

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** PDMC LLC Senior Living **FILE #:** 17-215-889
 2. **APPLICANT:** Morning Star Missionary Baptist Church **HEARING DATE:** December 7, 2017
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 739 Selby Ave, between Grotto and St. Albans
 5. **PIN & LEGAL DESCRIPTION:** 02.28.23.11.0062; Holcombe's Addition to Saint Paul, Lots 16 through 25, Block 3
 6. **PLANNING DISTRICT:** 8 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** November 28, 2017 **BY:** Tony Johnson
 9. **DATE RECEIVED:** November 21, 2017 **60-DAY DEADLINE FOR ACTION:** January 20, 2018
-

- A. **PURPOSE:** Rezone from B2 community business to T2 traditional neighborhood.
- B. **PARCEL SIZE:** 109.7 ft. of frontage on Grotto x 400 ft. of frontage on Selby Avenue = 43,880 sq. ft. With half of the width of the alley included for density purposes the total area is 47,880 sq. feet.
- C. **EXISTING LAND USE:** Institutional - Church
- D. **SURROUNDING LAND USE:**
 - North: One- and Two- Family Residential
 - West: Multi-family Residential
 - South: Multi-Family Residential, Vacant Parcel
 - East: Multi-Family Residential
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** In 1922 the subject parcels, along with all of the parcels on Selby Avenue were zoned "C" commercial. In 1975 when the modern zoning code was enacted, 739 Selby was zoned B2, community business district. The parcel has remained zoned B2 since that time and is currently the home of Morning Star Baptist Church.
- G. **PARKING:** The applicant is proposing a new mixed use building that would include senior housing and space for Morning Star Baptist Church, for which Zoning Code § 63.207 requires a minimum of 42 off street parking spaces and a maximum of 71 surface parking spaces. The applicant is proposing 30 surface spaces principally for the church and 66 underground spaces within the building, for a total of 96 parking spaces, thus meeting the minimum parking requirement and not exceeding the maximum amount of surface parking allowed for this mixed-use building.
- H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 8 at the time of this staff report.
- I. **FINDINGS:**
 1. The applicant is seeking to rezone the parcel at 739 Selby Avenue from B2 to T2 in order to construct a new mixed use building with 95 senior housing units and a church, and has submitted conceptual plans for a four story building with 30 surface parking spaces and 66 underground parking spaces.

2. The proposed zoning is consistent with the way this area has developed, with a mix of commercial and residential uses of varying densities along Selby Avenue. From 1922 to 1975 Selby Avenue was zoned "C" commercial, which permitted all residential and commercial uses. In 1975 when the modern zoning code was established, parcels on Selby Avenue were rezoned to a mix of zoning districts that generally corresponded to the underlying land uses of the parcels. The proposed T2 zoning district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. T2 zoning is consistent with the historic pattern of development on Selby Avenue and the mix of RM2, B2 and B3 zoning districts along the corridor. T2 is consistent with the density and the uses that are permitted in both the business and multifamily residential zoning districts along Selby Avenue.
 3. The proposed zoning is consistent with the Comprehensive Plan. Selby Avenue is identified in the Comprehensive Plan as a mixed use corridor. The proposed mixed use building is consistent with this land use designation strategy LU 1.24 which calls for supporting a mix of uses on mixed-use corridors. The senior housing component is also consistent with strategy 26 of the District 8 neighborhood plan which calls for increasing the housing options for seniors that wish to continue living in the neighborhood.
 4. The proposed zoning is compatible with the surrounding single family residential, two-family residential, multi-family residential and mixed use commercial and residential land uses in the immediate area. Because the subject parcel abuts RT1 zoning north of the subject parcel, the traditional neighborhood design standards limit the height at the property line abutting that zoning district. The height can be increased by stepping the building back from the northern property line, resulting in the majority of the building mass being pushed away from the lower density residential uses towards the street. This provision in the traditional neighborhood districts will help ensure that the proposed development will be compatible with the lower density residential development north of the subject parcel. The proposed zoning is also compatible and in keeping with the established mix of multifamily residential and commercial uses along in the immediate area. 755 Selby Avenue, west of the subject parcel, was constructed in 2003 in a B3 General Business District. The dimensional standards in a B3 district are similar to the dimensional standards in a T2 district.
 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 rezoning of these parcels from B2 to T2 would not constitute spot zoning. The uses that are permitted in a T2 traditional neighborhood zoning district are consistent the uses permitted in the RM2 multi-family residential zoning district, the B2 community business district, and the B3 general business district in the immediate area.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from B2 community business to T2 traditional neighborhood.

