution and comments to the Mayor for submittal to the DNR. The motion carried unanimously on a voice vote.*

VI. Neighborhood Planning Committee

Commissioner Oliver announced the item on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, August 13, 2014.

VII. Transportation Committee

Commissioner Lindeke announced that their next meeting on Monday, August 11th has been cancelled; however on August 25th they will be discussing the Complete Streets Design Manual with the new comments from the committee.

Donna Drummond, Planning Director, added that she was just at a meeting discussing upcoming items at Transportation Committee and there will be some initial discussion of the City’s comments on the Met Council’s Transportation Policy Plan and also a recommendation on the Gateway Corridor locally preferred alternative.

VIII. Communications Committee

There was no report.

IX. Task Force/Liaison Reports

Commissioner Shively reminded the Planning Commission that the Parks Commission’s networking event is coming up next Wednesday and they are all invited. Dinner is included and there will be a tour with program at the Arlington Hills Community Center.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:40 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\August 8, 2014



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

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Facsimile: 651-266-9124
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SITE PLAN REVIEW COMMITTEE

**Tuesday, August 26, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Custom House 180 E Kellogg Blvd. Renovate old Federal Post Office building for apartments, hotel, restaurant and indoor parking

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: August 15, 2014
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of August 14, 2014 Zoning Committee Hearing

NEW BUSINESS

1. **Dorothy Day LLC (14-313-319)**
Conditional use permit for 278-bed overnight shelter

Address: 411 Main St
northwest corner of Main Street and Old
Sixth Street

District Comment: District 17 recommended approval

Support: 1 person spoke, 1 letter

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval with conditions

	<u>Recommendation</u>
<u>Staff</u>	<u>Committee</u>
Approval	Approval with conditions (7 - 0)

2. **SAC Wireless (330 Exchange) (14-313-585)**
Conditional use permit for installation of cellular telephone antennas
on a residential structure less than 60 ft. high

Address: 330 Exchange/86 Wilkin St
SW intersection of Exchange and Elm

District Comment: District 9 did not provide a recommendation

Support: 0 people spoke, 1 letter

Opposition: 1 person spoke , 0 letters

Hearing: closed

Motion: Approval with conditions

	<u>Recommendation</u>
<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval with conditions (7 - 0)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
3.	Gregory and Michelle Sutton / James Morelli (14-306-660) Rezone from RT1 Residential and B3 General Business to T2 Traditional Neighborhood	Approval	Approval (7 - 0)

Address: 637 Bedford St and 535 Tedesco St.
between Tedesco St. and Fred St.

District Comment: District 5 did not provide a recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	TCB Properties LLC (14-312-394) Rezone from B3 General Business to T2 Traditional Neighborhood	Approval	Approval (7 - 0)

Address: 1599-1605 Rice St
between Wheelock Parkway and Iowa Ave.

District Comment: District 6 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke , 0 letter

Hearing: closed

Motion: Approval

city of saint paul
planning commission resolution
file number
date

WHEREAS, Dorothy Day LLC, File # 14-313-319, has applied for a Conditional Use Permit for a 278-bed overnight shelter under the provisions of §66.421, §65.157 and §61.501 of the Saint Paul Legislative Code, on property located at 411 Main St, Parcel Identification Number (PIN) 062822220086, legally described as Dress Labor Centre Addition Lots 1 Thru 5 Blk 1 & Outlots A,B,C,D E,F,G,H & I; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 14, 2014, 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. Catholic Charities is revisioning the services it provides at Dorothy Day to better respond to the needs of homeless individuals in Saint Paul. Called "Dorothy Day Center reVision," the new approach has two parts: "Higher Ground" Saint Paul, a building that combines a continuum of housing needs, including an emergency shelter, pay-for-stay program, health support program and permanent supportive housing; and the Connection Center (to be located on the existing Dorothy Day site across the street from the new Higher Ground), a hub of resources for those at risk of becoming homeless or those working to move up and out of homelessness.
2. Dorothy Day LLC has applied for a conditional use permit for a 278-bed overnight shelter, which will be located in the Higher Ground building, a 5-story building to be built at 411 Main Street. This use will replace the 270-bed shelter currently located at the existing Dorothy Day Center and Dorothy Day Women's Shelter (183 Old 6th Street). The new 278-bed shelter will occupy the first two floors of Higher Ground Saint Paul; the top three floors will contain 193 single-room occupancy units.
3. Overnight shelters are a conditional use in the B5 Central Business-Service District. §65.157 lists the following condition for overnight shelters: *The facility shall be a minimum distance of 600 feet from any other overnight shelter, licensed community residential facility, emergency housing facility, shelter for battered persons with more than 4 adult facility residents, or transitional housing facility with more than 4 adult facility residents.* This condition can be met. No such facilities are currently, or will be, located within 600 feet of the proposed facility. The current residents at both Mary Hall (436-538 Main Street) and the Dorothy Day Women's

moved by _____
seconded by _____
in favor _____
against _____

Shelter (183 Old 6th Street) will move into the Higher Ground building. Mary Hall will be repurposed, and the Shelter will be demolished for Phase II. The Ramsey County Juvenile Detention Center (25 W. 7th Street) is 1,070 feet away, and the Naomi Family Shelter (77 E. 9th Street) is 1,792 feet away. The residential program at St. Joseph's Hospital is exempt as a community residential facility because it is located on hospital grounds.

