

**January 4, 2024
6:30 PM**

The Planning Commission Meeting will be conducted on **January 4, 2024** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission also meets via interactive TV under Minn. Stat. 13D.02. Members of the public interested in attending remotely can log in with the following information:

The **January 4, 2024 Zoom meeting can be accessed:**

On Zoom at <https://tinyurl.com/NSPplanning> or

YouTube at <https://tinyurl.com/NSPYouTube>

Additional connection information is available at

<https://www.northstpaul.org/1187/Meeting-Zoom-Links>

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Stephanie Kane-Burback, Commissioner

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Brandy Howe, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of December 7, 2023 Meeting Minutes

V. Meeting Open to the Public

VI. Presentation

- A. 17th and Delaware: High Pointe
- B. 17th and Delaware: K&T and Andrus

VII. Commission Business, Action Items & Recommendations

- A. Election of Chair and Vice-Chair
- B. Consideration of proposals for 17th and Delaware Property

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is February 4, 2024.



**Planning Commission
Regular Meeting Minutes
December 7, 2023
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Patrick Blees called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

Arrived at 6:32 PM.

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the December 7, 2023 meeting agenda.

M/Brenna, S/Wise.

Motion carried 4-0.

IV. PRESENTATION

Blees presented a certificate of appreciation to Erik Brenna for his 3 years of dedicated service to the North St. Paul Planning Commission.

V. APPROVAL OF MINUTES

A. Approval of November 2, 2023 Meeting Minutes

Blees asked for a motion to approve the November 2, 2023 meeting minutes.

M/Rathe, S/Muhic.

Motion carried 5-0.

VI. MEETING OPEN TO THE PUBLIC

There were no public comments.

VII. PUBLIC HEARINGS

a. Consideration of an Amendment to the Sign Ordinance



Howe recalled that the Planning Commission, at their last meeting, considered a variance request to allow a wall mounted electronic message center (EMC) sign in the downtown district. Although the variance was recommended for denial, the Commission directed staff to prepare a draft ordinance for review that would allow wall mounted EMCs. The proposed ordinance eliminates the restriction stating that EMCs are not permitted wall signs and clarifies that EMCs must meet the standards of the type of sign that it is mounted as. There is an additional section that lays out the procedures for amending the sign ordinance.

Blees opened the public hearing at 6:38 PM.

There were no comments.

Blees closed the public hearing at 6:39 PM.

Wise asked if a conditional use permit can be used to grant an EMC wall sign. Blees stated he believes that conditional use permits are related to land use, and not structures or signs. Muhic asked if the sign ordinance amendment should be placed on hold due to the question of the conditional use permit. Howe confirmed that conditional use relates to land use and recommended continuing with the ordinance. Blees agreed that he would like to proceed with the ordinance.

Blees asked for a motion to recommend to City Council approval of the sign ordinance as amended.
M/Muhic, S/Rathe.
Motion carried 5-0.

b. Consideration of an Amendment to the Zoning Ordinance

Howe stated that staff received a request for an assisted living facility to come into a residential single-family district. The zoning ordinance prohibits such use; however, state statute preempts local authority as it relates to state licensed residential facilities. The City Attorney prepared a draft ordinance modifying the land use table to permit state licensed residential facilities in residential districts. Assisted Living and/or Memory Care Facility serving six or fewer persons has been added as a permitted use in the residential districts and a conditional use in the MU-3: Corridor Mixed-Use District. Facilities serving seven or more are a conditional use in the R-3: Multiple Family Residential District and MU-3: Corridor Mixed-Use District.

Blees recommended a minor word change in the staff report as it moves forward to City Council and clarified that a statute is created via legislation and a rule is something that a government body or department creates to supplement the statutory regulation.

Blees opened the public hearing at 6:53 PM.

There were no comments.

Blees closed the public hearing at 6:54 PM.

Blees asked for a motion to recommend to City Council approval of the zoning ordinance as amended.
M/Brenna, S/Rathe.
Motion carried 5-0.

c. Consideration of a Preliminary Plat for Margaret Street Commons

Howe stated that the preliminary plat for Margaret Street Commons is due to interest from the Economic Development Authority and the City Council. The goal of the project is to prepare the site for sale to a potential developer. The site includes 2375 Margaret St N through 2395 Margaret St N, and includes the parking lot to the southwest. The development site is approximately $\frac{3}{4}$ acre. According to the appraiser, the replat must be done before an appraisal. The zoning is MU-1: Downtown Mixed-Use for the area along Margaret St N. The parking lot is zoned MU-3: Corridor Mixed-Use. In general, water, sewer and electric run north to south on the west side of the lot. There will be drainage and utility easements established. There is a bus shelter on the site, and that easement will need to be established. The entire parking area will be separated from the redevelopment site.

