

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 1074-1096 James Rezoning **FILE #:** 20-038-244
 2. **APPLICANTS:** Chet D Funk, Erich Leidel, Nathan Jameson **HEARING DATE:** June 18, 2020
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1074 - 1096 James Ave, between Lexington Parkway and Interstate 35E
 5. **PIN & LEGAL DESCRIPTION:** 11-28-23-23-0070, -0071, -0072, -0073, -0074, and -0075; Michael & Robertson's Addition, Block 14, Lots 7 - 12
 6. **PLANNING DISTRICT:** 14 **EXISTING ZONING:** R4
 7. **ZONING CODE REFERENCE:** § 61.801(b)
 8. **STAFF REPORT DATE:** June 11, 2020 **BY:** Mike Richardson
 9. **DATE RECEIVED:** May 29, 2020 **60-DAY DEADLINE FOR ACTION:** July 27, 2020
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- A. **PURPOSE:** Rezone from R4 one-family residential to RM 2 multiple-family residential.
- B. **PARCEL SIZE:** The proposed rezoning applies to six parcels bounded by Lexington Parkway to the west, James Avenue to the north, an Interstate 35E offramp to the east, and an alley to the south. The combined dimensions are approximately 240' by 112' deep, for a total area of approximately 26,880 square feet, or 0.62 acres.
- C. **EXISTING LAND USE:** The six parcels are currently one-family dwellings.
- D. **SURROUNDING LAND USE:** West: one-family dwellings; North: a duplex and two one-family dwellings; East: Interstate 35E; South: multi-family and three one-family dwellings
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owners.
- F. **HISTORY/DISCUSSION:** There is no significant zoning history for these parcels.
- G. **PARKING:** The parking discussion is based on a conceptual site plan that has not been thoroughly vetted. However, estimates have been provided by the applicant for the project under consideration. Based on an estimated 42 studio and 1-bedroom units and 18 2-bedroom units, § 63.207 requires a minimum of 69 off-street parking stalls. The applicant estimates 80 off-street parking stalls for the project.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 14 has not made a recommendation at the time of this report.
- I. **FINDINGS:**
 1. The applicants own or have an option to purchase six parcels currently zoned R4 one-family, each of which currently has a house built on it. The six parcels make up the entirety of the block north of the alley, which is a short block (approximately 240' long) bounded by Interstate 35E to the east. The applicant intends to demolish the six houses and construct a multi-family residential building, and therefore is requesting a rezoning. The applicant has included a conceptual site plan with a proposed 60 units and 80 off-street parking spaces, 60 of which would be underground. None of the subject properties have historic designation.
 2. The proposed zoning is consistent with the way this area has developed. Multifamily residential is common throughout both the Randolph and Lexington corridors. While much of it is in the form of smaller 3-10 unit buildings, there are larger multi-family projects nearby such as Lexington Park Apartments at the intersection of Lexington and

Randolph, and Montcalm Apartments adjacent to that. There are significant multi-family projects three blocks north at the intersection of Lexington Parkway and Jefferson Avenue, Lexington Hills and Wilder Park. The proposed RM2 zoning is consistent with the intent of the Zoning Code. Per Sec. 66.216, “[t]he RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.” The site is adjacent to Lexington Parkway (a B minor arterial) and Interstate 35E, and within a block of Randolph Avenue (an A minor arterial). It is also well-served by transit, as the 74 and the 83 bus routes pass adjacent to the site or within one block. The proximity of these transportation assets and a variety of retail south of Randolph makes the addition of “more extensive areas of multiple-family residential development” practical and consistent with the intent of the RM2 district.

3. The proposed zoning is consistent with the 2030 and 2040 Comprehensive Plans, as well as the Macalester-Groveland (D14) Community Plan.

2030 Comprehensive Plan

The 2030 Comprehensive Plan identifies the future land use of the area as part of a Mixed-Use Corridor, and medium-density residential is appropriate here. The following policies support the rezoning to RM2:

LU1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown...For Mixed-Use Corridors, the City should permit residential development of 30-150, including Neighborhood Centers within Mixed-Use Corridors...