4. §61.501 lists five standards that all conditional uses must satisfy:

- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Strategy 4.3 in the *Downtown Development Strategy* (2005) recommends providing a range of new housing options in downtown, with a range of prices and types (Strategy 4.3). The Housing chapter of the Comprehensive Plan recommends assisting in the preservation and production of homeless and supportive housing (Strategy 3.4).
- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Vehicular ingress and egress to both the off-street surface parking and the loading dock are provided off Main Street. The site plan includes a skyway over Main Street connecting Higher Ground to the Connection Center, to be built in a future phase; this will allow for pedestrians to be fully separated from vehicular traffic. The applicant is in the process of preparing a traffic impact study, as required by site plan review, to analyze trip generation rates for all modes of movement coming to and from the site, including pedestrians, bikes, cars and trucks. The study is scheduled to be completed in September 2014, with final site plan review in October 2014.
- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The Higher Ground Saint Paul building and the Connection Center will provide shelter, housing, health services and job training in a more dignified environment – not only improving the existing character of the facilities at Dorothy Day, but also improving the appearance of this important gateway into downtown Saint Paul. The new building will have a strong positive impact on surrounding properties, and will complement the neighboring major civic and institutional uses (Xcel and St. Joe's Hospital). The public health, safety and general welfare will be improved by providing facilities that meet client needs with dignity and respect.
- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The planned project enhances, and perhaps even hastens, the development and improvement of surrounding properties.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use meets all other applicable regulations in the B5 district.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Dorothy Day LLC for a Conditional Use Permit for a 278-bed overnight shelter at 411 Main St is hereby approved, with the following condition:

1. The overnight shelter and transitional housing facilities at Mary Hall and the Dorothy Day Women's Shelter shall be relocated to the subject property (Higher Ground Saint Paul) and/or discontinued upon occupancy of the subject property.



RECEIVED AUG 08 2014

August 6, 2014


City of Saint Paul
Zoning Commission
Department of Safety and Inspections
375 Jackson Street
Saint Paul, MN 55101

Reference: Application for Conditional Use – Dorothy Day Center

The Saint Paul Area Chamber, as the voice for business advocacy in Saint Paul and the East Metro, strongly supports granting the conditional use permit for the proposed Catholic Charities Dorothy Day Center. The present facility has long since outgrown its site and physical limitations; both in the services provided and in the number of individuals served. The new facility will dramatically improve services for the clients of the Center and improve the interaction between the Center and the surrounding neighborhood.

We hope that you grant this use permit and believe strongly that the new location will be an important and powerful asset for the City of Saint Paul.

Sincerely,



Matt Kramer
President



city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, SAC Wireless for AT&T, File # 14-313-585, has applied for a conditional use permit for the installation of nine (9) cellular telephone antennas on a residential structure less than 60 ft. high under the provisions of §65.310 and §61.501 of the Saint Paul Legislative Code, on property located at 330 Exchange St S, Parcel Identification Number (PIN) 062822320071, legally described as The Sisters Of The Good Shephe Vac Sts Accruing & In Rice And Irvines Add Lots 5 6 7 & 8 Blk 30 & All That Pt Of Lot 6 Blk 37 Nwly Of A Line 100 Ft Nwly From & Par To The Original Cl Of C M St P & P Rr R/w & In Sd.Sisters Of The Good Shepherds Sub Lots 1; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 14, 2014, 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, SAC Wireless for AT&T, seeks to install nine (9) cell antennas, separated into three arrays of three, on the roof of the 5-story, 47'-8" multifamily residential structure at 330 Exchange Street S. As proposed the antennas would be mounted to the sides of an existing penthouse structure. The existing penthouse has a total height of 74'-0". The proposal also includes a new equipment shelter, with a footprint of 11'-5" x 16'. The equipment shelter is to be located on the main roof of the structure, not on the penthouse, and is 10' in height.
2. §65.310 defines "cellular telephone antenna," requires a conditional use permit for cellular telephone antennas on residential structures less than 60 feet high, and lists standards and conditions with which they must comply. Conditions (a), (b), (c), (d), (h) and (i) apply:
 - a) *In residential districts, a conditional use permit is required for cellular telephone antennas on a residential structure less than sixty (60) feet high. In residential, traditional neighborhood and business districts, a conditional use permit is required for cellular telephone antennas on a freestanding pole, except for existing utility poles. In residential and traditional neighborhood districts, existing utility poles to which cellular telephone antennas are attached shall be at least sixty (60) feet high. This condition is met. An application for a conditional use permit has been made for*

moved by _____
seconded by _____
in favor _____
against _____

nine cellular antennas on a residential structure less than 60 feet high.

- b) *In residential, traditional neighborhood, and OS-B3 and B5 business districts, the antennas shall not extend more than fifteen (15) feet above the structural height of the structure to which they are attached. In B4 Business and industrial districts, the antennas shall not extend more than forty (40) feet above the structural height of the structure to which they are attached. This condition is met. The antennas will be mounted to an existing penthouse structure, and will not extend above the structural height of the existing penthouse. The equipment shelter will extend 10 feet above the structural height of the main structure, and will be significantly shorter than the existing penthouse structure.*
- c) *For antennas proposed to be located on a residential structure less than sixty (60) feet high in residential districts, or on a new freestanding pole in residential, traditional neighborhood, and business districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole, an existing residential structure at least sixty (60) feet high, an existing institutional use structure, or a business building within one-half (1/2) mile radius of the proposed antennas due to one (1) or more of the following reasons:*
 - (1) *The planned equipment would exceed the structural capacity of the existing pole or structure.*
 - (2) *The planned equipment would cause interference with other existing or planned equipment on the pole or structure.*
 - (3) *The planned equipment cannot be accommodated at a height necessary to function reasonably.*
 - (4) *The owner of the existing pole, structure or building is unwilling to co-locate an antenna.*

This condition is met. The applicant has provided a list of other structures within a half mile radius of 330 Exchange Street South that meet the City's zoning requirements for an antenna installation, and has explained why the proposed antennas cannot be accommodated on existing structures in the area. This information is detailed in the attached document.

- d) *In residential, traditional neighborhood and business district, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions. The proposed antennas are not a freestanding design.*
 - h) *Transmitting, receiving and switching equipment shall be housed within an existing structure whenever possible. If a new equipment building is necessary, it shall be permitted and regulated as an accessory building, section 63.500, and screened from view by landscaping where appropriate. This condition is met. Transmitting, receiving and switching equipment shall be housed in a new equipment shelter that will be located on the roof of the property. This structure will be smaller and lower than the existing penthouse structure.*
 - i) *Cellular telephone antennas that are no longer used for cellular telephone service shall be removed within one (1) year of nonuse. This condition can be met. The applicant's lease agreement with Little Sisters of the Poor stipulates that the applicant will remove the antennas and equipment within one hundred twenty (120) days of cessation of operations.*
3. §61.501 lists five standards that all conditional uses must satisfy:

- a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan refers to the importance of ensuring investments in local and regional infrastructure supportive of economic development.
- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met, insofar as it is not applicable to this project.
- c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed antennas and equipment enclosure will not extend beyond the height of the existing penthouse structure on the roof of 330 Exchange St S. The application states that the proposed use will be self-monitored, utilizing a direct connection to a central office where sophisticated computers alert personnel to equipment malfunctions or breaches of security, and will require infrequent site visits. The proposed use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will not impede the development or improvement of surrounding properties.
- e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The proposed equipment enclosure will not be counted towards the height restrictions for the district. §61.502 states: "The height limitations of this code shall not apply to mechanical service stacks, tanks, ventilation equipment, chimneys, church spires, flag poles, public monuments, and similar equipment; provided, however, that the planning commission may specify a height limit for any such structure when such structure requires authorization as a conditional use." The existing penthouse structure is significantly higher than the proposed equipment enclosure. The construction, operation and maintenance of the antennas will conform to all applicable district regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of SAC Wireless for AT&T for a conditional use permit for the installation of nine (9) cellular telephone antennas on a residential structure less than 60 ft. high at 330 Exchange St S is hereby approved with the following conditions.

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. The equipment enclosure shall be clad in materials that look similar to those on the residential structure below.
3. Antennas that are no longer used for cellular phone or data services shall be removed within one (1) year of nonuse.
4. The associated equipment shelter shall be removed from the rooftop at the same time as the last antenna.

McCarthy, Nicole (CI-StPaul)

From: Borgen, Jean M <Jean.M.Borgen@xcelenergy.com>
Sent: Wednesday, August 13, 2014 4:12 PM
To: Beaulieu, Michelle (CI-StPaul)
Subject: RE: File # 14-313-585

Sorry, I'll repeat it.

Northern States Power Co. d/b/a Xcel Energy has no objection to the proposed cell tower location on Exchange and Wilkin. Thank you for allowing us to review this request.

Jean

P: 612.330.5517 **C:** 612.360.9456 **F:** 612.318.4748
E: jean.m.borgen@xcelenergy.com

From: Beaulieu, Michelle (CI-StPaul) [<mailto:michelle.beaulieu@ci.stpaul.mn.us>]
Sent: Wednesday, August 13, 2014 4:07 PM
To: Borgen, Jean M
Subject: RE: File # 14-313-585

I'm sorry, I can't see the content of this email. Can I be of some assistance regarding this file? Thank you,

Michelle

Michelle Beaulieu

City Planner

Planning and Economic Development Department
25 West Fourth Street, Suite 1300
Saint Paul, MN 55102
P: 651-266-6620
michelle.beaulieu@ci.stpaul.mn.us

From: Borgen, Jean M [<mailto:Jean.M.Borgen@xcelenergy.com>]
Sent: Wednesday, August 13, 2014 4:03 PM
To: Beaulieu, Michelle (CI-StPaul)
Subject: FW: File # 14-313-585

From: Mail Delivery System [<mailto:Mailer-Daemon@bmlcap03.xcelenergy.com>]
Sent: Wednesday, August 13, 2014 3:38 PM
To: Borgen, Jean M
Subject: Undeliverable: File # 14-313-585

Delivery has failed to these recipients or distribution lists:

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Gregory and Michelle Sutton and James Morelli, File # 14-306-660, have applied for a rezoning from the RT1 Residential and B3 General Business districts to the T2 Traditional Neighborhood district under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 637 Bedford Street and 535 Tedesco Street, Parcel Identification Number (PIN) 322922210129, legally described as Irvines Addition of outlots beg 110 ft N of SE Cor of Lot 6 th W 82 5/10 ft th N 5 5/10 ft th W 42 5/10 ft th N 34 50/100 ft th E 125 ft th S 40 ft to beg being part of Lot 6; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 14, 2014, 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 application requests rezoning from RT1 Residential and B3 General Business to T2 Traditional Neighborhood.
2. 637 Bedford contains a residential house. 535 Tedesco contains Morelli's liquor store/market business.
3. The subject properties are located at the northwest corner of Tedesco Street and Payne Avenue. Both streets are classified as A-minor arterials.
4. The proposed zoning is consistent with the way this area has developed. The properties along Payne Avenue from Tedesco to the north are mostly commercially zoned and of varying lot depths. Rezoning of both properties to T2 is consistent with the established land use pattern.
5. The proposed zoning is consistent with the Comprehensive Plan, which designates the site as being part of an Established Neighborhood. Land Use Strategy 1.7 calls for neighborhood-serving businesses in Established Neighborhoods that are compatible with the surrounding neighborhoods and that are located at the intersection of arterial streets where commercial uses currently exist. The rezoning to T2 represents both a change from the less restrictive B3 zoning at 535 Tedesco and an expansion of the existing commercial node to include 637 Bedford, as allowed for by the Comprehensive Plan. The District 5 Plan contains no provisions specific to the application.

moved by _____
seconded by _____
in favor _____
against _____

6. The proposed T2 zoning allows a range of neighborhood-scale residential and non-residential uses that are compatible with the surrounding residential and commercial uses.
7. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* The proposed T2 zoning is not "spot zoning" because the T2 uses are consistent with the surrounding residential and commercial zoning designations and uses.
8. The petition for rezoning was found to be sufficient on July 7, 2014: 14 parcels eligible; 10 parcels required; 12 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Gregory and Michelle Sutton and James Morelli for a rezoning from the RT1 Residential and B3 General Business districts to the T2 Traditional Neighborhood district for property at 637 Bedford Street and 535 Tedesco Street be approved.

