ZONING COMMITTEE STAFF REPORT

FILE NAME: Lexington Landing Phase II **FILE #** 21-239-633
APPLICANT: Wedum Albion LLC **HEARING DATE:** March 11, 2021
TYPE OF APPLICATION: Conditional Use Permit
LOCATION: 915 Albion Avenue, NW corner at W 7th Street
PIN & LEGAL DESCRIPTION: 15.28.23.14.0087; Subject to easement, Lot 2, Block 1; West End Second Addition
PLANNING DISTRICT: 15 **PRESENT ZONING:** T3
ZONING CODE REFERENCE: § 61.501; § 66.331(g)
STAFF REPORT DATE: March 4, 2021 **BY:** Kady Dadlez
DATE RECEIVED: February 16, 2021 **60-DAY DEADLINE FOR ACTION:** April 16, 2021

A. **PURPOSE:** Conditional use permit for a 50' building height.

B. **PARCEL SIZE:** The through lot has frontage on Albion, West 7th, and Lexington. The lot area is approximately 2.88 acres.

C. **EXISTING LAND USE:** The property is vacant.

D. **SURROUNDING LAND USE:**

North: Low density residential uses in an R4 zoning district.

East: Commercial and low-density residential uses in B2 and R4 zoning districts.

South: Commercial uses in a T2 zoning district.

West: Multifamily uses in a T3 zoning district, low density residential uses in an R4 zoning district, and Highland Park in an R1 zoning district.

E. **ZONING CODE CITATION:** § 61.501 lists the general requirements for all conditional uses; § 66.331(g) states that a maximum height of ninety (90) feet may be permitted with a conditional use permit.

F. **PARKING:** Zoning Code § 63.207 requires .33 spaces per unit for housing for the elderly; 32 surface spaces and 87 underground spaces are planned. Access to all off-street parking spaces is planned to be from Albion Avenue.

G. **HISTORY/DISCUSSION:** This is the site of the former Riverview School that was demolished in 2017. The property was rezoned from R4 to T3 in 2018. The triangular shaped parcel was split into two to accommodate the realignment of Lexington Parkway at West 7th Street to improve safety of the 5-leg intersection at Lexington-West 7th-Montreal. The realigned street improvements were made in 2020, as Phase I of the Lexington Landing senior housing development was completed. A final layer of asphalt will be laid on the street this spring. The traffic signal at Albion was relocated to the new Lexington-West 7th intersection. Plans are in the design phase now for connecting the recently realigned road to Shepard Road and Crosby Farm Park along the river via Elway Street south of West 7th Street. This connection includes pedestrian and bicycle accommodations, a new signal at Shepard Road, and an enhanced crossing.

H. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council voted to support the conditional use permit; the resolution is attached to the staff report.

I. **FINDINGS:**

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 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.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a maximum building height of 50 feet at 915 Albion Avenue, subject to the following additional 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.

CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # _____
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name WEDUM ALBION, LLC
(must have ownership or leasehold interest in the property, contingent included)
Address 2615 UNIVERSITY AVE SE City MINNEAPOLIS State MN Zip 55414-3207
Email JAYPORTZ@WEDUM.ORG Phone 612-789-3363
Name of Owner (if different) _____ Email _____
Contact Person (if different) JAY PORTZ Email JAYPORTZ@WEDUM.ORG
Address same as above City _____ State _____ Zip _____

PROPERTY INFO

Address/Location 848 ALBION AVENUE, SAINT PAUL, MN 55116
PIN(s) & Legal Description PID 152823140087; west end second addition subj to easement
(attach additional sheet if necessary)
Lot Area Lot 2 Block 1 Current Zoning T3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) Chapter 66, Section 331, Paragraph 5 for the following use or purpose:

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions for the use. If you are requesting modification of any standards or conditions for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Zoning Code § 61.502. Attach additional sheets if necessary.

