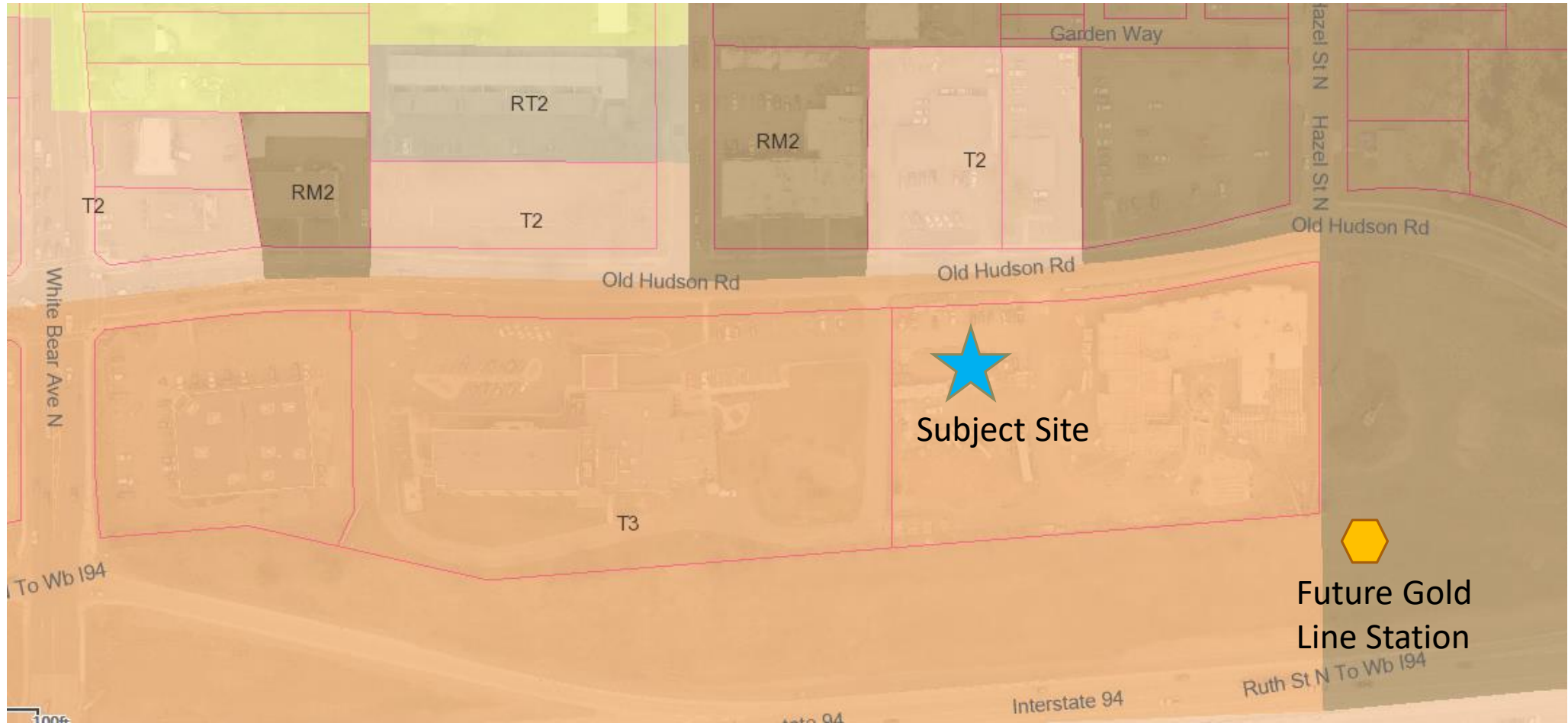


1880 Old Hudson

CUP FOR UP TO 85' HEIGHT

Site Context





AXON - FACING NW



AXON - FACING NE



AXON - FACING SE



AXON - FACING SW

Height

- 49'-6" allowed without CUP (45' + 4'-6" additional side yard setback beyond minimum = 49'-6")
- 85' requested



Key Findings

- 3(a): “The... use will be in substantial compliance with the Saint Paul Comprehensive Plan...”
 - 2030 Comp Plan: Mixed Use Corridor and Neighborhood Center encourage the additional intensity.
 - District 1 Plan: Concentrate high-density and activity near planned Gold Line stations.