Blees questioned the split zoning in Lot 2 and asked how to proceed. Howe stated that split zoning is not an ideal situation, but it is not uncommon. Howe stated that as the Planning Commission considers rezoning in upcoming meetings, the split zoning occurring in the lot can be fixed. Muhic suggested it may be worth discussing with Metropolitan Council if the bus stop can be moved to make the site more attractive for development. Nordby stated on the north side of the parking lot there is a small triangle parcel and asked what the intent of it is. Howe stated she is not sure what the triangle parcel is, but it is privately owned and recognized by Ramsey County. Blees asked if there is an easement that is 10 feet on either side of the storm sewer line. Howe confirmed.

Blees opened the public hearing at 7:13 PM.

There were no comments.

Blees closed the public hearing at 7:14 PM.

Blees asked for a motion to recommend to City Council approval of the preliminary plat for Margaret Street Commons.

M/Rathe, S/Muhic.

Motion carried 5-0.

VIII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

a. Consideration of a Resolution to Deny a Sign Variance

Howe reported that this resolution is a follow up to the variance request at 2678 7th Ave E to allow an EMC as a wall sign. Based on Planning Commission discussion at the previous meeting, staff were directed to draft a resolution for denial. Blees and Wise recommended a fix to a grammatical error on the resolution.

Blees asked for a motion to recommend approval to City Council of the resolution to deny a sign variance at 2678 7th Ave E contingent on the grammatical changes to the resolution.

M/Wise, S/Brenna.

Motion carried 5-0.

IX. REPORTS

Howe stated the Planning Commission will hear two presentations related to the city-owned lot on Delaware Ave and 17th Ave E. at the January 2024 meeting. The Planning Commission will hear two proposals for the lot and make a recommendation to City Council. In January, the Planning Commission will elect officers for 2024. There will be three new commissioners set to start by the January meeting.

Brenna thanked fellow Commissioners and City Staff for his time on the Planning Commission. Wise, Rathe and Nordby thanked Brenna for his service on the Planning Commission.



Nordby recommended the Planning Commission review the December 5, 2023 City Council workshop meeting as the City Council discussed streamlining some of the procedures for development in the City. Nordby welcomed any comments on the process.

X. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:24 PM.
M/Brenna, S/Rathe.
Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, January 4, 2024 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org