See Attached Narrative

☒ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Sign Here _____ **Date** 2/15/21

Rev 7.4.2019

Wedum Albion, LLC Narrative – CUP for 915 Albion Ave.

Wedum Albion, LLC ("Wedum Albion") is proposing a market rate senior rental living community to be located at 915 Albion Avenue in Saint Paul, Minnesota (the "Site"). The Site is approximately 2.88 acres in size. This is the planned second phase of development by the JA Wedum Foundation and is currently planned to be a 92-unit senior living community on the northeast half of the old Riverside School parcel. This senior living community would consist of 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 a four-story building. The anticipated maximum building height is approximately 46-48 feet. There would be underground parking under a majority of the building and additional surface parking is planned. Total parking will be within zoning guidelines. The Site is across the street (rerouted Lexington Parkway S.) from another market rate senior rental living community developed by Wedum Lexington, LLC ("Lexington Landing") which has 154 senior apartments and 2 guest suites and opened for occupancy on 12/18/2020 (independent living, assisted living and memory care). Lexington Landing is a 5-story building and approximately 58 feet in height.

The Site is currently zoned as T-3 traditional neighborhood which is consistent with other properties along 7th Street W. Wedum is requesting a conditional use permit for the proposed maximum height of the building. Code Section 66.331. allows for a maximum building height of 45; up to 90 feet is permitted with a CUP. Wedum is requesting a maximum building height of 50 feet, which meets all of the standards under Code Section 61.501 as follows:

- 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.
    - Yes.
- The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
    - Yes – see attached site plan.
- The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger public health, safety and general welfare.
    - Yes – the proposed senior living community will be consistent with structures along the 7th Street W. corridor and be a transition between 7th Street W. and the surrounding neighborhood.
- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
    - Yes.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
    - Yes. See also letter of support from the Highland District Council.

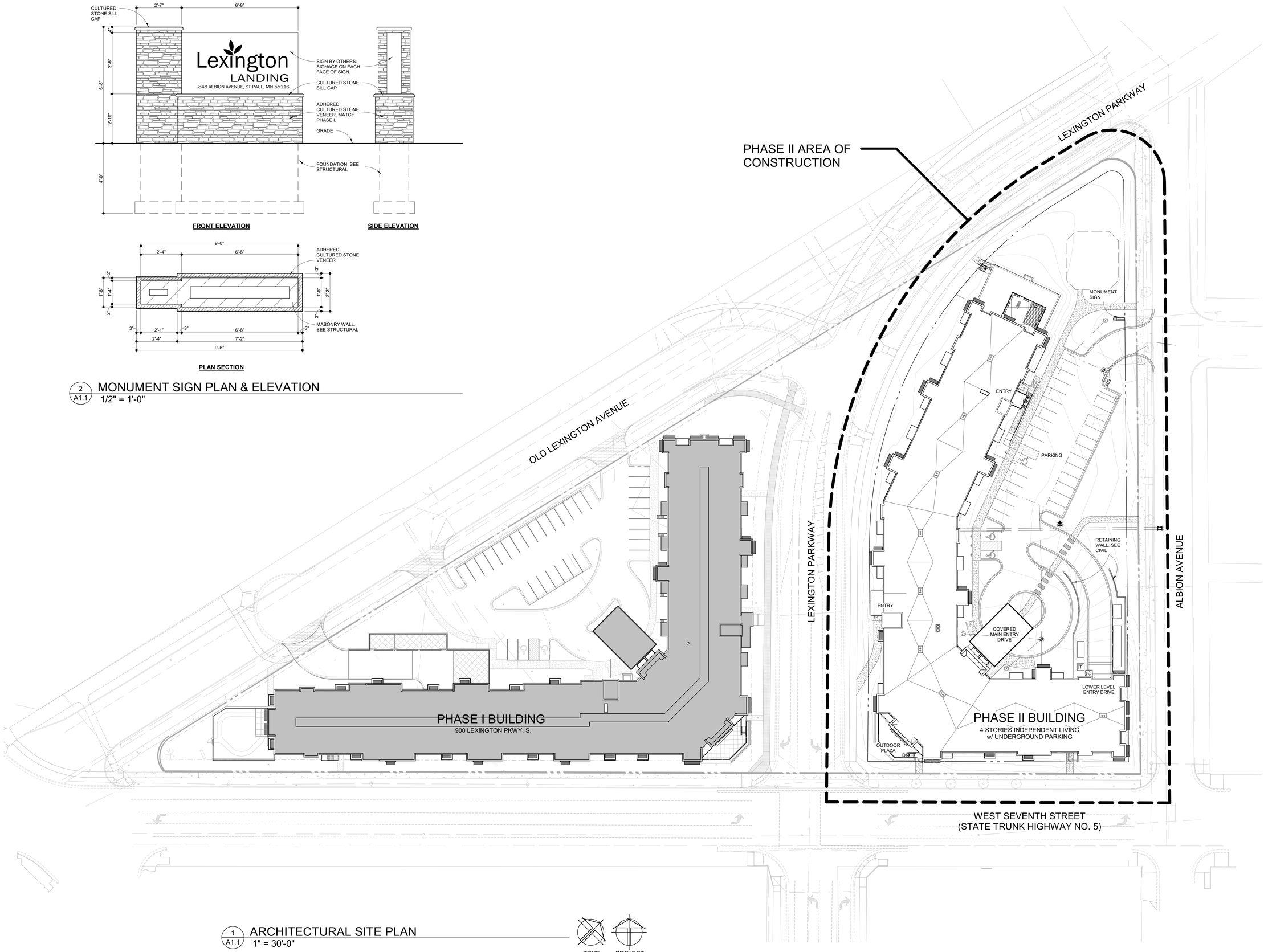
The Highland District Council provided a resolution in support for the CUP, dated February 4, 2021.