LU1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

LU1.40 Promote the development of housing that provides choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors.

LU1.41 Promote the development of a range of housing types and housing values in each of the 17 planning districts.

LU1.42 Promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

2040 Comprehensive Plan (Approved by the City Council in June of 2019, but not yet adopted)

The 2040 Comprehensive Plan designates the future land use of these parcels as Urban Neighborhood: “Urban Neighborhoods are primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multi-family housing predominates along arterial and collector streets, particularly those with transit.”

Policy LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

Policy LU-14. Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.

Policy LU-34. Provide for medium-density housing that diversifies housing options, such as townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods.

Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

Macalester-Groveland (D14) Community Plan (an addendum to the 2030 Comprehensive Plan)

Rezoning to the RM2 zoning district is supported by the following policies:

H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.

LU1.1 Maintain and/or establish zoning that encourages compact development along mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).

4. The proposed zoning is compatible with the surrounding land uses. It would allow medium-density, multi-family housing to be built near single-family and smaller-scale multi-family housing. This combination of uses in close proximity occurs frequently in Saint Paul, including along the Randolph and Lexington corridors. Standards are in place in the zoning code to mitigate issues with adjacencies, such as landscaping and setback requirements. For example, RM2 requires a 25' front yard setback, which is not reflected in the supplied concept plan.
 5. The proposed rezoning is not spot zoning, which Minnesota courts have stated "*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 RM2 zoning is consistent with the adjacent RM2 zoning and uses to the south, and also with the T2 and RM3 zoning on the other side of Randolph.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from R4 one-family residential to RM2 multiple-family residential at 1074-1096 James Avenue.



REZONING 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

Property Owner(s)	<u>Chet Funk</u>		
Address	<u>1103 Lincoln Ave</u>	City <u>St Paul</u>	State <u>MN</u> Zip <u>55015</u>
Email	<u>chetfunk@gmail.com</u>	Phone	<u>651.332.0366</u>
Contact Person (if different)	_____	Email	_____
Address	_____	City	_____ State _____ Zip _____

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location	<u>1074 - 1096 James Ave W, St Paul 55105</u>		
PIN(s) & Legal Description	<u>See Attached</u>		
<i>(Attach additional sheet if necessary.)</i>			
_____	Lot Area	<u>26,880</u>	Current Zoning <u>R4</u>

TO THE HONORABLE MAYOR AND CITY COUNCIL:
Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
Chet Funk,
owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
R4 zoning district to a RM2 zoning district, for the purpose of:

My group would like to redevelop this site into a medium density apartment complex in compliance with the proposed future RM2 zoning guidelines.

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date May 28 2020

Laura G. Fervoy
Notary Public

By: [Signature]
Fee owner of property

Title: 5/28/20 OWNER

Rev 8.5.2019





REZONING APPLICATION

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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

Property Owner(s) Erich Leidel and Nathan Jameson
Address 1074 & 1092 James Ave City St Paul State MN Zip 55105
Email erich@aleph-mgmt.com Phone 608.385.5530
Contact Person (if different) Chet Funk Email chetfunk@gmail.com
Address 1103 Lincoln Ave City St Paul State MN Zip 55105
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 1074-1096 James Ave W, St Paul 55105
PIN(s) & Legal Description See Attached
(Attach additional sheet if necessary.)
Lot Area 26,880 Current Zoning R4

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Erich Leidel and Nathan Jameson

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a R4 zoning district to a RM2 zoning district, for the purpose of:

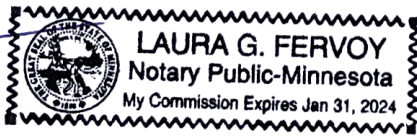
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Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date May 28 2020