PETITION TO AMEND THE ZONING CODE



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 #: 17-215889

Fee: _____

PD=8

#0228231162

APPLICANT

Property Owner PDMC, LLC

Address 755 Selby Avenue, Suite A

City Saint Paul State MN Zip 55105 Daytime Phone (612) 840-9801

PROPERTY LOCATION

Address/Location 739 Selby Avenue

Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 3
HOLCOMBE'S ADDITION TO SAINT PAUL, Ramsey County, Minnesota.

Legal Description (Abstract Property)

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, Morning Star Baptist Church, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

See first attachment.

(Attach additional sheets if necessary)

Attachments as required: [] Site Plan [] Consent Petition [] Affidavit

Subscribed and sworn to before me

Date November 14, 2017

Megan Olson
Notary Public



By: [Signature]

Fee owner of property

pdd 11-16-17

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, Morning Star Baptist Church, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

PDMC, LLC proposes to build a 95-unit Senior Living project in Saint Paul, Minnesota's Capitol City. The proposed building will be located on a one-acre site at 739 Selby Avenue, intersection of Selby Avenue and Grotto Street North. The site is currently home to Morning Star Baptist Church.

PDMC, LLC believes this is a strong development opportunity and aligns with the vision and goals of the City of Saint Paul. The development leverages land use with higher residential density, while having low vehicle ownership and usage. It also delivers a housing type that is needed within the marketplace, based on a market assessment dated October 2016. Morning Star Baptist Church, a pillar in the community since 1981, will remain on the site with a new facility anchoring the corner of Selby and Grotto. The 4-story project is adding to the continually growing redevelopment of Selby Avenue West of Dale Street.

The attributes this site brings to Senior Living:

- Located at an intersection, supported by public transportation.
- Located between Minneapolis (9 miles) & Saint Paul (2.2 miles) downtown centers.
- Grocery Stores; Mississippi Market (2 blocks) and Whole Food grocery store (1.5 miles)
- Multiple restaurants within 4 block walking distance.
- Four major medical centers; St Joseph's Hospital (2 miles), Regions Hospital (2.3 miles), Bethesda Hospital (2.2 miles) and United Hospital Center (1.5 miles).
- Two Libraries: Rondo Community Library and George Latimer Central Library.
- Nine churches within 2 mile radius
- Four Elementary Schools, one Middle School and one High School within 2 miles, which provides volunteer opportunities for the residents.

Senior Living Project:

- 95 units +/- of Senior Living Rentals
 - Continuum of living
 - Independent & Assisted Living
 - Memory Care
 - Extended Care Suite

