

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Habitat for Humanity (Maryland Avenue) **FILE #:** 16-005-448
2. **APPLICANT:** Saint Paul HRA **HEARING DATE:** February 11, 2016
3. **TYPE OF APPLICATION:** Rezoning
4. **LOCATION:** 1059 Maryland Ave E, NW corner at Earl Street
5. **PIN & LEGAL DESCRIPTION:** 212922340199; J A And W M Stees Addition Vac Sts
Accruing & E 30 Ft Of Lot 29 & All Of Lot 30 Blk 7
6. **PLANNING DISTRICT:** 5 **EXISTING ZONING:** B2
7. **ZONING CODE REFERENCE:** 61.801(b)
8. **STAFF REPORT DATE:** February 4, 2016 **BY:** Jake Reilly
9. **DATE RECEIVED:** January 25, 2016 **60-DAY DEADLINE FOR ACTION:** March 25, 2016
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- A. **PURPOSE:** Rezone from the B2 Community Business district to the T1 Traditional Neighborhood district.
- B. **PARCEL SIZE:** 8,476 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** The property is surrounded by single family residential uses to the north and west, zoned R4. To the south and east, there is a mix of commercial uses, institutional uses, and single family residential uses, zoned B2 and R4.
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The property was originally a retail janitorial supply establishment with four units in the upper level, until around 2005. When the property became available for sale through the Ramsey County tax forfeiture process, the HRA purchased the property. The building was demolished in 2012 using funds through the federally-funded Neighborhood Stabilization Program, now known as the Inspiring Communities Program. This property was part of the fall 2015 round of "Requests for Proposals" issued through the Inspiring Community Program and Twin Cities Habitat for Humanity was awarded developer status in order to construct a single-family home.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 5 intends to issue a letter prior to the City Council meeting.
- H. **FINDINGS:**
1. The applicant seeks rezoning of the property at 1059 Maryland Avenue E from the B2 Community Business district to the T1 Traditional Neighborhood district in order to allow the construction of a single-family home. The applicant has a developer agreement with Twin Cities Habitat for Humanity to construct a 2,538 square foot two-story single-family home and detached two-car garage.
 2. The proposed zoning is consistent with the way this area has developed. The proposed T1 Traditional Neighborhood zoning is consistent with the way this area has developed. This section of Maryland Avenue is characterized by neighborhood commercial nodes at alternating intersections, including this one. The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office, and service uses that primarily serve neighborhood

needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses. The properties immediately to the west and north of the subject property are both single-family residential properties.

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 5 Plan contains no provisions specific to this application.
 4. The proposed T1 Traditional Neighborhood district is compatible with the surrounding land uses. The T1 district supports a range of uses, including those found on and in the vicinity of the subject properties. In addition, the T1 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 T1 zoning is not "spot zoning" because the T1 uses are consistent with the surrounding residential and commercial zoning designations and uses.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 1059 Maryland Avenue East from the B2 Community Business district to the T1 Traditional Neighborhood district.



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 16-005448
 Fee: 1200
 Tentative Hearing Date:
2-11-16
#212922340199

APPLICANT

Property Owner St. Paul HRA
 Address 1100 City Hall Annex, 25 West Fourth Street
 City St. Paul St. MN Zip 55106 Daytime Phone _____
 Contact Person (if different) John Vash / Mike Nelson Phone 651-266-6592
↳ 612-305-7178

PROPERTY LOCATION

Address/Location 1059 Maryland Avenue East
 Legal Description Vac Sts Accruing of 30 ft. of Lot 29 + All of Lot 30
PID# 212922340199 Current Zoning B2 B1K7
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
St. Paul HRA, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a B2 zoning district to a T-1 zoning
 district, for the purpose of:

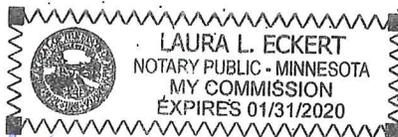
Construction of a Snisk Family home by TC Habitat
 for Humanity per the 2016 Inspiring Communities St. Paul
 HRA program.