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, TCB Properties, File # 14-312-394, has applied for a rezoning from the B3 General Business district to the T2 Traditional Neighborhood district under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1599 -1605 Rice Street, Parcel Identification Numbers (PIN) 242923110081, 242923110080, and 242923110079, legally described as Rice Street Villas Lot 7,8 and 9, Block 8; and

WHEREAS, the Zoning Committee of the Planning Commission, on August 14, 2014, 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 application seeks rezoning of 1599 – 1605 Rice Street from the B3 General Business district to the T2 Traditional Neighborhood district in order to more closely align the zoning of the subject parcels to the existing multi-family dwelling use. The applicant has conveyed that the property's nonconforming use status has increased difficulty to obtain financing for the property.
2. The proposed T2 Traditional Neighborhood zoning for these properties is consistent with the way this area has developed. This segment of Rice Street is generally a mix of housing types and service/retail businesses. The T2 district permits many residential uses, including multi-family residential, and also permits many of the commercial uses found in this area.
3. The proposed zoning is consistent with the Comprehensive Plan, which designates these parcels as being part of a Mixed-Use Corridor. Land Use Strategy 1.24 states: "Support a mix of uses on Mixed-Use Corridors." The District 6 Plan contains no provisions specific to this application.
4. The proposed T2 Traditional Neighborhood district is compatible with the surrounding land uses. The T2 district supports a range of uses, including those found on and in the vicinity of the subject properties. In addition, the T2 district is designed to provide sufficient transitions between the more intense uses along mixed-use corridors and the surrounding neighborhoods.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* The proposed T2 zoning is not "spot zoning" because the T2 uses are consistent with the surrounding residential and commercial zoning designations and uses.

moved by _____
seconded by _____
in favor _____
against _____

Planning Commission Resolution #

14-312-394

Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of TCB Properties for a rezoning from the B3 General Business district to the T2 Traditional Neighborhood district for property at 1599 - 1605 Rice Street be approve.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: August 14, 2014
TO: Planning Commission
FROM: Neighborhood Planning Committee
RE: Amended redevelopment plan for the Saint Paul Neighborhood Redevelopment Area

Introduction:

The Housing and Redevelopment Authority of the City of Saint Paul is working to redevelop a vacant block within the Arcade/Payne/East Seventh Street Redevelopment Project Area, in which a mixed-use development will be created with a senior housing development and a natural foods grocery store. To this extent, HRA staff is proposing the creation of a Tax Increment Financing (TIF) District for the redevelopment of the block.

In order to create a TIF district for the proposed project, the Saint Paul Redevelopment Plan needs to be amended and the existing boundaries of the city-wide Saint Paul Neighborhood Redevelopment Area (presently made up of areas (a) through (q)) need to be extended to include two additional parcels not previously included in that Redevelopment Area. The two parcels will be added to the others making up the entirety of the Hospital Linen Site and be added as the Sixth Amendment to the Redevelopment Plan as item (r).

Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects," and, provides that in order for the Redevelopment Project Area to be extended, the Planning Commission must comment on the proposed amendment to ensure it conforms to the general plan for development as a whole and with the comprehensive plan of the city.

Background:

Over the last several months the Department of Planning and Economic Development (PED) has been working with Mississippi Market Natural Foods Cooperative and Dominion Inc., a housing developer, to redevelop the site with an approximately 15,000 square foot natural foods grocery store (For which a conditional use permit was approved at the August 8, 2014, Planning Commission meeting) and a senior housing complex with approximately 110 units of affordable senior housing. The housing developer is proposing to construct a three- and four-story project with approximately 110 units of affordable senior housing with underground and surface parking. In December 2013 the Housing and Redevelopment Authority granted tentative developer status to Dominion Inc. for the project.

The developers have been working with Dayton's Bluff Community Council (Planning District 4) during the community process. Additionally, the developers have been engaged with adjacent neighbors and the Heritage Preservation Commission (HPC) and HPC staff to address contextual design. At this time, the Housing and Redevelopment Authority is ready to move forward with purchase agreements and funding mechanisms.

The Payne/Arcade/East Seventh Street Redevelopment Project Area consists of approximately 45 acres. It includes East Seventh (from Bates to Forest) and Payne Avenue (from Minnehaha to Jenks) and Arcade (from York to Burlington Northern railroad tracks and east to Forest). Within that area sits most of the former Hospital Linen site which has been vacant for many years. The majority of the Hospital Linen site was included in the Payne/Arcade/East Seventh Street Redevelopment Project Area when the entire Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area was first amended in 1988. That Redevelopment Plan was also amended in 1989, 1997, and twice in 2010. Two parcels within the Hospital Linen Site (Attachment A) were not included in the original Redevelopment Project Area, nor were they included in any subsequent amendments. In order to accommodate the project, and to dedicate tax increment funds to the project, those two parcels and the rest of the parcels that make up the "Hospital Linen Site" are being added to the adopted Redevelopment Plan for the Saint Paul Redevelopment Project Area as the Sixth Amendment, and a new Redevelopment Project Area (r) is being added as part of this amendment. The amended project area (r) overlaps somewhat with existing project area (h).

The rationale for amending the existing Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area is to achieve the objectives of the *Supplement to City-Wide Redevelopment Plan* (1988) which states "the basis for including the Arcade/Payne East Seventh Street site into the Redevelopment District is to remove blight and deterioration and to redevelop acquired land in accordance with the redevelopment plan." Adding the two vacant and blighted parcels as part of a larger amended area to the Redevelopment Plan (r) meets the objectives of this 1988 plan. The amendment is consistent with the *Saint Paul Comprehensive Plan* (2010) land use strategies LU 1.23, "Guide development in mixed-use corridors" and LU 1.24, "Support a mix of uses on mixed-use corridors." In addition, the amendment is consistent with the comprehensive plan amendment document the *Near East Side Roadmap* (2012) which states in Real Estate Objective 4.4: "assemble multiple properties and create opportunities for high/medium density housing, live-work options, or small-scale commercial or industrial uses." The proposed addition of Redevelopment Project Area (r) meets these objectives. The proposed project also conforms to the East 7th Street Design guidelines, and will meet the requirements of the HPC for structures in or adjacent to an historic district.

Recommendation

The Neighborhood Planning Committee recommends that the Planning Commission forward a recommendation for approval of the amended "Saint Paul Neighborhood Redevelopment Plan for the Saint Paul Neighborhood Project Area" to the Mayor, City Council, and HRA Board for public hearing and approval, based on the fact that the proposed amendment conforms to the general plan for development as a whole as well as with the 2010 *Comprehensive Plan* and subsequent amendments, including the *Near East Side Roadmap* in 2012.