Janeke M. King
Notary Public



By: [Signature]
Fee owner of property

Title: 05/28/2020 OWNER

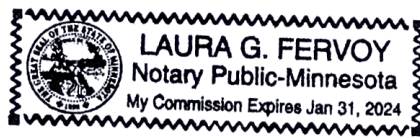
Subscribed and sworn to before me

Date May 28 2020

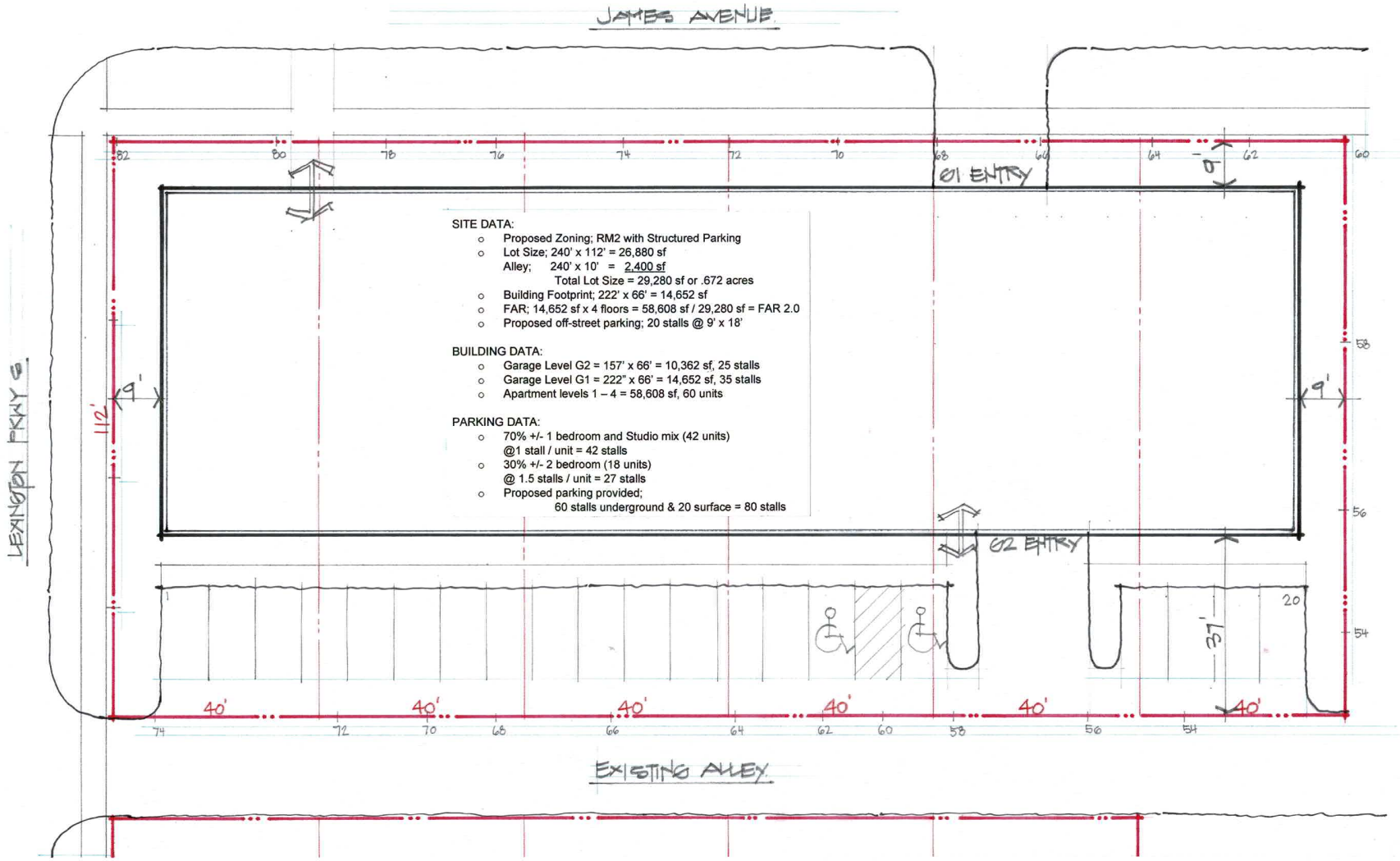
Janeke M. King
Notary Public

By: [Signature]
Fee owner of property

Title: 5/28/2020 OWNER



PROPERTY INFORMATION				
Address	Owner	Parcel Size	PID	Legal Description
1074 James	Nathan Jameson	4817.74	112823230070	E 3 FT OF LOT 8 ALL OF LOT 7 BLK 14
1078 James	Chet Funk	4142.56	112823230071	WITH ESMT AND EX E 3 FT LOT 8 BLK 14
1082 James	Jonathan Stierwald*	4704.48	112823230072	E 2 FT OF LOT 10 AND SUBJ TO ESMT OVER E 2 FT LOT 9 BLK 14
1086 James	Chet Funk	4255.81	112823230073	EX E 2 FT LOT 10 BLK 14
1092 James	Erich Leidel	4255.81	112823230074	EX W 2 FT LOT 11 BLK 14
1096 James	Chet Funk	4704.48	112823230075	EX AVE THE W 2 FT OF LOT 11 AND ALL OF LOT 12 BLK 14
	NOTE			
	<i>* Chet Funk has an option to purchase from Jonathan Stierwald</i>			