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 15th day
 of January, 2016
Laura L. Eckert
 Notary Public



By: [Signature]
 Fee owner of property
 Title: Executive Director

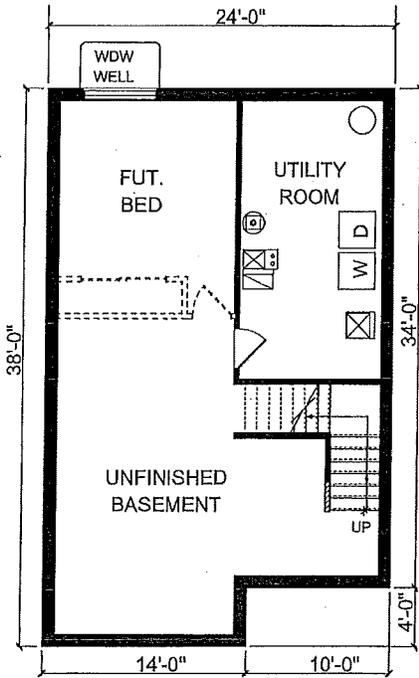
paid 1/14/16
 Rev. 11/21/13



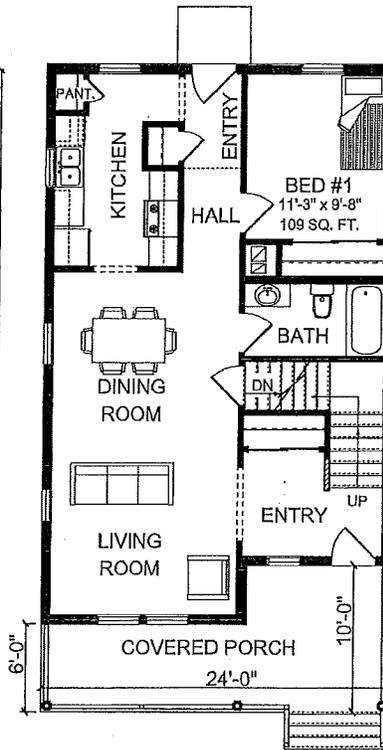
RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE

HOUSE FEATURES:

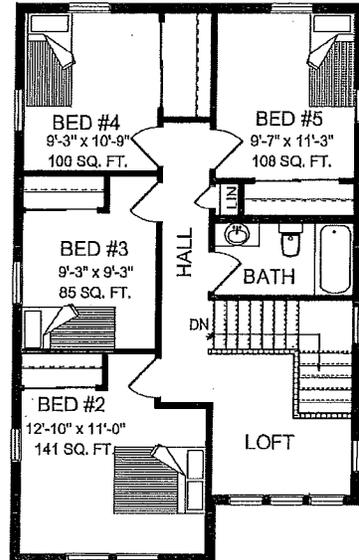
- SIDING: LP SMARTSIDE WITH A 50-YEAR WARRANTY
- ROOFING: GAF 30 YEAR SHINGLES
- GEORGIA-PACIFIC ALUMINUM SOFFIT AND FASCIA
- VALSPAR LOW VOC PAINT
- ANDERSEN WINDOWS
- ENERGY STAR 3.0
- LEED GOLD CERTIFIED