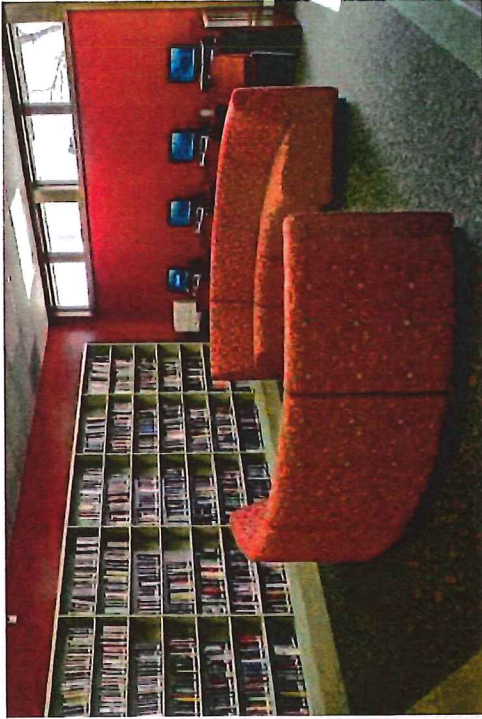
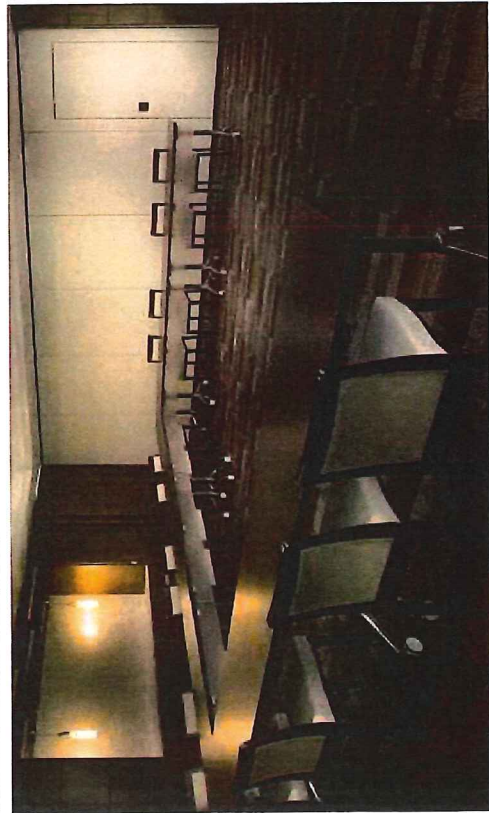
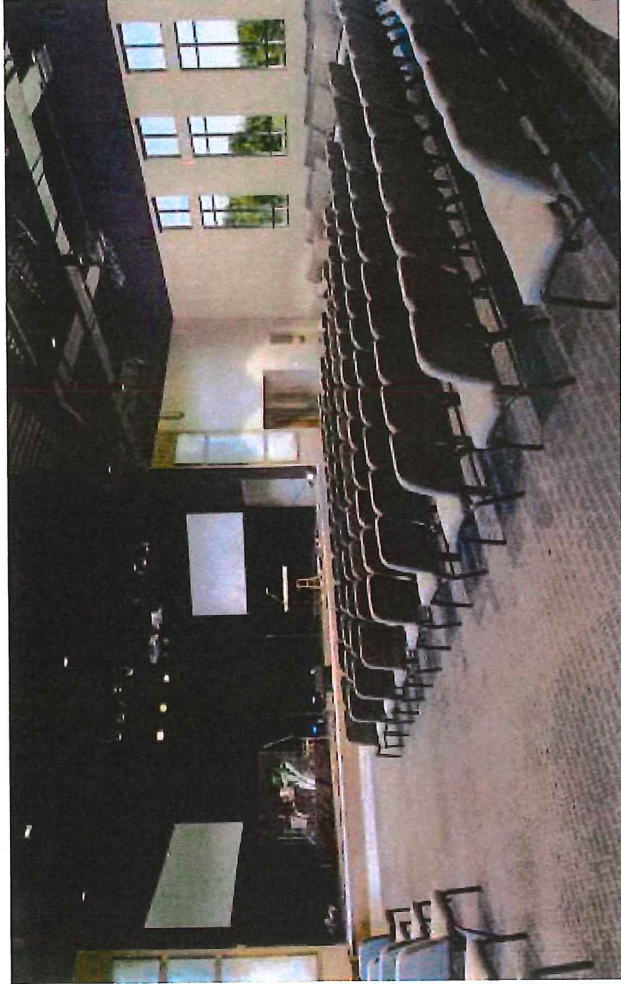
- Residential Unit Mix
 - 2 bed/2 bath, 2 bed/1 bath
 - 1 bedroom & den, 1 Bedroom
 - Studio

- Resident Common Areas
 - Dining Room & Commercial Kitchen, Club Room, Coffee Shop/Bistro, Wellness Center, Library, Community Room and Theater