Attachments:

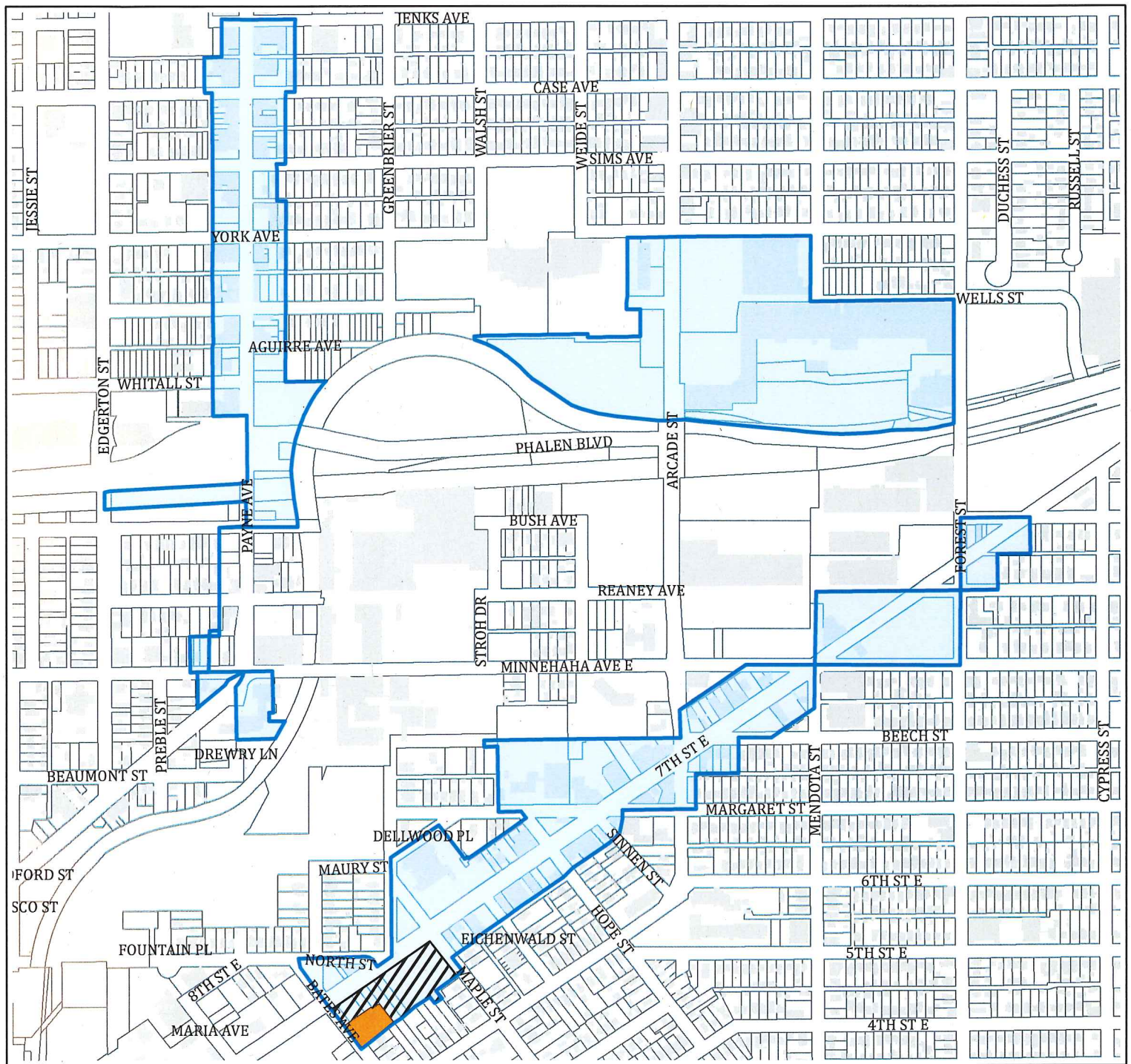
A – Map of the two parcels to be accommodated

B – Map of the amended Redevelopment Area (r)




C – Map of the Saint Paul Neighborhood Redevelopment Area as a whole (city-wide view)

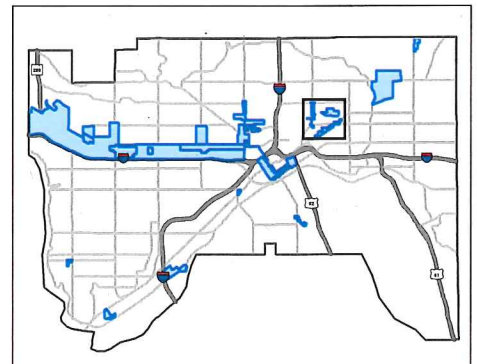
D – Sixth Amendment to the Redevelopment Plan