FRONT ELEVATION

SIDE ELEVATION

PLAN SECTION

2 / A1.1 MONUMENT SIGN PLAN & ELEVATION
1/2" = 1'-0"



1 / A1.1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

TRUE NORTH

PROJECT NORTH

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

LEXINGTON LANDING
PHASE II

915 ALBION AVENUE
ST. PAUL, MN 55116

J.A. WEDUM FOUNDATION

EDI

GMP ISSUE
1/15/21

ARCHITECTURAL SITE PLAN

Issues and Revisions:

Commission No:	82275-20061
Drawn by:	NJ
Checked by:	GW

SHEET

A1.1

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2/16/2021 1:04:37 PM

915 Albion Avenue – Lexington Landing Phase II – Conditional Use Permit – # 21-239-633

915 Albion at West 7th Street & Lexington Parkway

Phase I of the Lexington Landing Development – northwest corner at West 7th & Lexington Parkway

Southwest corner at West 7th & Lexington Parkway – School District offices

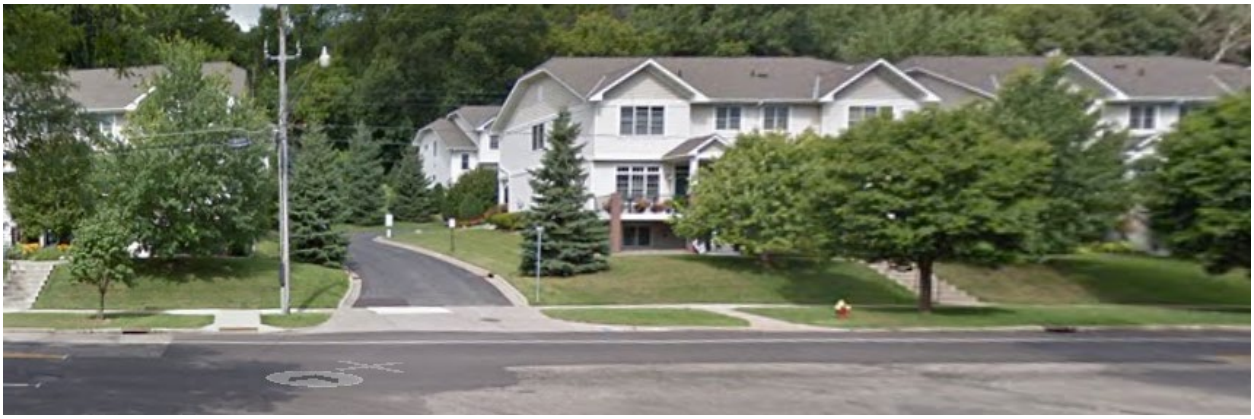
Southwest corner at Albion & West 7th Street – Highland Nursery