- \$24 M Capital Investment

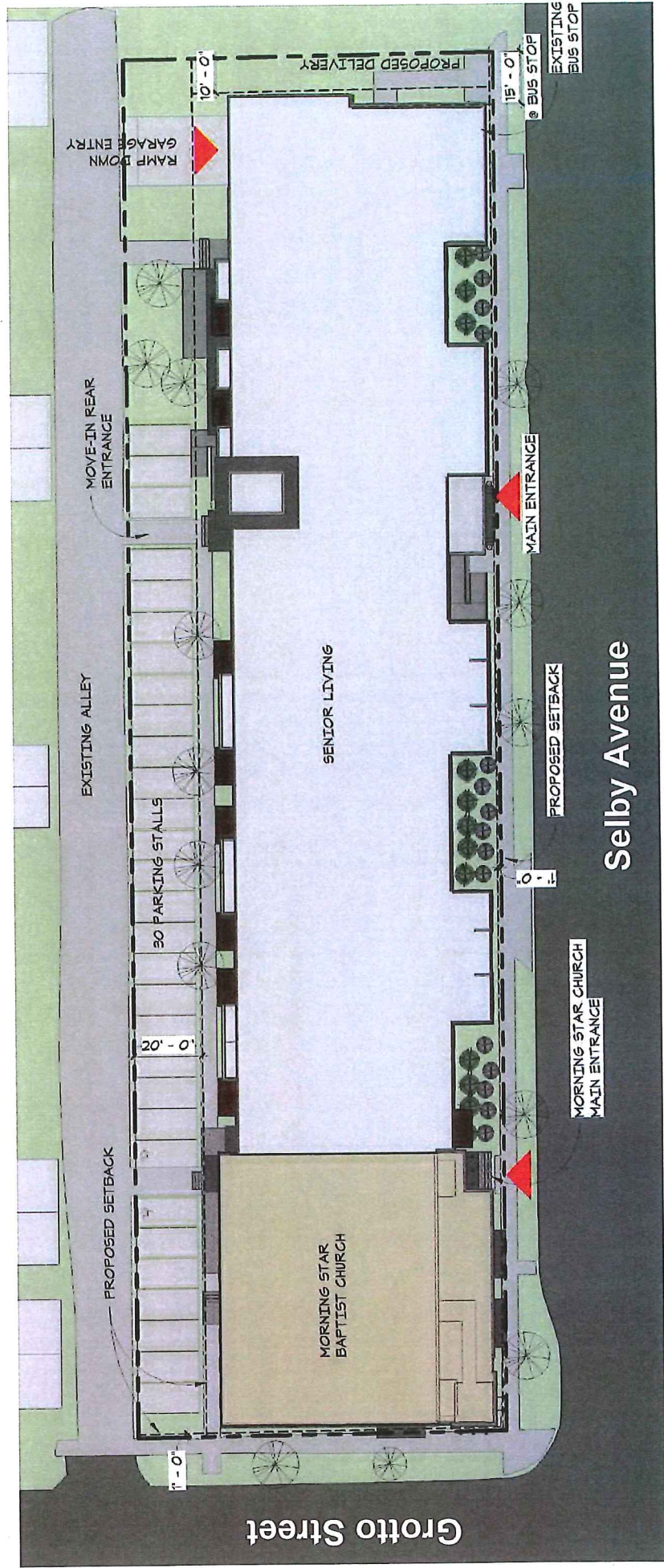
Morning Star Baptist Church:

The new 6,600 SF church facility will include an enlarged sanctuary and narthex to support a congregation of 240 parishioners. Support spaces to include; two large classrooms with operable wall, kitchen, office functions and shared library with the Senior Living development.

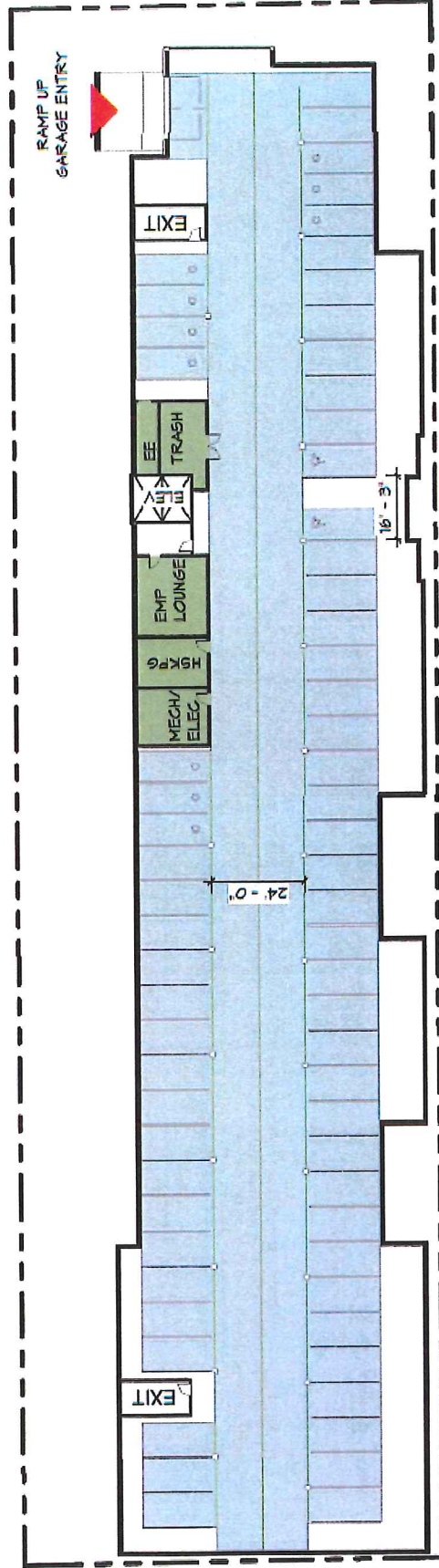


Site Plan:

- The building will be a four-story wood frame structure over a concrete and precast basement, used for enclosed parking and support functions.
- The facility is being programmed and designed to accommodate a continuum of aging, including Independent Living, Assisted Living and Memory Care Units.
- The total square footage of the redevelopment is proposed to be 135,000 GSF, including the underground parking.



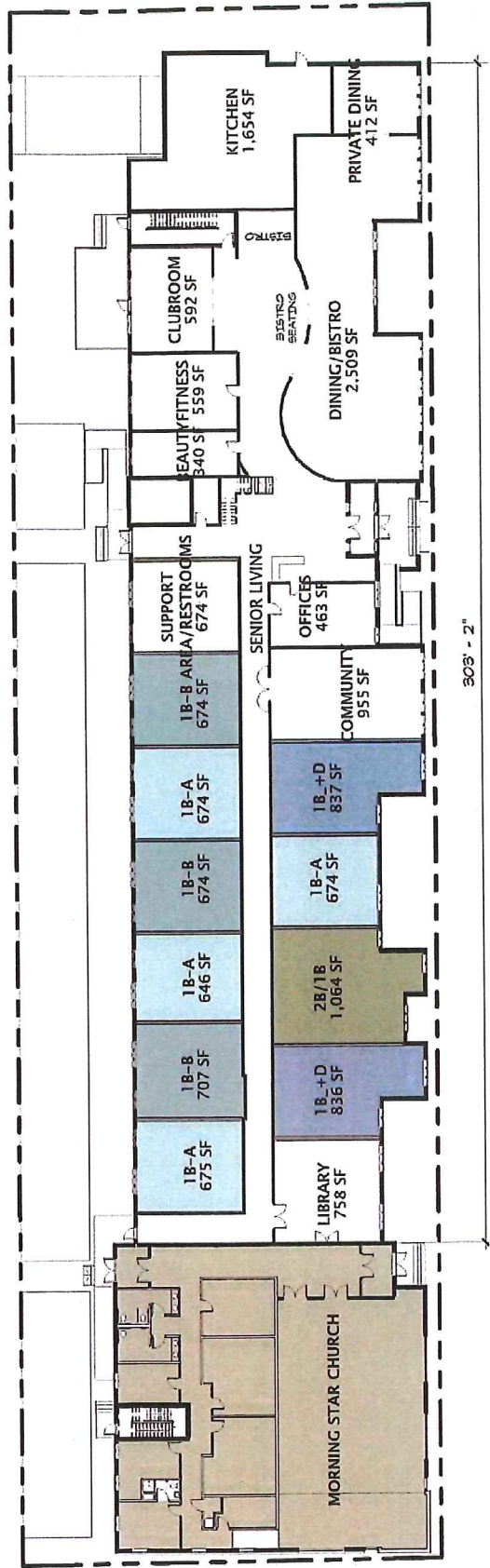
Below Grade Parking Garage:



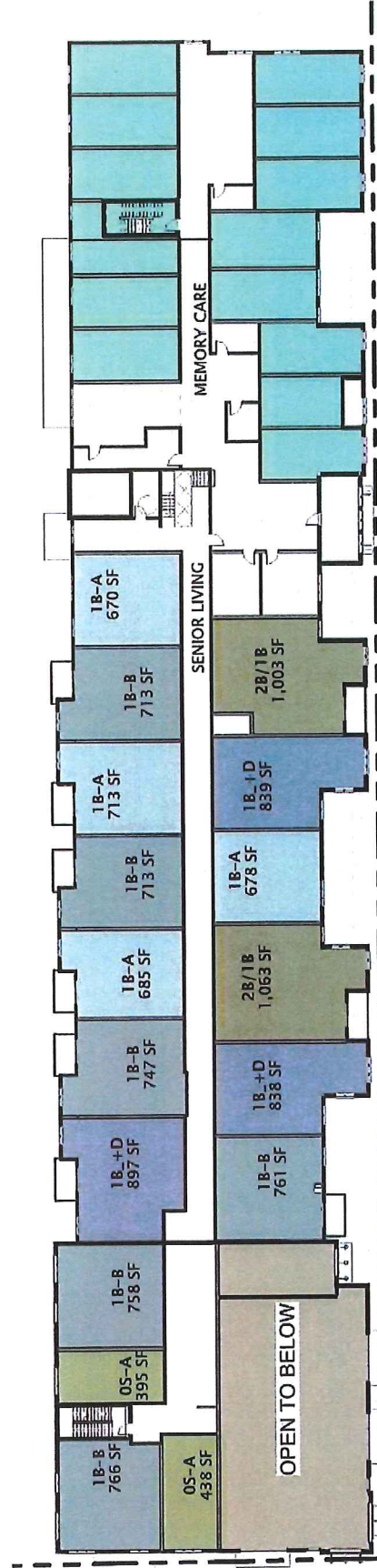
Legend

- BOH (BACK OF HOUSE AREAS)
- PARKING

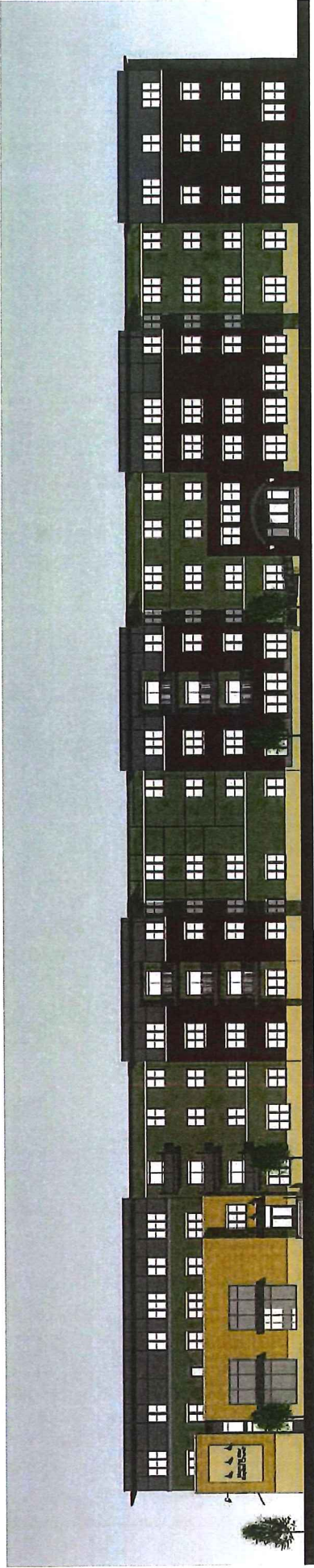
PARKING:
 STANDARD STALLS - 54
 COMPACT - 10
 ADA - 2
 TOTAL: 66



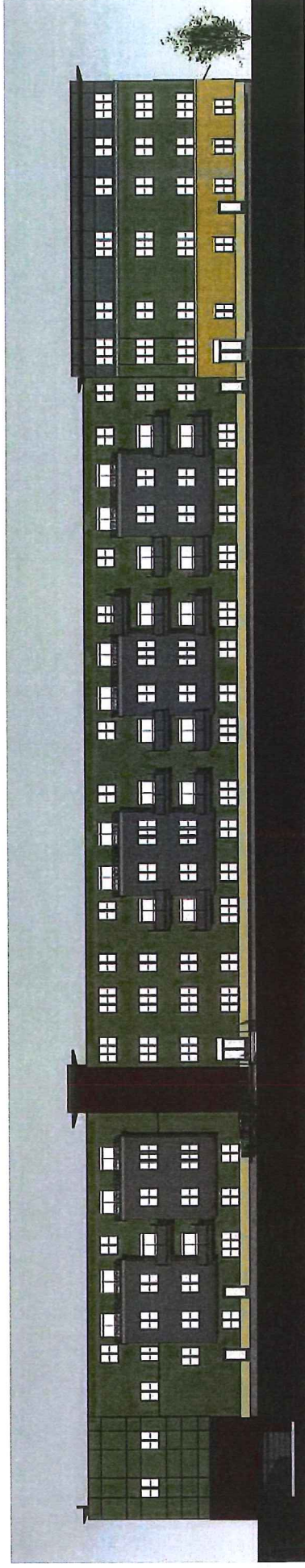
Main Level Concept Fit Plan



Second Level Concept Fit Plan



South Elevation (Selby Avenue)