- SITE DATA:**
- Proposed Zoning; RM2 with Structured Parking
 - Lot Size; 240' x 112' = 26,880 sf
 - Alley; 240' x 10' = 2,400 sf
 - Total Lot Size = 29,280 sf or .672 acres
 - Building Footprint; 222' x 66' = 14,652 sf
 - FAR; 14,652 sf x 4 floors = 58,608 sf / 29,280 sf = FAR 2.0
 - Proposed off-street parking; 20 stalls @ 9' x 18'
- BUILDING DATA:**
- Garage Level G2 = 157' x 66' = 10,362 sf, 25 stalls
 - Garage Level G1 = 222' x 66' = 14,652 sf, 35 stalls
 - Apartment levels 1 - 4 = 58,608 sf, 60 units
- PARKING DATA:**
- 70% +/- 1 bedroom and Studio mix (42 units) @ 1 stall / unit = 42 stalls
 - 30% +/- 2 bedroom (18 units) @ 1.5 stalls / unit = 27 stalls
 - Proposed parking provided; 60 stalls underground & 20 surface = 80 stalls

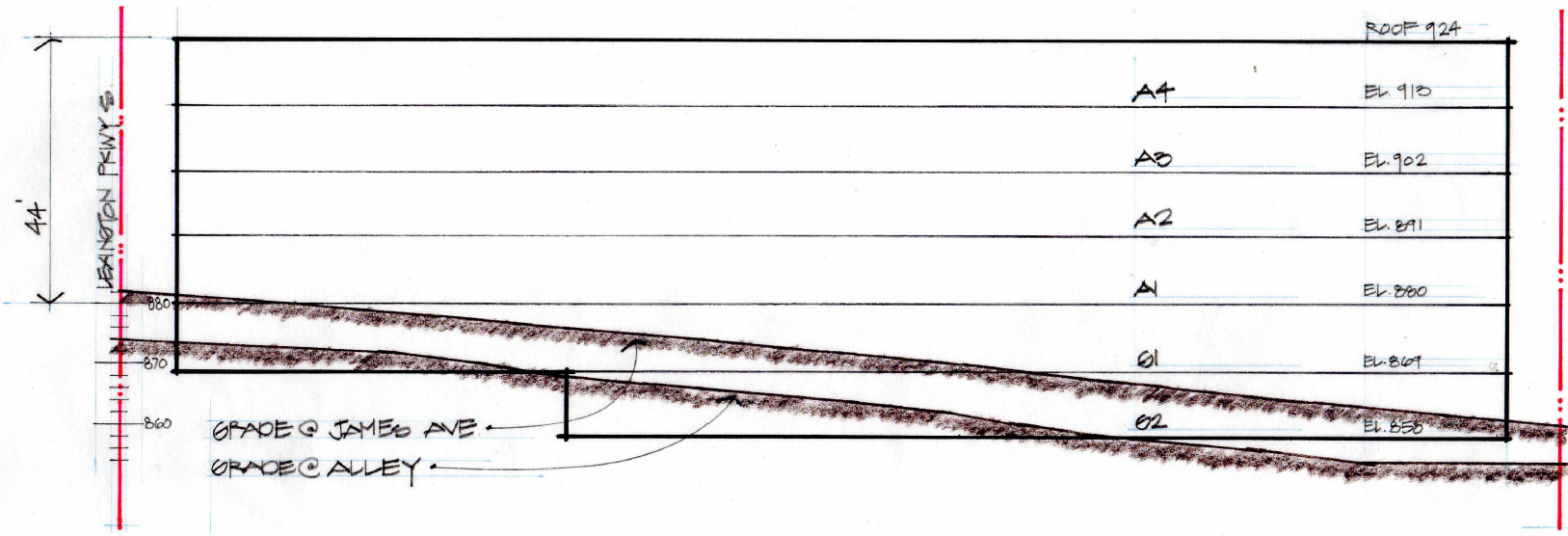
STUDIO 55 ARCHITECTS
 Studio 55 Architects, LLP
 10700 Highway 55, suite 275
 Plymouth, MN 55441
 763.544.8370
 studio55architects.com