Southeast corner at Albion & West 7th Street – gas station and convenience store

Northeast corner at Albion & West 7th Street – Post Office and surface parking along West 7th Street

Single family homes along the east side of Albion

Residential uses north and west of the project site



Residential uses along old Lexington Avenue

HIGHLAND
DISTRICT COUNCIL

1978 Ford Parkway • Saint Paul MN 55116 • 651.695.4005 • HighlandDistrictCouncil.org

HDC Resolution in Support of the CUP for Lexington Landing Phase II

Whereas the applicant, Essential Decisions Inc. (EDI) has applied for a Conditional Use Permit (CUP) for a maximum of 50 feet for the height of its independent senior living facility development at 900 Albion; and

WHEREAS the applicant has requested to build 5 feet over the T3 Zoning of 45 feet in order to construct the four story building, which is one story lower than Phase 1 of the project; and

Whereas the Highland District Council (HDC) has supported the first phase of this project, a rezoning of the property and the realignment of Lexington Parkway; and

Whereas EDI, has met with Ramsey County Public Works, City of St Paul Public Works, MnDOT, and the (HDC) many times to make certain its development will fit in with the neighborhood project to realign the Lexington, Montreal and West 7th intersection; and

Whereas EDI has met with the Community Development Committee of the HDC on September 19th, 2017, October 17th, 2017, January 16, 2018, December 8th, 2020 and January 19, 2021 and the Transportation Committee of the HDC on October 10th, 2017; and presented plans and answered neighbors' questions at a Community meeting on December 4th, 2017 hosted by the HDC and Fort Road Federation; and

Whereas the neighbors that attended the community meetings supported the rezone and the development at this location;

Therefore, be it resolved, that the Highland District Council supports the 50 foot CUP for the property at 900 Albion.