North Elevation

Z.F. # 17-215-889

RAYMOND R. KRAUSE

710 Dayton Avenue
St. Paul, Minnesota 55104

Home: 651-323-8051

E-mail: raymondkrause@comcast.net

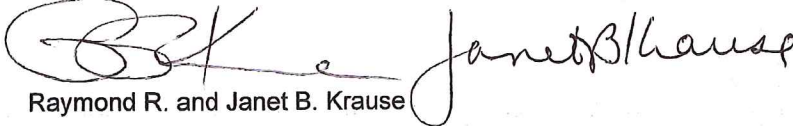
City of St. Paul
Department of Planning and Economic Development
25 W. 4th Street, Suite 1400
St. Paul, MN 55102

We are writing in support of the application submitted by Morning Star Baptist Church, Mesaba Capital Development and Premier Management. The proposed reconstruction of Morning Star Church and the new senior housing facility is very much in the interests of our community. Having a facility for seniors in our community that would provide quality housing and support services is needed. It will provide a place within the neighborhood where those who no longer can or wish to stay in their single family homes can go without being forced to leave a community with which they have identified for many years. It will also be a resource for volunteers for reading programs and mentoring for youth in this area.

Rev. Walker of Morning Star Church and representatives from the developers have held several community meetings and met twice with the Summit University Planning Council. I believe they have done their best to engage the neighbors and answer the questions of those affected by this proposal. I am not aware of any significant concerns or opposition to this proposal.

We live directly behind the proposed development and would be most affected by it. We feel it will be a good neighbor and hope the city will approve the required variance and permitting to allow this to move forward.

Sincerely,


Raymond R. and Janet B. Krause

ZF # 17-215-889

December 4, 2017

Anthony Johnson
City Planner
Planning & Economic Development
25 West 4th Street
Suite 1400
Saint Paul, Minnesota 55102
Tony.johnson@ci.stpaul.mn.us

RE: Morning Star Redevelopment @ 739 Selby Avenue

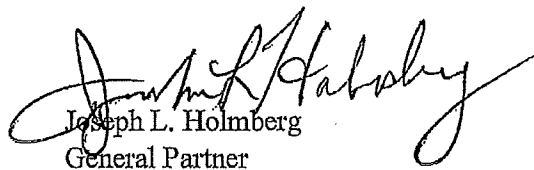
Dear Mr. Johnson,

I am writing on behalf of Selby Grotto LP to express our full support of the rezoning application for the planned redevelopment at 739 Selby Avenue. Selby Grotto LP owns the commercial space and apartment building at 755 Selby Avenue, directly adjacent to the proposed development and has been a part of the Selby Avenue neighborhood for over ten years.

Selby Grotto LP believes that the Morning Star Redevelopment, to include a newly constructed Morning Star Baptist Church and a new Senior Living center will meet the growing needs in the Summit University District. Not only will it provide a new facility for a church that has been an anchor in the neighborhood since 1981, it will provide much needed Senior Housing for our aging population. Additionally, the redevelopment will provide employment opportunities within the area.

We respectfully request that the Rezoning Committee, Planning Commission and City Council support the rezoning of 739 Selby Avenue in Saint Paul, Minnesota.

Best regards,


Joseph L. Holmberg
General Partner



11/29/17

Dear Mr. Johnson,

I am writing to voice my support for the rezoning request made by Mesaba Capital Development & others for the Senior Living Center being planned on Selby Avenue.

As a neighborhood resident, I believe this project is good for our area for numerous reasons. I hope the city grants the rezoning request.

Sincerely,
Sara Mace

Date: November 30, 2017
File #: 17 - 215889
Folder Name: PDMC LLC Senior Living
PIN: 022823110062



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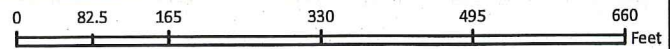