**LEXINGTON PKWY S & JAMES AVENUE
 PROPOSED APARTMENTS - ST. PAUL, MN**

SHEET
 DATE: 5/14/20



EXTERIOR FACADE IMAGERY



PROPOSED SITE SECTION - LOOKING NORTH
 1"=20'

STUDIO 55 ARCHITECTS
 Studio 55 Architects, LLP
 10700 Highway 55, suite 275
 Plymouth, MN 55441
 763.544.8370
 studio55architects.com

**LEXINGTON PKWY S & JAMES AVENUE
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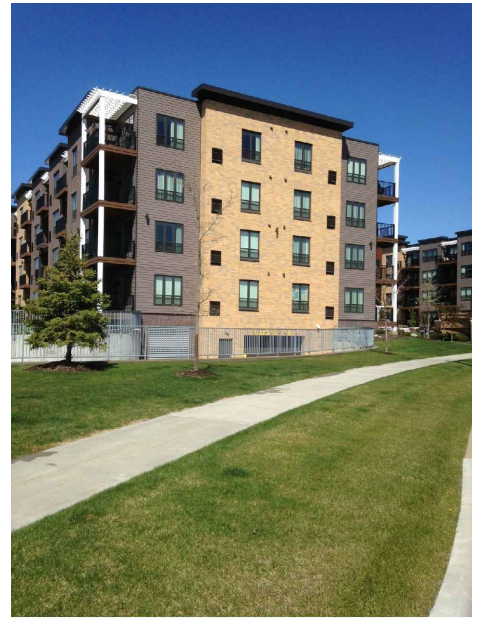
SHEET
 DATE: 5/14/20