- 3(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.”
 - Adjacent to interstate, planned BRT station, and 3- to 7-story buildings
 - Shadow study does not show a significant negative impact to sunlight availability

SITE AERIALS - PROPOSED



AXON - FACING NW



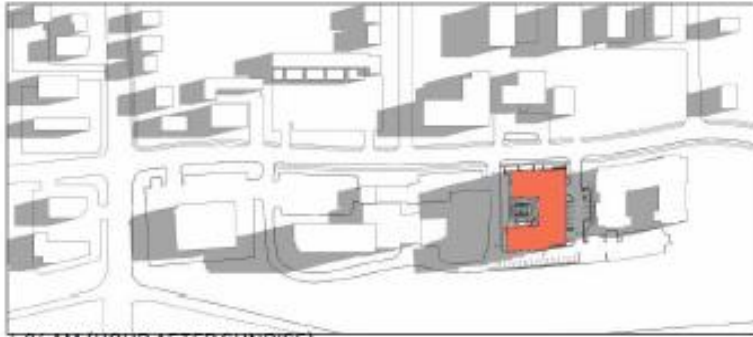
AXON - FACING NE



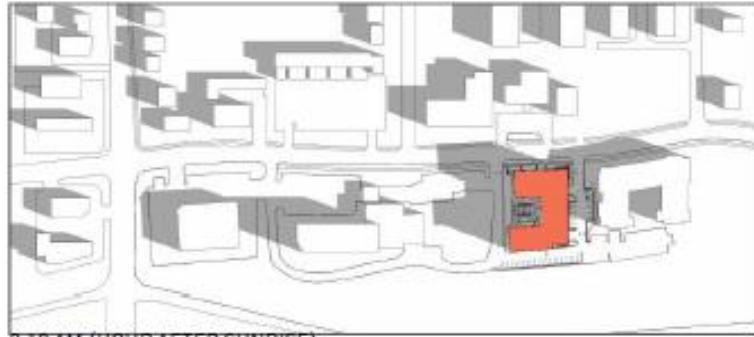
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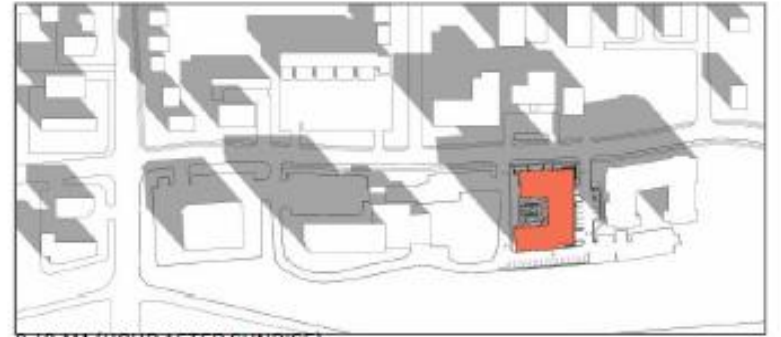
AXON - FACING SW



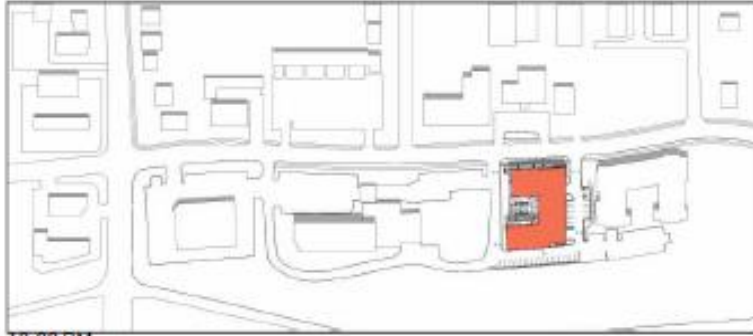
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JUN 21ST