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



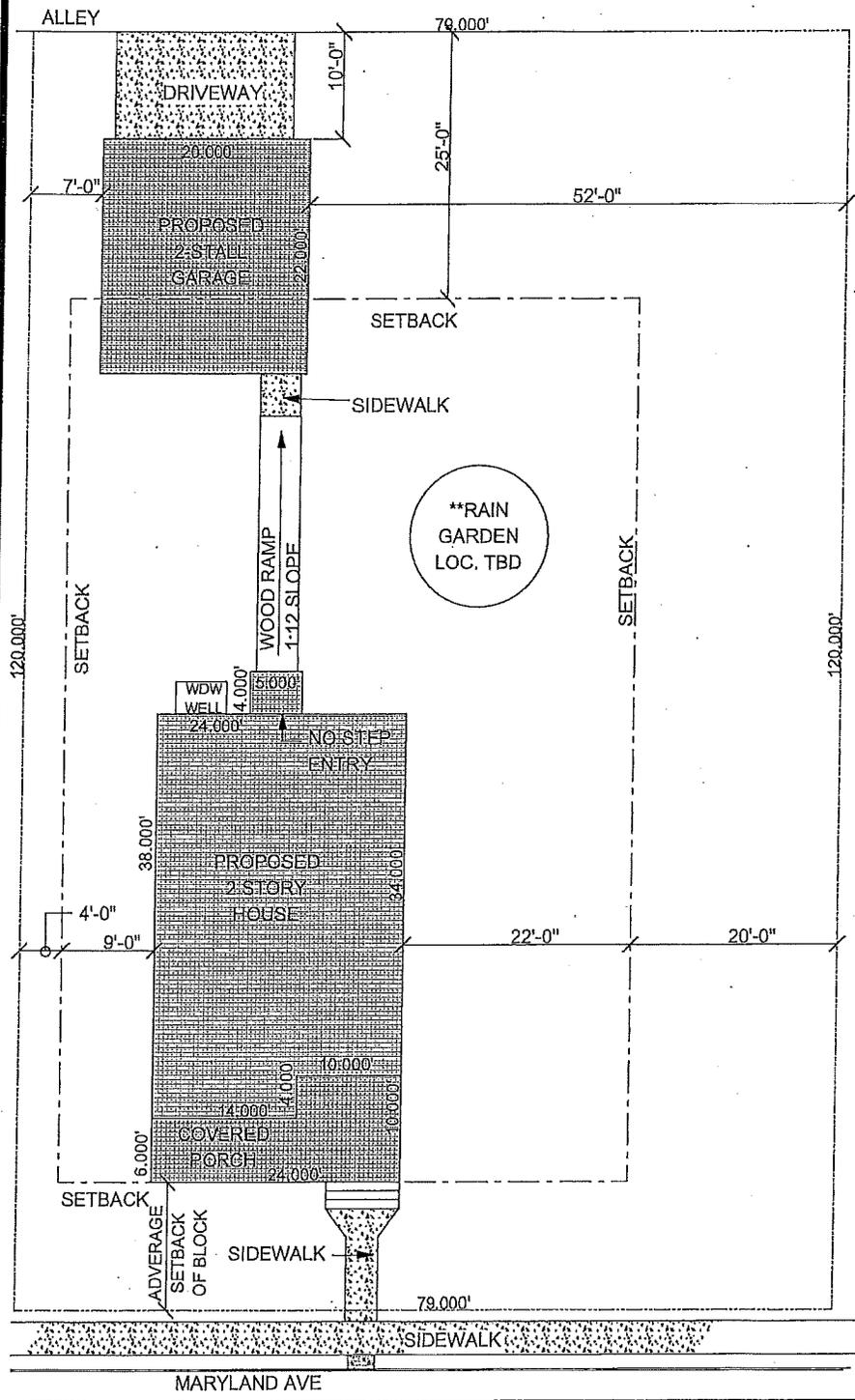
1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

SINGLE FAMILY HOME
1059 MARYLAND AVE.
ST. PAUL, MN

MODEL: 11TS5-2

BASEMENT UNFINISHED SQ. FT. = 862
FIRST FLOOR FINISHED SQ. FT. = 862
SECOND FLOOR FINISHED SQ. FT. = 814
TOTAL FINISHED SQ. FT. = 1,676
TOTAL SQ. FT. = 2,538
(INCLUDES UNFINISHED BASEMENT)



PROPOSED SITE PLAN

SCALE: N.T.S.

**SITE PLAN AND MODEL ARE PROPOSED. SOIL CONDITIONS, EXISTING SITE CONDITIONS, AND LOCATION OF NEIGHBORING HOUSES, MAY ALTER SITE PLAN AND/OR MODEL TYPE.



1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104
OFFICE: 651-207-1700
FAX: 651-641-8641

PROPOSED SITE PLAN

SINGLE FAMILY DWELLING
MODEL: 11TS5-2
1059 MARYLAND AVE.
ST. PAUL, MN

DRAWN BY: CHRISTY MISCHKE

DATE: 9-14-15

PART 2
PROJECT APPLICATION
Complete this form for each address.

Property Address: 1059 Maryland Avenue

Developer: Twin Cities Habitat for Humanity

1. Proposed project description: Building square footage, size of property, description of buildings-materials, etc. Attach conceptual drawings including site plan, elevations and floor plans.

Habitat will build a 5 bedroom, two-story home with 2,538 sq. ft. 1,676 of which will be finished livable space. Exterior materials include LP SmartSide or Hardi-Board, Andersen Windows, Valspar Low VOC paint, Georgia-Pacific aluminum soffit and fascia, and GAF 30 year shingles. The B2 lot size 79 x 120 will include a two stall garage, a ramp to enable visitability, and space for a rain garden. The model has been selected to compliment the surrounding properties in roof pitch and elevation, and identical to units that Habitat has built in St. Paul in the last five years in partnership with the HRA through the ISP and NSP programs. This is a large corner lot at the intersection of Maryland Avenue and Earl Street, a decorative fence for safety of the children living in the home will be required. The property will also need to be rezoned from the present B2 designation.