A



B



C



D



E



F

EXTERIOR FACADE IMAGERY

LEXINGTON PKWY S & JAMES AVENUE
 PROPOSED APARTMENTS - ST. PAUL, MN

STUDIO **55** ARCHITECTS

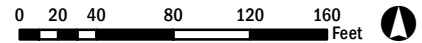


FILE #20-038-244 | AERIAL MAP
Application of Chet Funk et al

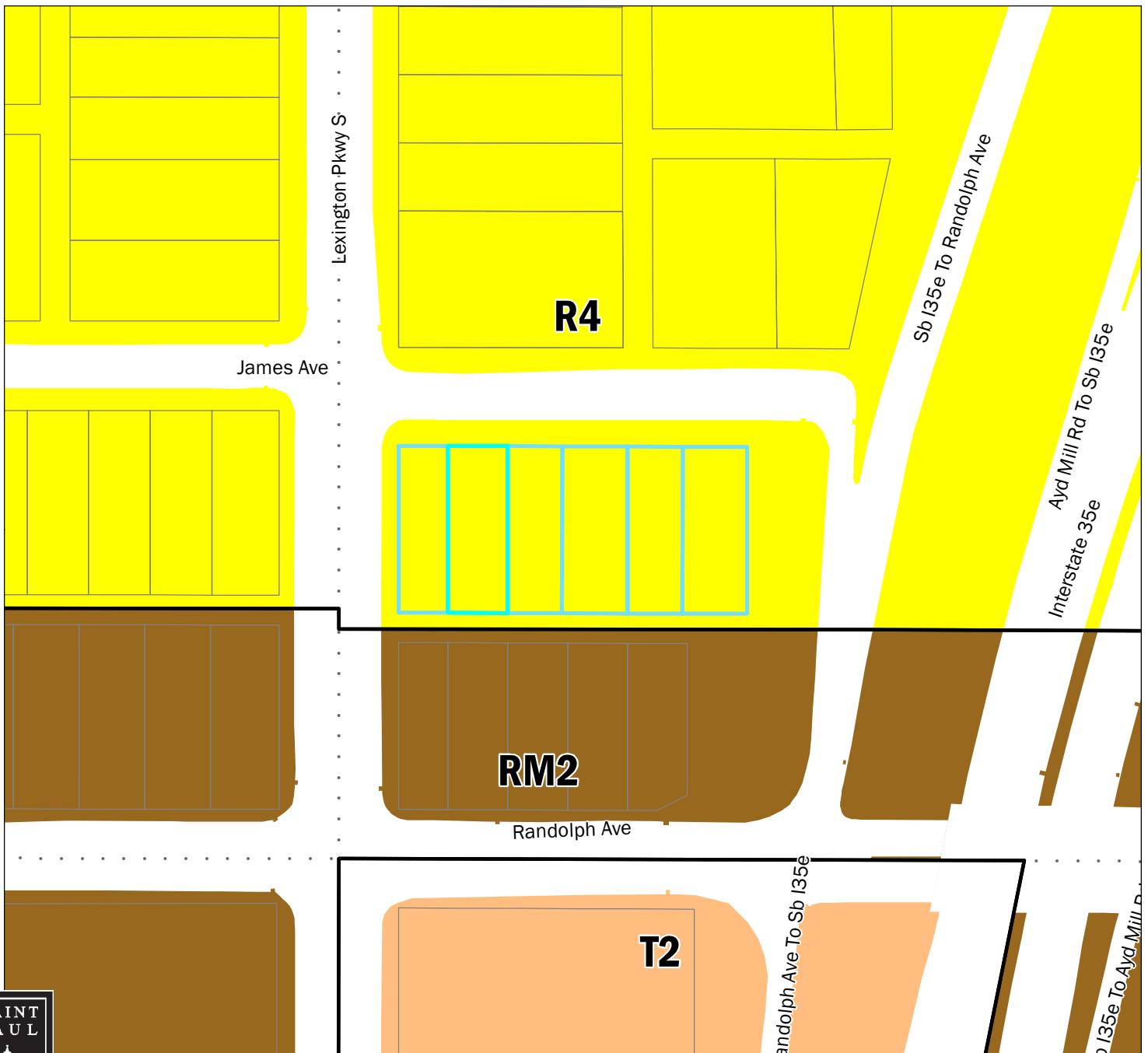
Application Type: Rezone
 Application Date: May 28, 2020
 Planning District: 14

Subject Parcel(s) Outlined in Blue

ParcelPoly on

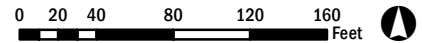


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FILE #20-038-244 | ZONING MAP
Application of Chet Funk et al