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Aerial

 Subject Parcels

FILE NAME: PDMC LLC Senior Living

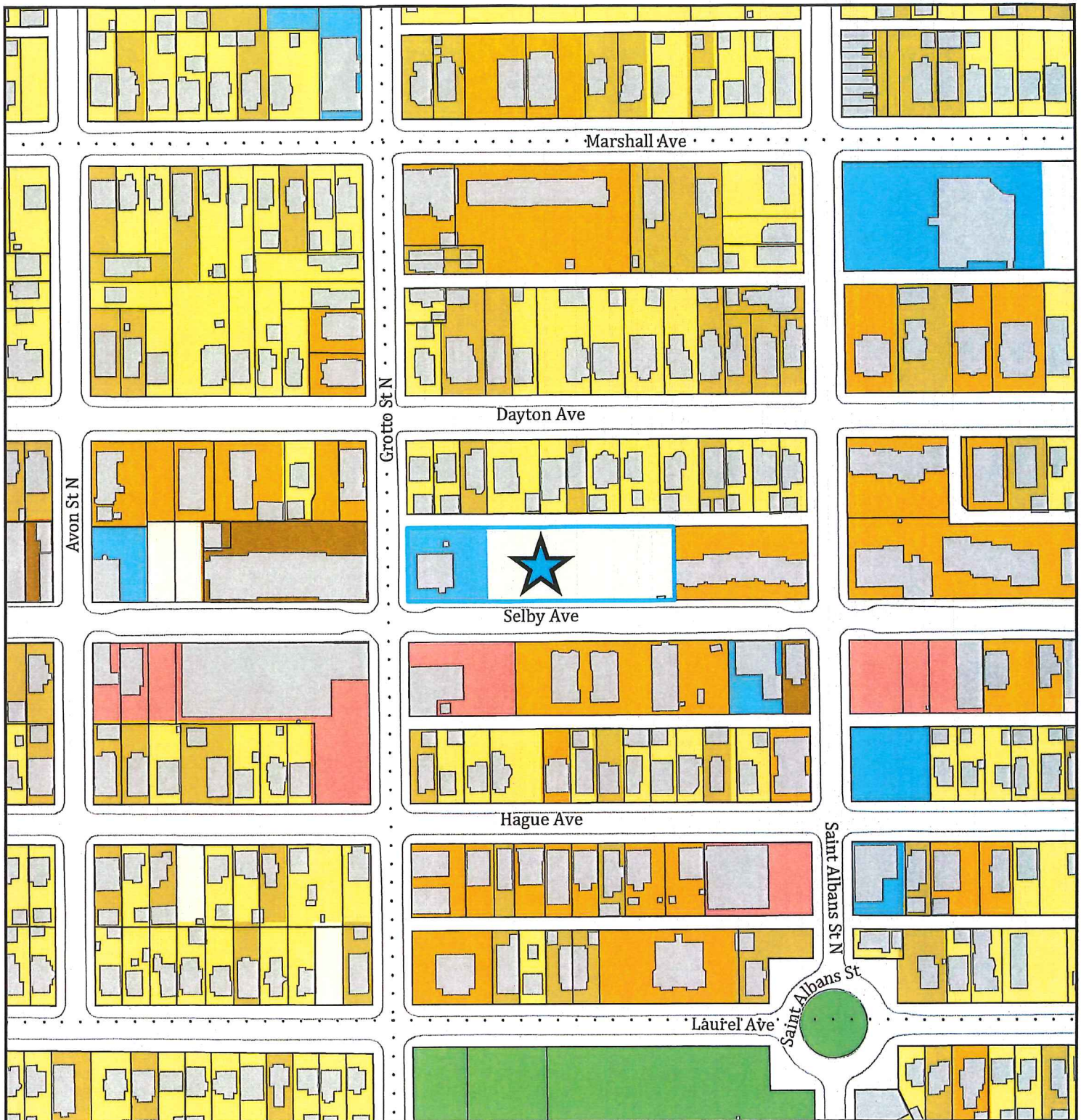
APPLICATION TYPE: Rezone

FILE #: 17-215889 DATE: 11/21/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15





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APPLICATION TYPE: Rezone

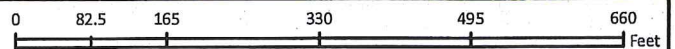
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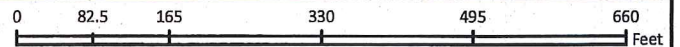
PLANNING DISTRICT: 8

ZONING PANEL: 15

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: PDMC LLC Senior Living










APPLICATION TYPE: Rezone

FILE #: 17-215889 DATE: 11/21/2017

PLANNING DISTRICT: 8

ZONING PANEL: 15

Zoning

-  Subject Parcels
-  VP Vehicular Parking
-  Section Lines
-  RT1 Two-Family
-  RT2 Townhouse
-  RM1 Multiple-Family
-  RM2 Multiple-Family
-  B2 Community Business
-  B3 General Business

