



CITY OF SAINT PAUL
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Date: February 22, 2021
To: Zoning Committee of the Saint Paul Planning Commission
From: Mike Richardson, City Planner
Subject: Update on Zoning Case 21-225115, James and Lexington Apartments

On February 11, 2021, the Zoning Committee considered zoning case number 21-225115, a conditional use permit application to increase building height and an application for yard variances around all four sides of a proposed multi-family building in an RM3 district at 1074-1096 James Avenue.

Following the close of the public hearing the Committee discussed the application, the staff report, and the testimony received and, based upon its discussion, the Committee moved to lay the matter over to its February 25, 2021 meeting. The purpose of the layover was to allow staff to engage with the Applicant if possible to further discuss information provided during the hearing which might lead to changes in the project's design and to give any Committee member who might have more detailed questions about the project an opportunity to discuss those questions with staff.

The Applicant agreed to meet with staff, taking place on February 19, 2021. As a result of this meeting staff can report that:

1. The Applicant agreed to reorient the building so that its front yard now faces Lexington instead of James. Reorientation will change the building's yard designations and therefore the required yard setbacks. A 25' minimum setback would now apply to the Lexington side of the building but the variance on the James side would be reduced.
2. The Applicant agreed to provide more precise height measurements. The Applicant's height measurements were "conservative" which increased the requested side- and rear-yard setback variances. More precise height measurements may likely reduce and possibly even eliminate the Applicant's side- and rear-yard variance requests as these are directly related to the building's height.
3. Staff will revise its report and potentially its recommendation based upon any changes brought about by the Building's reorientation and new height measurements.
4. Other adjustments to the project design might be made regarding its location on the parcel. If these adjustments should result in increasing the extent of a requested variance, renotification of the public will likely be required.

Based upon the above, Staff recommends that this matter be laid over to the Committee's March 11, 2021 meeting to allow enough time for plan updates, relevant staff report revisions, and, if necessary renotification to the public.

cc:
Nicolle Goodman, PED Director
Luis Pereira, Planning Director
Chet Funk, Aleph Management