

Snelling and St. Clair Redevelopment Proposal

Lecesse Development is proposing to redevelop this corner as a mixed-use, multi-family property. They have applied to rezone the property as well as for a conditional use permit to allow for construction of a building over 55 feet tall. Current plans show the following details, but it is important to note that these plans will likely change during the site plan review and public hearing process:

- 128 housing units (studios to 3 bedrooms)
- 206 parking spaces with 33 spaces available for use by surrounding businesses
- 1818 square feet of retail space
- The roof height would be 61'6" for most of the structure along Snelling Ave, stepping back to 18'8" on the back along the alley. There would be decorative towers at the south and north ends of the building that would be 76'10" tall.
- The number of units has been reduced from an earlier proposal in order to allow a shorter building without underground parking.

If you would like to submit comments on the proposed rezoning, conditional use permit and/or site plan email them to Josh Williams josh.williams@ci.stpaul.mn.us

City Process Step-by-Step:

- 1) **April 13, 3:30PM-** Zoning Committee of the Planning Commission holds a public hearing and makes a recommendation to the full Planning Commission.
 - a. They will consider the rezoning application, the conditional use permit and the site plan.
 - b. MGCC and the property owners within 350 feet of property will be notified by mail of the public hearing at least 10 days prior.
 - c. At the meeting the Committee will hear a staff report and staff recommendation and public testimony
 - d. Following that the Committee will vote on their recommendation.
- 2) **April 21, 8:30AM-** The Planning Commission receives the recommendation.
 - a. They vote to recommend either approval or denial rezoning, conditional use permit and site plan. This is a public meeting but no public testimony is taken.
 - b. The Planning Commission is the **final vote** for a conditional use permit and site plan unless it is appealed to the City Council.
- 3) The City Council receives the recommendation.
 - a. This occurs approximately one month following the Planning Commission Meeting, on a Wednesday at 5:30PM in the City Council Chambers
 - b. MGCC and the property owners within 350 feet of property will be notified by mail of the public hearing at least 10 days prior.
 - c. Public hearing is held and Council votes on recommendation that day
- 4) The vote of the Planning Commission on the Conditional Use Permit can be appealed to the City Council.
 - a. The city council shall have the power to hear and decide appeals of the Planning Commission where it is alleged by the appellant that there is an error in any fact, procedure or finding made by the planning commission
 - b. An appeal may be taken to the city council by any person, firm or corporation or by any office, department, board or bureau affected by a decision of the planning commission.
 - c. Such appeal shall be taken within ten (10) days after the decision appealed from.

- d. More information can be found here: <https://www.stpaul.gov/departments/safety-inspections/city-information-complaints/resident-handbook/zoning/pc>

Rezoning Process

Code requirements for rezoning:

- Compatibility with land use and zoning classification of property within the general area.
- Suitability of the property for the uses permitted under the existing zoning classification.
- The trend of development in the area of the property in question.
- Consistency with the Comprehensive Plan and District Plan.

Current Zoning- B2 (Business)

- Housing allowed on second floor
- Would possibly be issues with height/setbacks- The dimensional standards in the business districts are in Table 66.431 of the Legislative Code. In a B2 zone, the maximum height is 30 feet, but per paragraph (a), the building can be one foot higher for every foot setback from the setback lines.

Proposed Zoning- T3 (Traditional Neighborhood)

- Maximum in T3 (mixed use) is 55 feet with the following footnotes:
 - Height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures shall be no more than twenty-five (25) feet high alongside and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height.
 - A maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

Conditional Use Permits

In addition to meeting all conditions listed under a specific use, there are general conditions that must be met for all conditional use permits as follows:

- The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
- The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- 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.
- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The Planning Commission may impose conditions on the property to meet these goals.