17TH & 3RD TOWNHOMES NSP

NORTH SAINT PAUL, MN

VICINITY MAP



EXISTING CONDITIONS



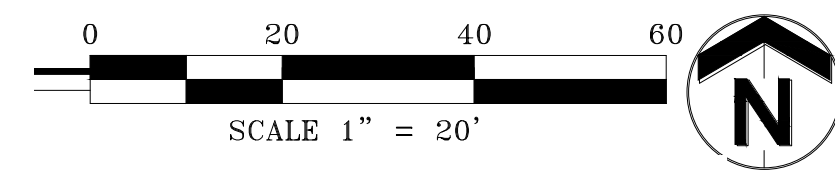
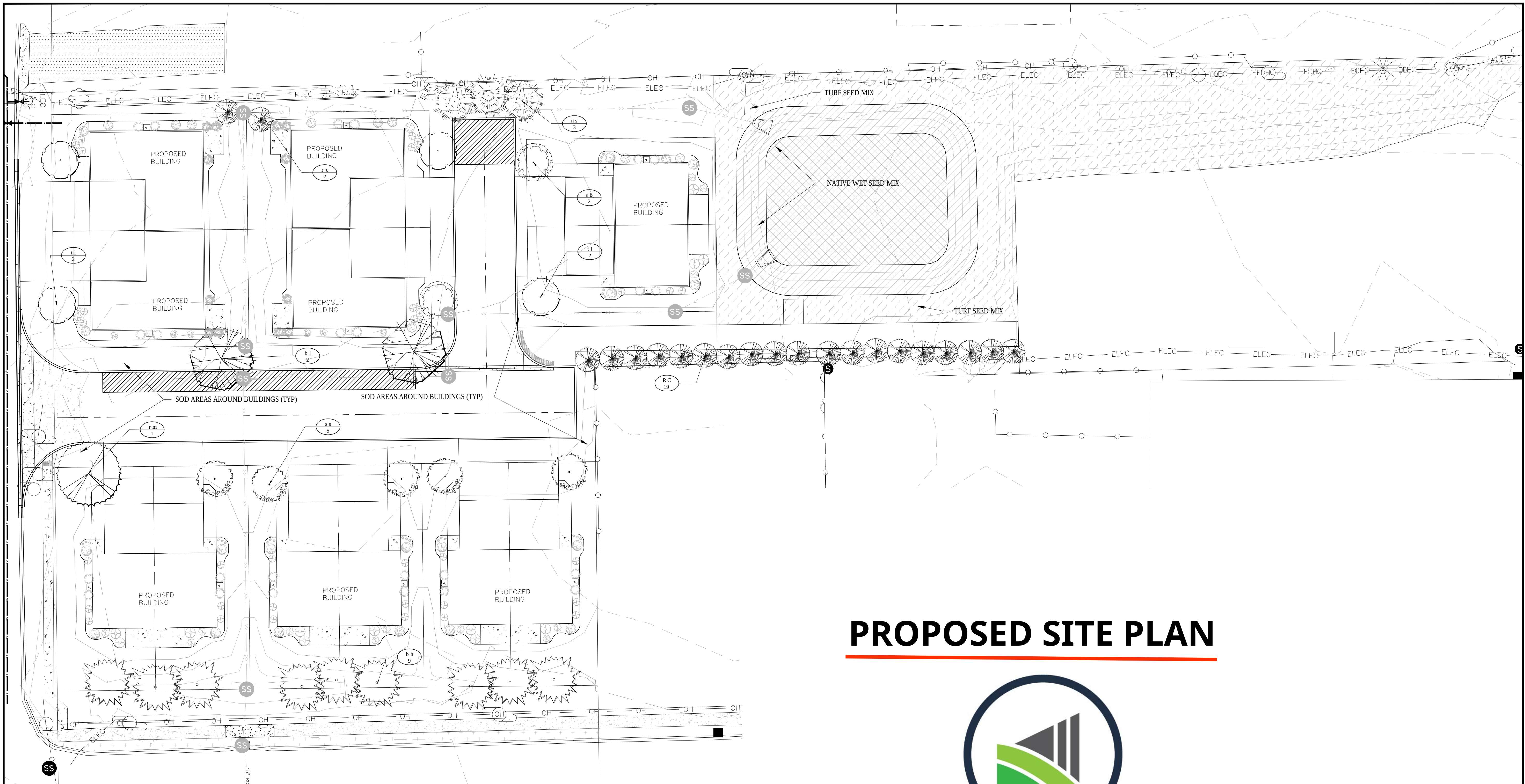
HIGH POINTE GROUP PROJECT SUBMITTAL



HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND

TWELVE (12) SLAB-ON GRADE, ONE-LEVEL LIVING UNITS IN
SIX (6) CLUSTERS

Contact: Jim Boo, 651-231-3111



PROPOSED SITE PLAN

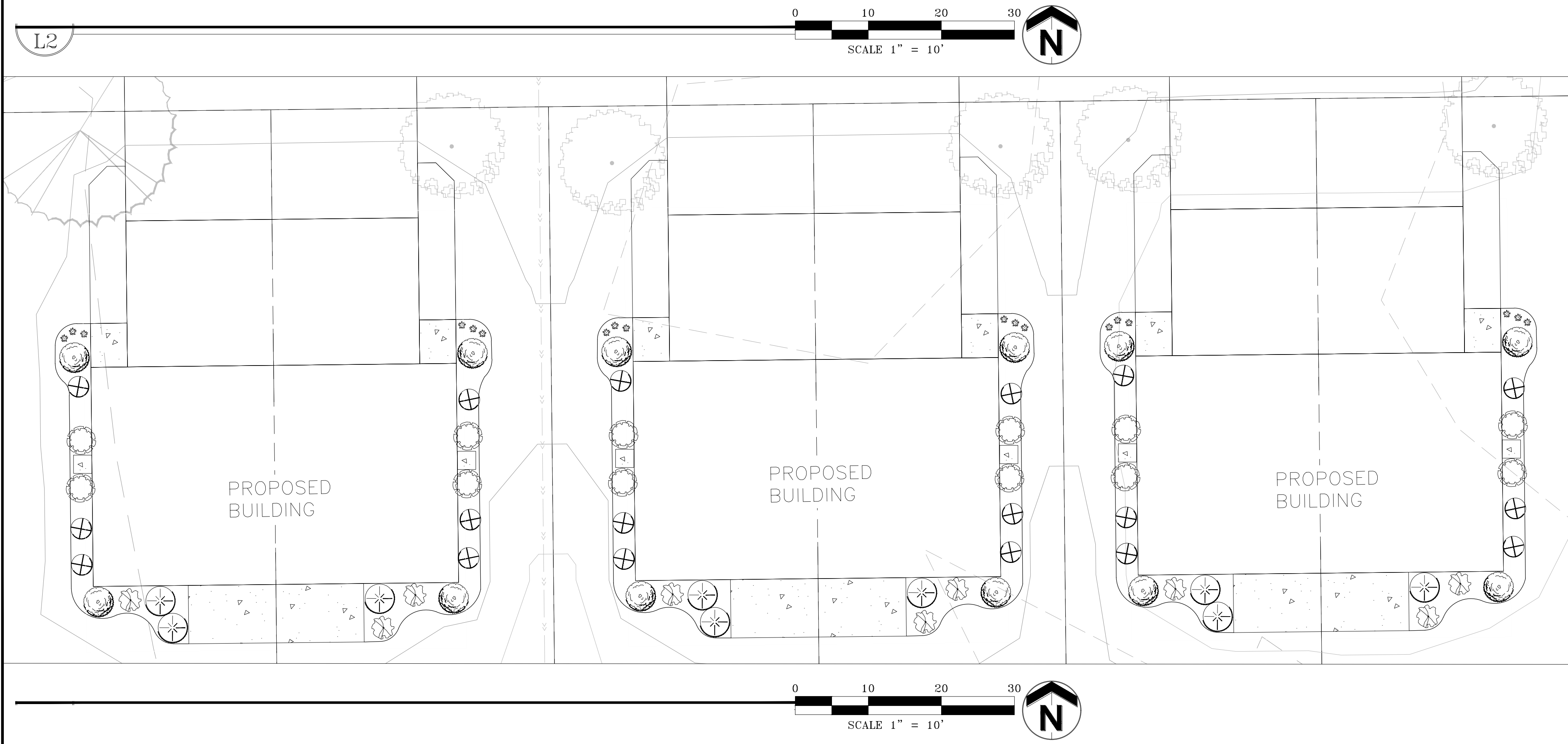
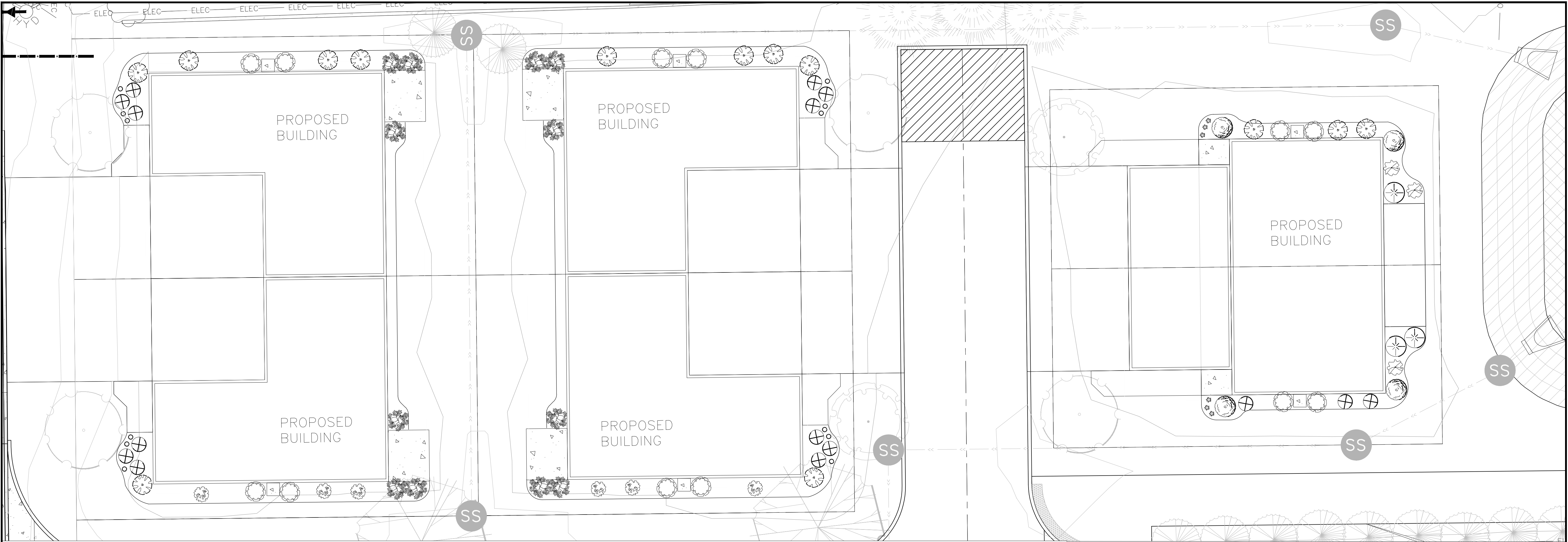


HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND



HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND

Developer Contact: Jim Boo, 651-231-3111



PROPOSED SITE PLAN

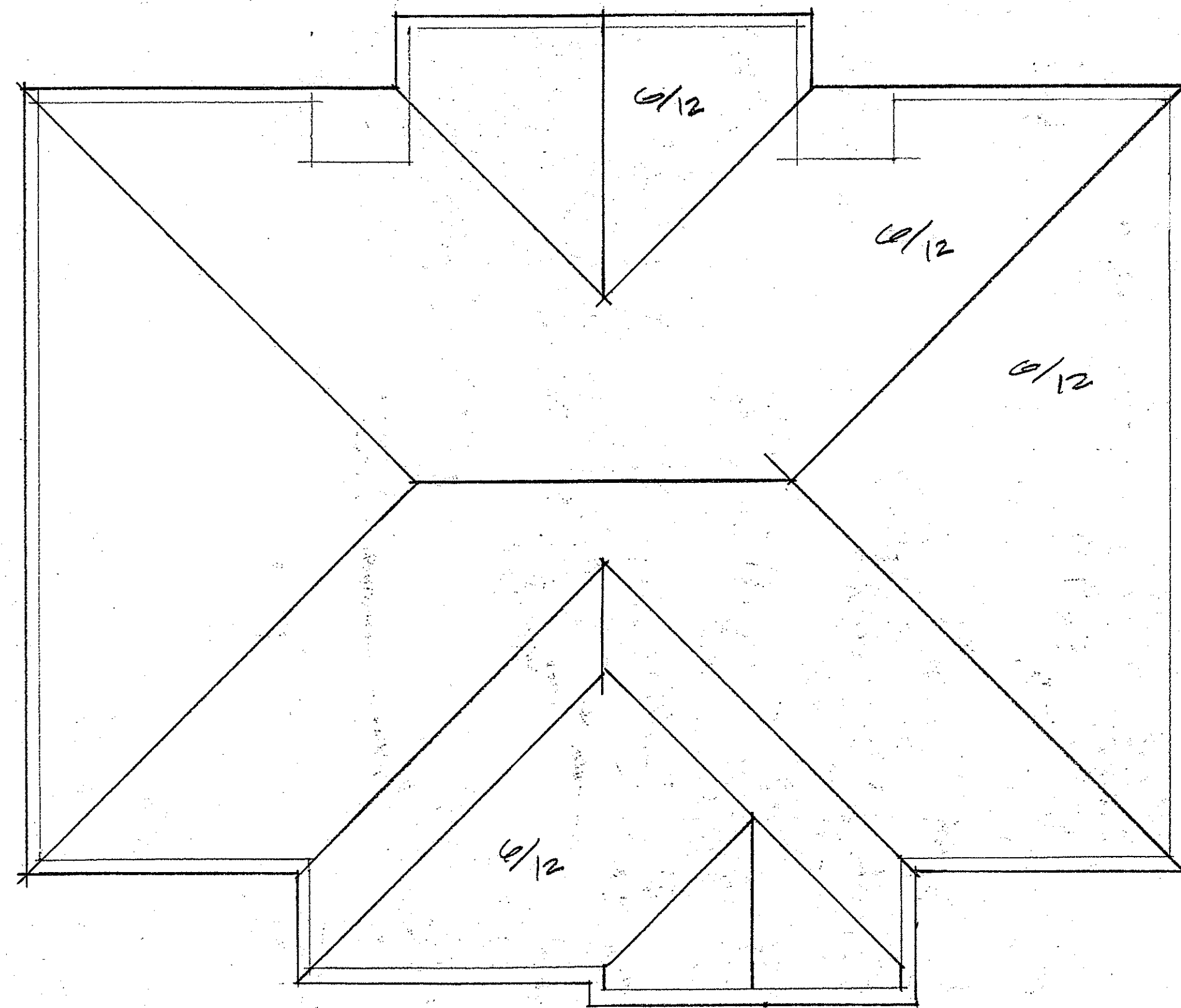


HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND

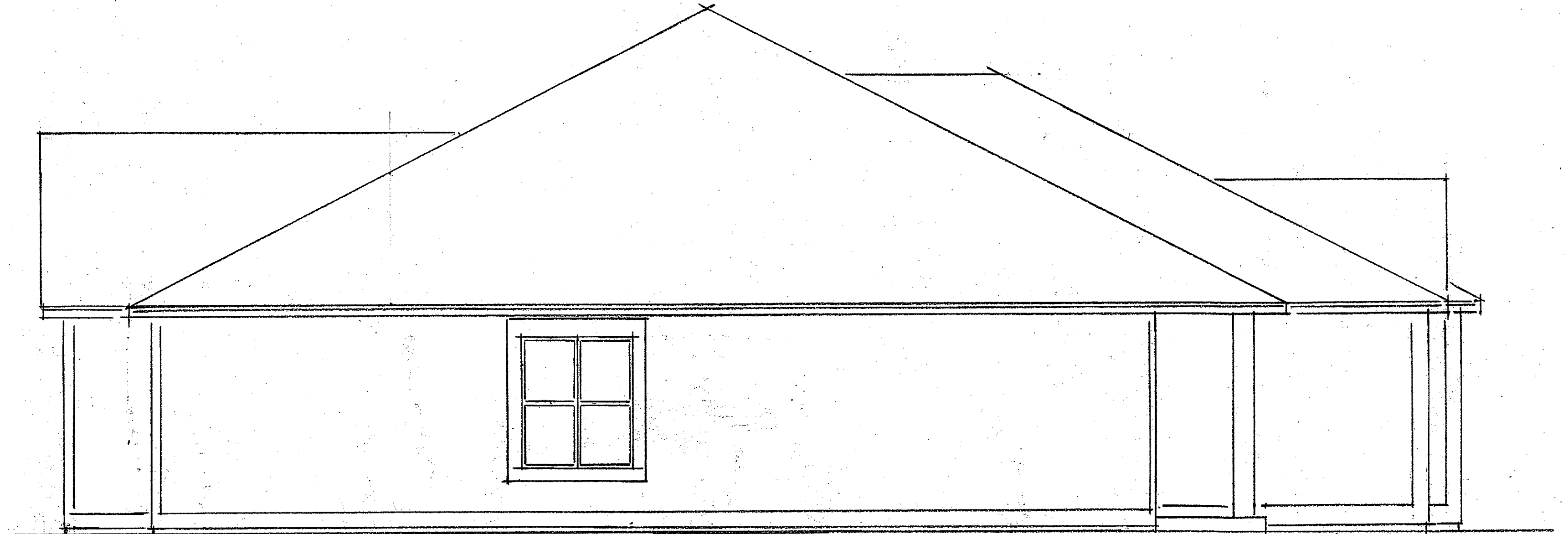
Jim Boo, 651-231-3111

PROPOSED DESIGN FOR NORTH ST PAUL "DELAWARE" SITE