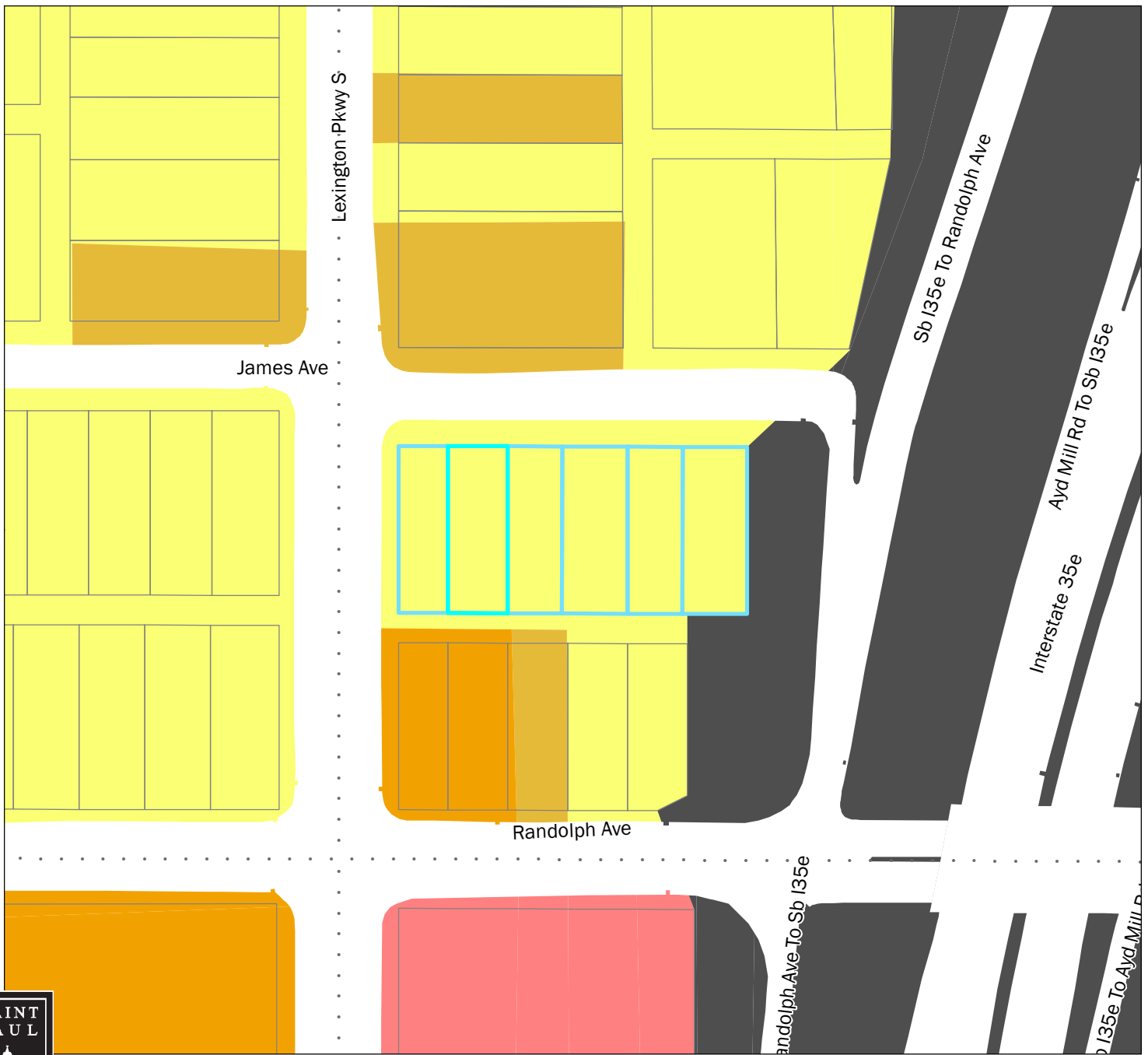
Application Type: Rezone
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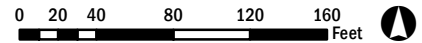
Subject Parcel(s) Outlined in Blue