8:10 AM (HOUR AFTER SUNRISE)
MAR. 22ND



8:49 AM (HOUR AFTER SUNRISE)
DEC. 22ND



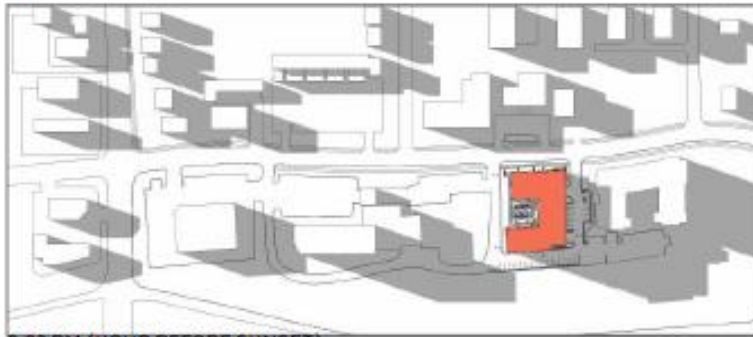
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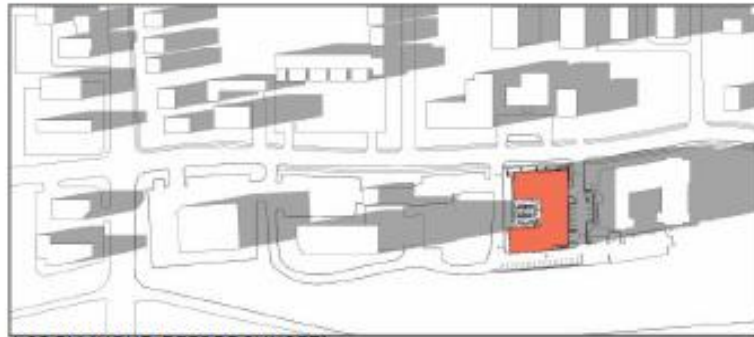
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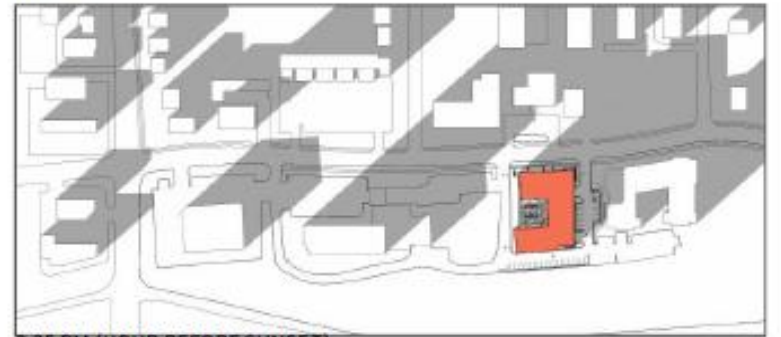
12:00 PM
DEC. 22ND



8:03 PM (HOUR BEFORE SUNSET)
JUN 21ST



6:25 PM (HOUR BEFORE SUNSET)
MAR. 22ND



3:35 PM (HOUR BEFORE SUNSET)
DEC. 22ND

Purpose

Conditional use permit for 85' building height.

DC Recommendation

The District 1 Land Use Committee does not support the project as proposed. They have concerns regarding affordability and the effects this proposal would have on the neighborhood. They would welcome further conversation with the City and developer about equity and affordability issues that advance fair housing in their neighborhood. If dedicated affordable units are able to be included in the project, they will support the CUP.

Staff Recommendation

Recommends approval of the conditional use permit for 85' building height, subject to the additional condition:
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.

Public Hearing

Purpose

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DC Recommendation

The District 1 Land Use Committee does not support the project as proposed. They have concerns regarding affordability and the effects this proposal would have on the neighborhood. They would welcome further conversation with the City and developer about equity and affordability issues that advance fair housing in their neighborhood. If dedicated affordable units are able to be included in the project, they will support the CUP.

Staff Recommendation

Recommends approval of the conditional use permit for 85' building height, subject to the 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.

Committee Discussion

(The public hearing has been closed.)