Approved on Feb 04, 2021
By the Highland District Council Board of Directors

Resolution 2021-01D

FILE #21-239-633 Aerial Map

Application of Wedum Albion LLC

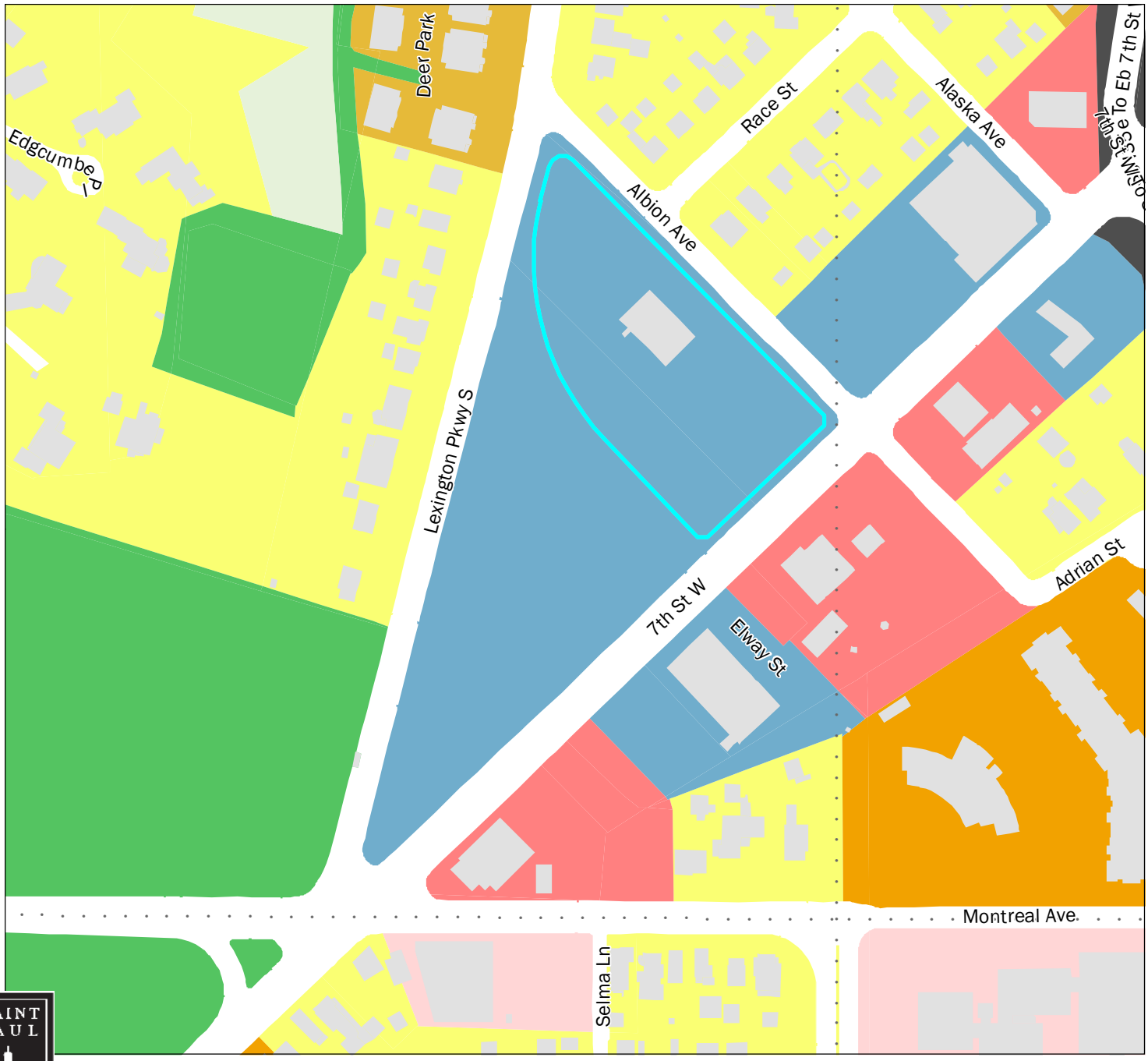
Application Type: CUP
Application Date: February 16, 2021
Planning District: 15