E – Planning Commission resolution



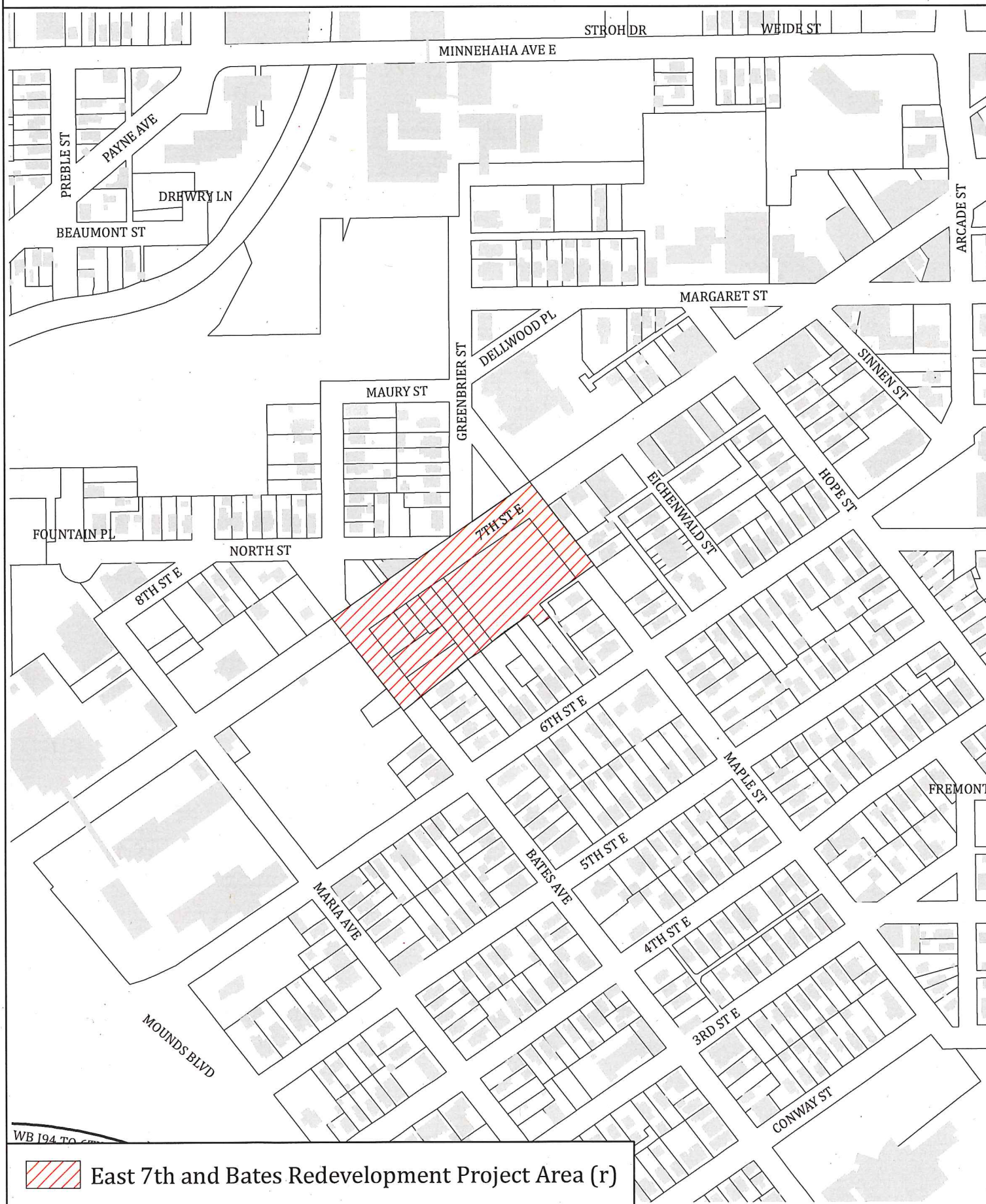
Amended Arcade/Payne/E 7th Project Area Boundary within the Saint Paul Neighborhood Redevelopment Project Area

-  Amended Area (East 7th and Bates Project Area (r))
-  Original St Paul Neighborhood Redevelopment Areas (2010)
-  Additional Parcels (2)



East Seventh and Bates Senior Housing Project

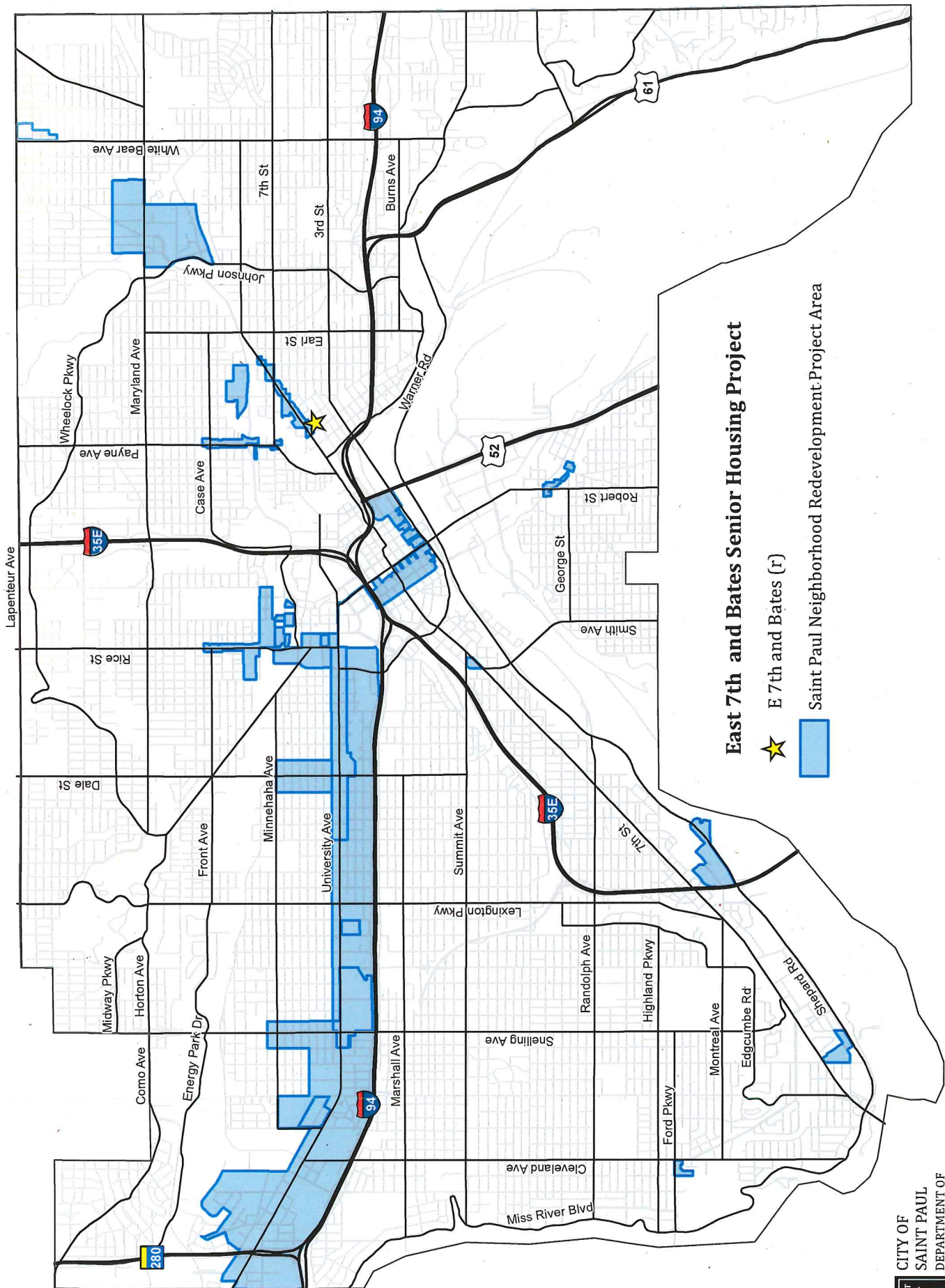
Located within Saint Paul Neighborhood Redevelopment Project Area (r)



