

city of saint paul
planning commission resolution
file number
date

WHEREAS, Wedum Albion LLC, File # 21-239-633, has applied for a conditional use permit for a 50' building height under the provisions of § 61.501 and § 66.331(g) of the Saint Paul Legislative Code on property located at 915 Albion Avenue, Parcel Identification Number (PIN) 15.28.23.14.0087, legally described as Subject to easement, Lot 2, Block 1; West End Second Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 11, 2021, 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 proposes a market rate senior rental living community with 92 units; a mix of one (52) and two-bedroom (39) units is planned along with one guest unit. This is the second phase of a senior housing development. The senior living community will offer independent living units along with a town center that could include a community/multi-purpose room, an exercise room, an indoor pickle ball court and an outdoor patio area on the third floor. The building is anticipated to be four stories, with an anticipated maximum building height of 46 to 48 feet. Albion Avenue provides access to underground and surface parking. The proposed project is across the street from Phase I of the development, which is a five-story (58-foot) market rate senior rental living community offering independent living, assisted living, and memory care with 154 units and two guest suites. It opened for occupancy in December 2020.
2. The dimensional standards in § 66.331 state the maximum building height for multifamily structures in the T3 district is 45 feet. § 66.331(g) states that a maximum height of ninety (90) feet may be permitted with a conditional use permit. The applicant requests a conditional use permit to allow a maximum building height of 50 feet. The anticipated maximum building height is 46 to 48 feet, but a maximum height of 50 feet is requested to provide some flexibility as site design proceeds.
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 use, including the proposed height, is consistent with the comprehensive plan. The project site is in an area

moved by _____

seconded by _____

in favor _____

against _____

identified in the Land Use Plan as mixed-use and in a neighborhood node. Policy LU-1 calls for encouraging transit-supportive density and directing the majority of growth to areas with the highest existing or planned transit capacity. Policy H-46 supports the development of new housing, particularly in areas identified as mixed-use and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit accessible urban neighborhoods. The project site is within the Montreal-West 7th- Lexington neighborhood node where higher density is encouraged. The project is consistent with the following Highland District Plan policies: 1) LU1.2 Work with developers, property owners, neighbors and neighborhood businesses to promote pedestrian-friendly design features such as parking behind buildings, transparent windows at street level, building frontage on sidewalks, and minimizing conflict points between vehicles and pedestrians; 2) T3.1 Improve public transit mode share and support quality public transit in all parts of Highland Park through strategic establishment of transit supportive land use intensity and design, working with transit providers to improve their service offerings, and supporting transit facilities; 3) H1.1. Promote and support housing options for older adults, families with children, and people with disabilities that accommodate range of household incomes, cultures and ethnicities, by using strategies such as zoning and density bonuses. The additional building height allows for increased density on the site, which is supported by the comprehensive plan.

- b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Primary vehicular access from Albion Avenue is planned. Department of Public Works staff reviewed the site plan to ensure safe circulation for vehicles and pedestrians, including the safety of residents of Phases I and II of the Lexington Landing development who may use the crosswalk at Lexington Parkway and West 7th to access amenities and services at each other's campuses.
- 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. West 7th Street and Lexington Parkway, which border the site, are major corridors in the city that each day carry large amounts of vehicle traffic. West 7th Street is a mixed-use area 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 proposed senior living community is an appropriate use along a future transit corridor where increased density can help support public transit use. The new transit way will serve residents, visitors, and staff of the proposed development.
- 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 proposed use, including the proposed height, will not prevent future development that is consistent with the comprehensive plan and existing zoning.
- 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, including the proposed height, will conform to all applicable T3 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 Wedum Albion LLC for a conditional use permit for a maximum building height of 50 feet at 915 Albion Avenue is hereby approved, subject to the following condition:

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.