0 25 50 100 150 200 Feet

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

ParcelPoly on



SAINT PAUL

FILE #21-239-633 Existing Land Use

Application of Wedum Albion LLC

Application Type: CUP
Application Date: February 16, 2021
Planning District: 15

0 50 100 200 300 400 Feet

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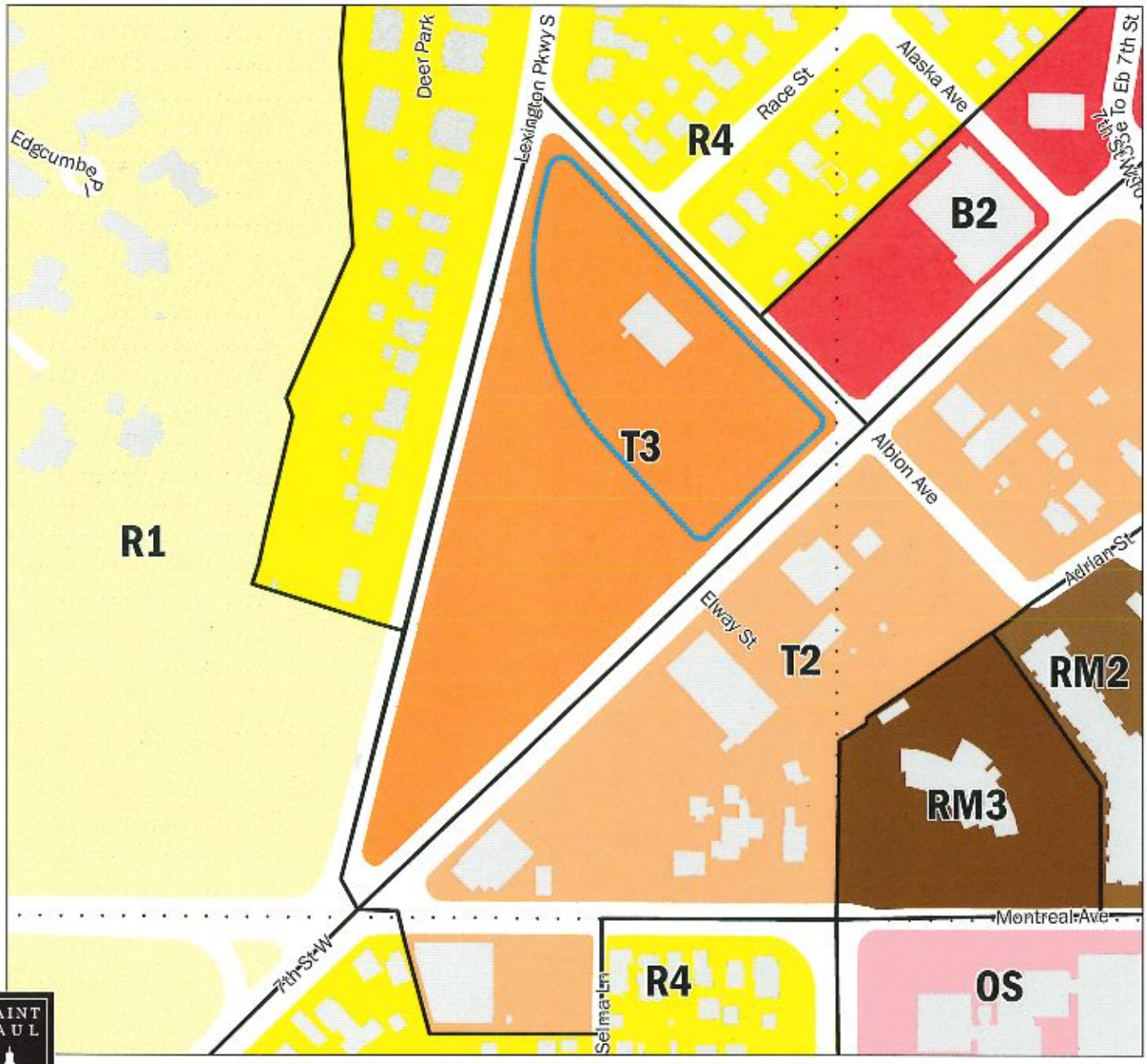
Subject Parcel(s) Outlined in Blue

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water



SAINT PAUL

FILE #21-239-633 Zoning Map

Application of Wedum Albion LLC

Application Type: CUP
Application Date: February 16, 2021
Planning District: 15

0 50 100 200 300 400 Feet

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Subject Parcel(s) Outlined in Blue

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial
- I3 Restricted Industrial
- F1 River Residential
- F2 Residential Low
- F3 Residential Mid
- F4 Residential High
- F5 Business
- F6 Gateway
- VP Vehicular Parking
- PD Planned Development
- CA Capitol Area Jurisdiction