East 7th and Bates Senior Housing Project

★ E 7th and Bates (r)

Saint Paul Neighborhood Redevelopment Project Area



SIXTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL
NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987

CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988

SECOND AMENDMENT – SEPTEMBER 1989

THIRD AMENDMENT –MARCH, 1997

FOURTH AMENDMENT – FEBRUARY, 2010

FIFTH AMENDMENT – SEPTEMBER, 2010

SIXTH AMENDMENT – SEPTEMBER, 2014

SIXTH AMENDMENT TO
SAINT PAUL NEIGHBORHOOD
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan. The redevelopment activities are expanded by this Sixth Amendment to include the redevelopment activities associated with the construction of a senior housing development, including the construction of approximately 113 senior rental housing units with underground parking and, on an adjacent parcel, an approximately 20,000 square foot grocery store with surface parking.

II. AMENDMENT

The description of Redevelopment Project Area is amended to add under Part II, paragraph (r) the property described on Exhibit A-1 attached hereto, a portion of which may already be included in the Project Area. A map depicting the property to be added to the Project Area is attached as Exhibit A-2 and a map depicting the Project Area, as amended is attached as Exhibit B.

Exhibit A-1
Property to be Added to Redevelopment Project Area

II.

(r) East 7th and Bates

The area currently described as:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Auditor Subdivision No. 72, St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota

AND

Lots 1, 2, 3, 4, 5, Auditor's Subdivision No. 19, Ramsey County, Minnesota, except the northeasterly 14.00 feet thereof;

together with any adjacent and internal streets and rights-of-way, as such area (as depicted in the map attached as Exhibit A-2) may be described from time to time.

Exhibit A-2 Map of TIF District and Area to be Added to Redevelopment Project Area

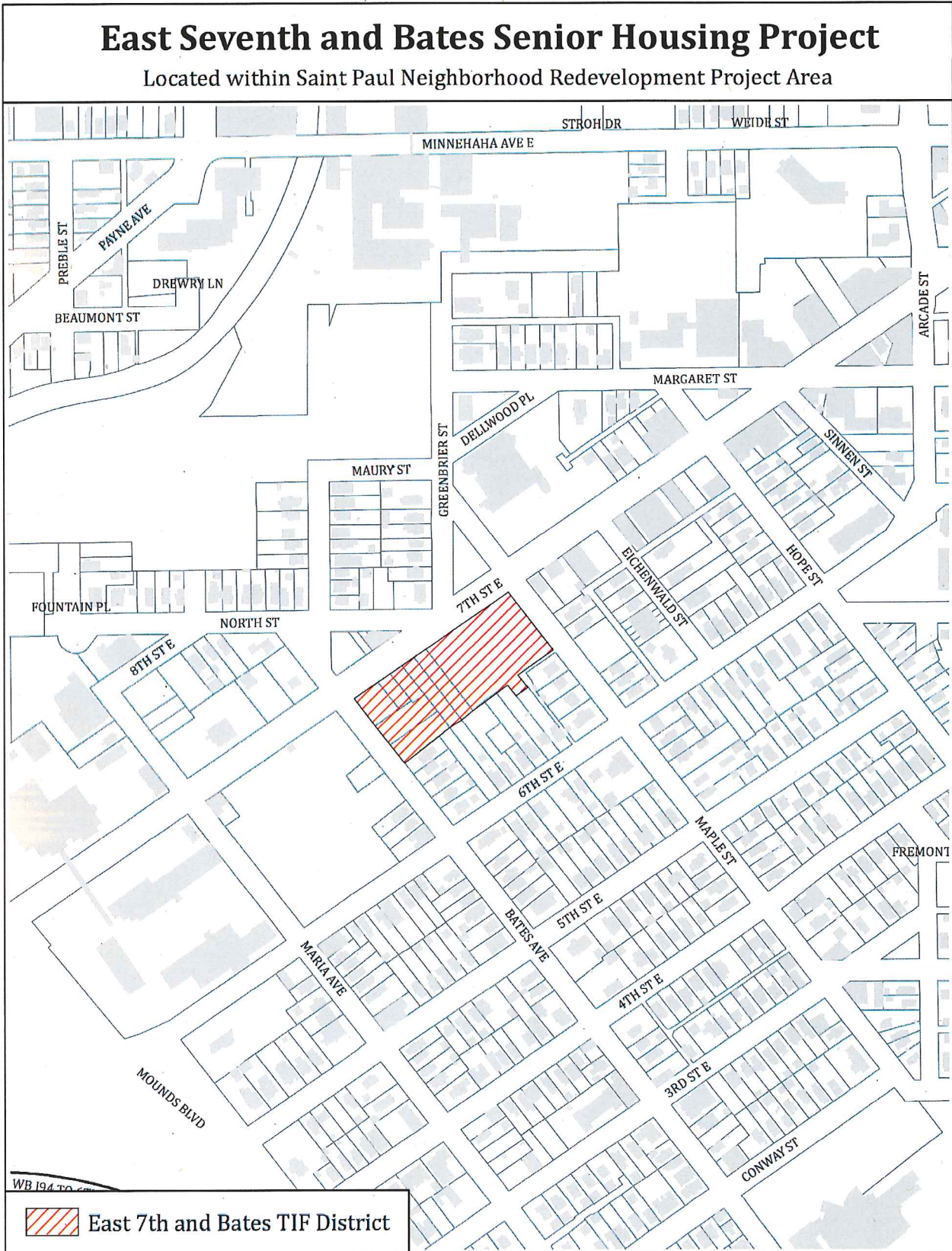
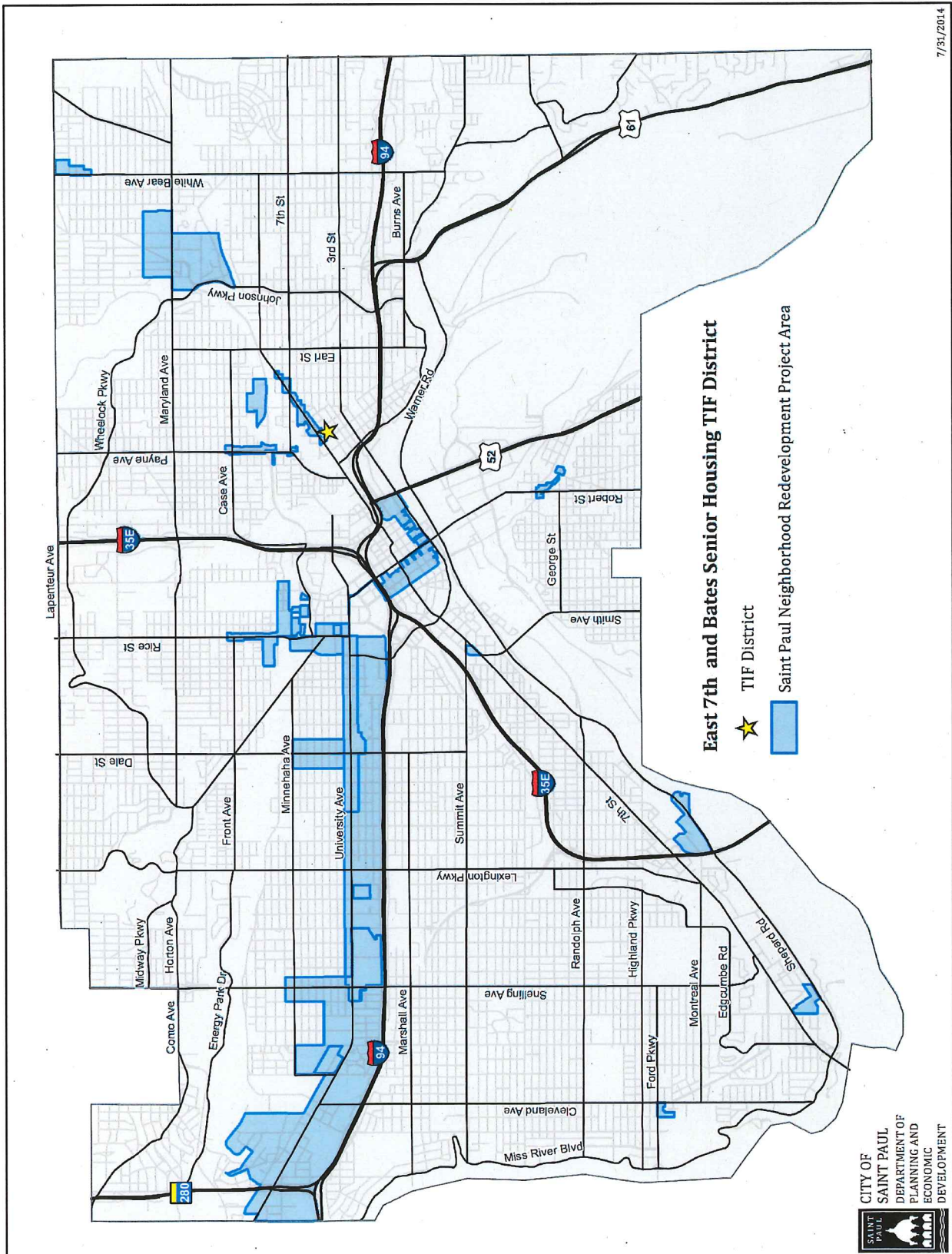