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



FILE #20-038-244 | Existing Land Use
Application of Chet Funk et al

Application Type: Rezone
 Application Date: May 28, 2020
 Planning District: 14

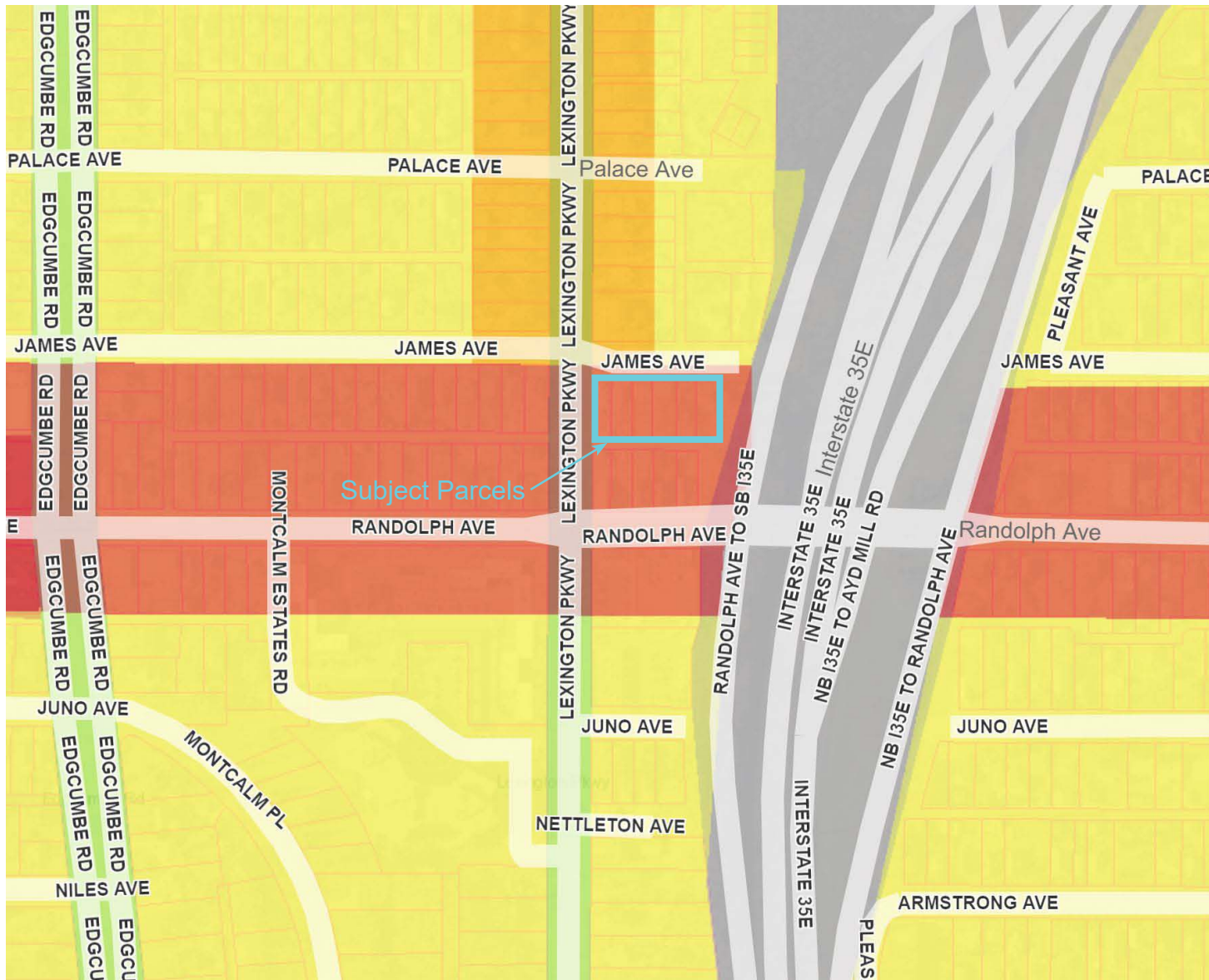


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Subject Parcel(s) Outlined in Blue

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

20-038-244 1074-1096 James Rezoning 2030 Future Land Use



LAND USE

Future Land Use - 2030 Comprehensive Plan

- Established Neighborhoods
- Residential Corridor
- Mixed Use Corridor
- Downtown
- Industrial
- Transportation
- Airport and Airport Property
- Major Parks and Open Space
- Major Institutional
- Water
- Neighborhood Centers
- Opportunity Sites

20-038-244 1074-1096 James Rezoning Context Aerial (North is to the right)