2. Describe innovative use of building materials or design.

Consistent with Habitat's current build spec already in use, homes will be certified as Energy Star 3.0 and will also be certified LEED Gold standard. Habitat homes are so energy efficient that they consistently receive a HERS score of 45-55, well surpassing the score of 80 that is consistent with local building code. Habitat also exceeds in waste diversion, with approximately 60-65% of our construction waste diverted from the waste stream and recycled by Atomic Recycling. Habitat pre-assembles its panels to maximize material usage and right sizes its designs to standard material sizes in order to minimize construction waste. Green features utilized on Habitat homes include finger jointed studs, EPA WaterSense labeled products to minimize water usage, continuously active bath fans, green label carpeting, and low voc paints and caulks. Habitat installs 95% efficient furnaces and power vented, high-efficiency water heaters. In addition, Habitat also installs radon mitigation systems as a standard component in all houses was given an award as the #1 Gold Standard Builder of Radon Resistant New Construction by the Minnesota Department of Health in 2011. Habitat will explore working with the water shed on rain garden efforts, and is also able to bring the expertise of its master gardeners in selecting landscaping and working to implement rain gardens.

3. State specific reasons why the use of HRA assistance is necessary for the project

As noted in the business application section, Twin Cities Habitat for Humanity receives no cash at sale to homebuyer, but instead is repaid over the life of its self-financed mortgage product. As a result, Habitat must raise all funds to cover its costs of construction. Gap funds from the HRA are a critical piece of that fundraising. Habitat budgets for its annual production on a portfolio wide basis of projects across the metro area. Having a reliable projection of cash flow is essential to this process, including known availability of gap funding from the HRA. Absent HRA funding, Habitat would not have an alternate source of funds to cover its project costs within its overall budget, and would not be able to accomplish the project.

4. Provide the justification for expected sales prices to end buyers or lease rates. Attach supporting material as needed.

The appraised value of recent, comparable homes built by Habitat in 2013 and 2014 in Frogtown, North End and Payne-Phalen are the best predictor of future home sales. Those homes have sold for between \$150,000 and \$170,000 and are in the same neighborhoods where Habitat will build under the Inspiring Communities RFP. Habitat homes are generally comparable in quality, materials, and square footage, and thus provide a sound basis for anticipating future sales prices. Copies of recent appraisals are attached with the overall RFP. Because Habitat homes are generally comparable, and rather than duplicating submissions with each project application, only one set of comparable sales documents is provided with the RFP response.

Twin Cities Habitat for Humanity sells its homes at appraised value less any deductions required by funding sources. Consistent with other projects funded by PED and recently sold, those deductions could include a .05% discount from appraised value and a roughly \$1,200 discount to families, both of which are required by the Self-help Homeownership Opportunity Program that Twin Cities Habitat for Humanity leverages through Habitat for Humanity International. That source is one of the numerous sources of funding Habitat uses for the annual fundraising line-item noted in the sources and uses attachment.

Based on recent appraisals as noted above, adjustments for house size, and a 3% inflation factor to account for some increase in market value over the next 18 months, Habitat expects that the final sales price of this unit will be around \$180,000.

5. Will building be owner occupied X Yes _____ No
6. Is the Developer willing and/or able to use CDBG dollars (buyer income limited to 80% of AMI) on this project? x Yes _____ No
7. For owner-occupied projects: Submit an ownership sources and uses statement for the subject address (see Appendix A of the *Homeownership Development Program manual*.)

8. For rental projects: Submit a rental sources and uses statement for the subject address and a 15-year cash flow projections (see Appendix A of the *Rental Housing Development Program manual*).

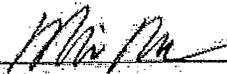
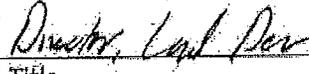
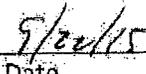
9. Project completion schedule:

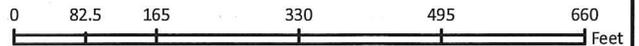
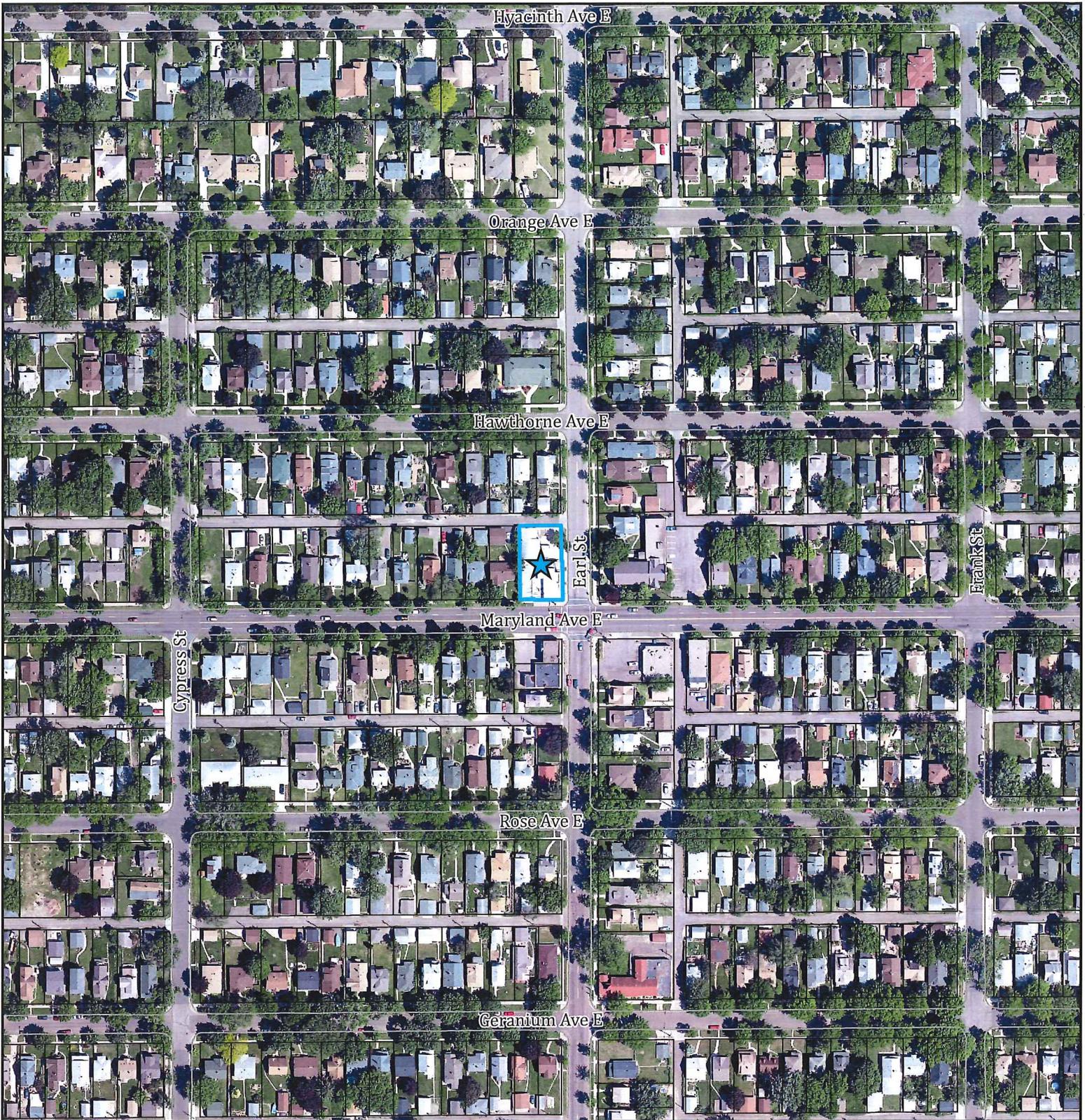
- 6 Months or less
 12 Months or less

10. Additional Comments:

Per the cover letter with this application, TCHFH has capacity for 8 properties for our 2016 project schedule. Habitat has submitted 12 projects for consideration. Due to Habitat's Neighborhood Revitalization success, volunteers and sponsors have expressed a continued preference and support for working in Frogtown, Lots in this area are still a very high priority for TCHFH to support this demand. Therefore, receiving 2 lots in Frogtown will help Habitat maximize its volunteer and financial participation.

The information contained herein is true and correct to the best of my/our knowledge and belief.

| | | |
|---|--|---|
|  |  |  |
| Signature | Title | Date |



FILE NAME: Habitat for Humanity

Aerial

APPLICATION TYPE: Rezone

 Subject Parcels

FILE #: 16-005448 DATE: 1/25/2016

PLANNING DISTRICT: 5

ZONING PANEL: 5



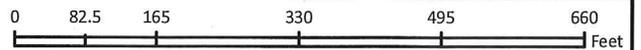


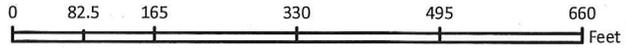
FILE NAME: Habitat for Humanity
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 PLANNING DISTRICT: 5
 ZONING PANEL: 5

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Subject Parcels

• • Section Lines





FILE NAME: Habitat for Humanity

APPLICATION TYPE: Rezone

FILE #: 16-005448 DATE: 1/25/2016

PLANNING DISTRICT: 5

ZONING PANEL: 5

- Zoning**
- R4 One-Family
 - RT1 Two-Family
 - B2 Community Business
 - Subject Parcels
 - Section Lines