Exhibit B

Map Project Area, as Amended



city of saint paul
planning commission resolution
file number _____
date _____

SIXTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SAINT PAUL
REDEVELOPMENT PROJECT AREA

WHEREAS, Minnesota Statutes, Section 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects;" and

WHEREAS, a "redevelopment project" is defined in Section 469.002, subdivision 14, as any undertaking to (1) acquire blighted areas and other real property to remove, prevent or reduce blight, blighting factors or the causes of blight; (2) clear acquired land and install streets, utilities and site improvements to prepare the site for development consistent with an adopted redevelopment plan; (3) sell or lease land; (4) prepare a redevelopment plan and other technical and financial plans for site improvements and land development; or (5) conduct an urban renewal project; and

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has heretofore created the Saint Paul Neighborhood Redevelopment Project Area under the Act as a "redevelopment project" (the "Project") and has adopted a redevelopment Plan therefor (the "Redevelopment Plan"); and

WHEREAS, the HRA desires to modify the Redevelopment Plan to enlarge the geographic area included in the Project as set forth in the Sixth Amendment to the Redevelopment Plan for the Saint Paul Redevelopment Project Area Plan (the "Sixth Amendment") by adding additional property to the Redevelopment Project Area in connection with a redevelopment project in the city; and

WHEREAS, the Act requires the Saint Paul Planning Commission to review and comment on said Redevelopment Plan prior to the City Council and HRA approving the Sixth Amendment; and

WHEREAS, the Sixth Amendment is consistent with the goal to achieve the objectives of the *Supplement to City-Wide Redevelopment Plan* (1988) including to "remove blight and deterioration and to redevelop acquired land in accordance with the redevelopment plan;" and

moved by _____
seconded by _____
in favor _____
against _____

WHEREAS, the Sixth Amendment is consistent with the *Saint Paul Comprehensive Plan* (2010) land use strategies LU 1.23, "Guide development in mixed-use corridors" and LU 1.24, "Support a mix of uses on mixed-use corridors;" and the amendment is consistent with the comprehensive plan amendment document the *Near East Side Roadmap* (2012) Real Estate Objective 4.4: "assemble multiple properties and create opportunities for high/medium density housing, live-work options, or small-scale commercial or industrial uses."

WHEREAS, new private investment that fully realizes the potential of the Project Area and meets City goals and objectives is unlikely to occur unless public actions commence to prepare the Project Area for redevelopment and guide its transformation.

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission hereby finds the Sixth Amendment to the Redevelopment Plan conforms to the general plan for development as a whole and with the comprehensive plan of the City and therefore recommends the Sixth Amendment to the Redevelopment Plan to the City Council and HRA for approval.