



HDC Resolution for Graham & Sue Workforce Housing

WHEREAS the applicant, Senior Housing Partners is requesting a Conditional Use Permit(CUP), two variances and a rezoning of the property on Sue Street, between Graham Ave and Norfolk Ave, from the City of St. Paul zoning code in order to build a multi-unit workforce housing building, with the following variances:

- 1) Re-Zone 1883 Norfolk Avenue to RM-2 from R-3.
- 2) Front Yard Setback Variance: 40 feet from building to curb, but the 80 foot right of way along Sue Street makes the setback 15 feet from property line. The zoning standard is 25 feet, they are asking for a variance of 10 feet due to the increased right of way.
- 3) Height Conditional Use Permit: 49'-4" tall building proposed, which fits the maximum of RM-2 zoning. With the slope on the site they are asking for a height conditional use permit because a portion of the building will be above 50 feet the way height is defined (taking the average of the slope).
- 4) Floor Area Ratio (FAR):
They are currently at 2.248 floor area ratio. If only structured parking was provided, this would fit with the FAR allowed by RM-2 FAR of 2.25, extra surface parking for residents is provided to help minimize congestion, then the allowed FAR by zoning drops to 1.96. Thus, providing additional surface parking materially decreases allowable FAR and spurs the need to ask for a variance.

WHEREAS the Community Development Committee (CDC) of the Highland District Council(HDC) met via Zoom and in-person with the applicant and neighbors on May 17, 2022 and June 21, 2022 to review and discuss the application; and

WHEREAS there were 10-15 neighbors in attendance that expressed concerns about the density of the building around single family homes, lack of access to transit, a reduction in parking for what should be consistent with a building this size, and other concerns; and

WHEREAS the Highland District Council's CDC heard the neighbor's concerns and the committee members also weighed the need for workforce housing next to the current Presbyterian Homes Highland Path building, the lack of mid-range housing in the City and employees of Presbyterian Homes have a hard time affording housing, which makes it hard to thrive at work looking after the seniors they take care of; and

WHEREAS the other two parcels within the block 1413 Sue Street and 1891 Norfolk Avenue are already zoned RM-2. Of the proposed area: 69% is already zoned RM-2, and on the block 92% is already zoned RM-2; and

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WHEREAS the front yard setback that is required does not take into account the 80 foot right away; and

WHEREAS this project is adjacent to Highland Path which is a building similar in height and the height variance for the project is caused by the elevation change; and

WHEREAS the FAR is not met due to the 8 surface parking spots that will remain, at the request of the neighbors to provide more parking for residents of the building; therefore

BE IT RESOLVED that the Highland District Council's Board of Directors, with 15 yes votes (1 member abstained), recommended that the Planning Commission support the rezoning, CUP and variances of the Senior Housing Partners project on Sue Street between Graham and Norfolk

- Re-Zone 1883 Norfolk Avenue to RM-2 from R-3
- Front Yard Setback Variance: 40 feet from building to curb, the 80 foot right of way along Sue Street makes the setback 15 feet from property line
- Height Conditional Use Permit to go up to 50' (If needed)
- Floor Area Ratio (FAR) variance from the allowed 1.96 floor area ratio, to a 2.248 floor area ratio.

BE IT FURTHER RESOLVED that the Highland District Council Board of Directors also recommends that Senior Housing Partners continue to communicate with the neighbors to minimize impacts during the project build.

Approved July 26, 2022

By the Highland District Council Board of Directors