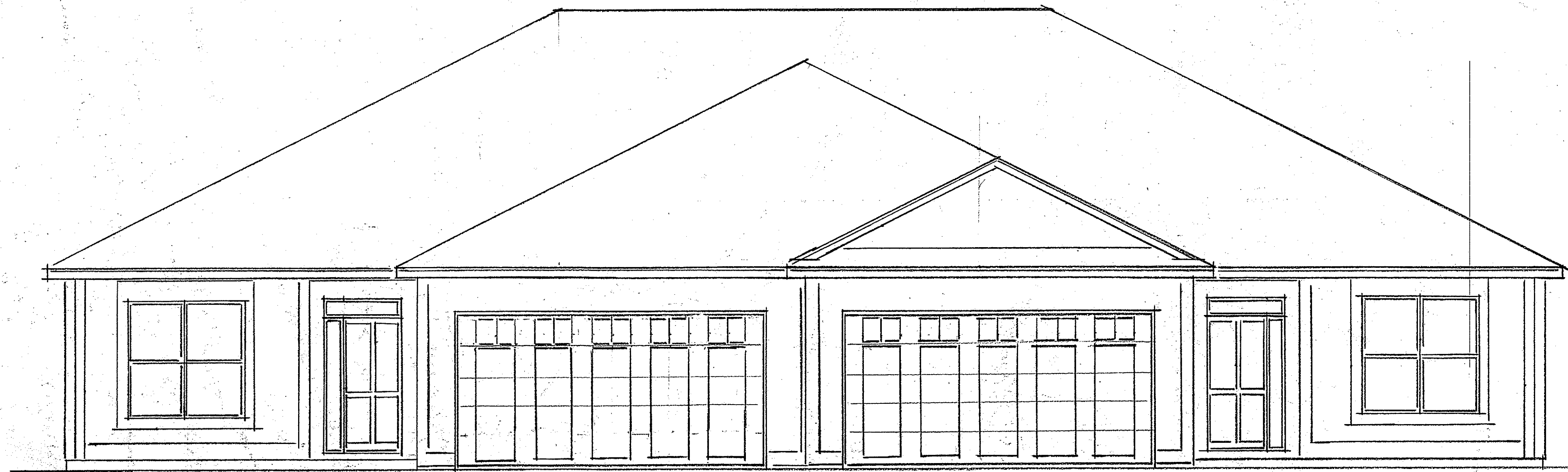
HIGH POINTE GROUP, Jim Boo 651-231-3111



ROOF PLAN
1/8"



LEFT SIDE ELEVATION
1/4"



FRONT ELEVATION
1/4"

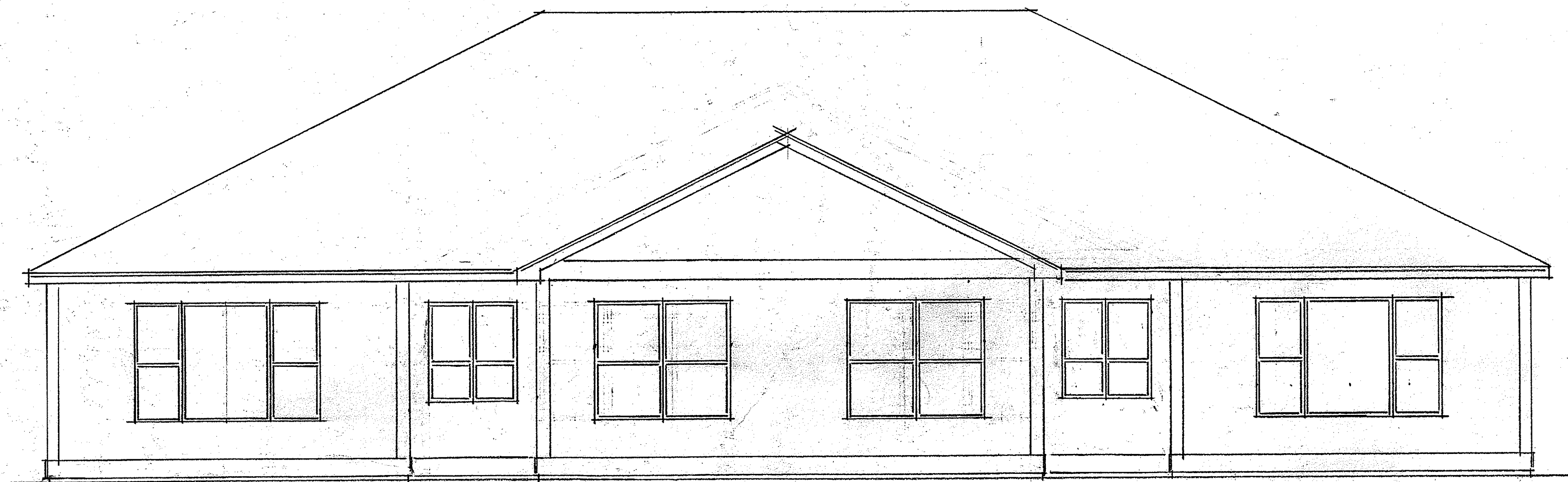
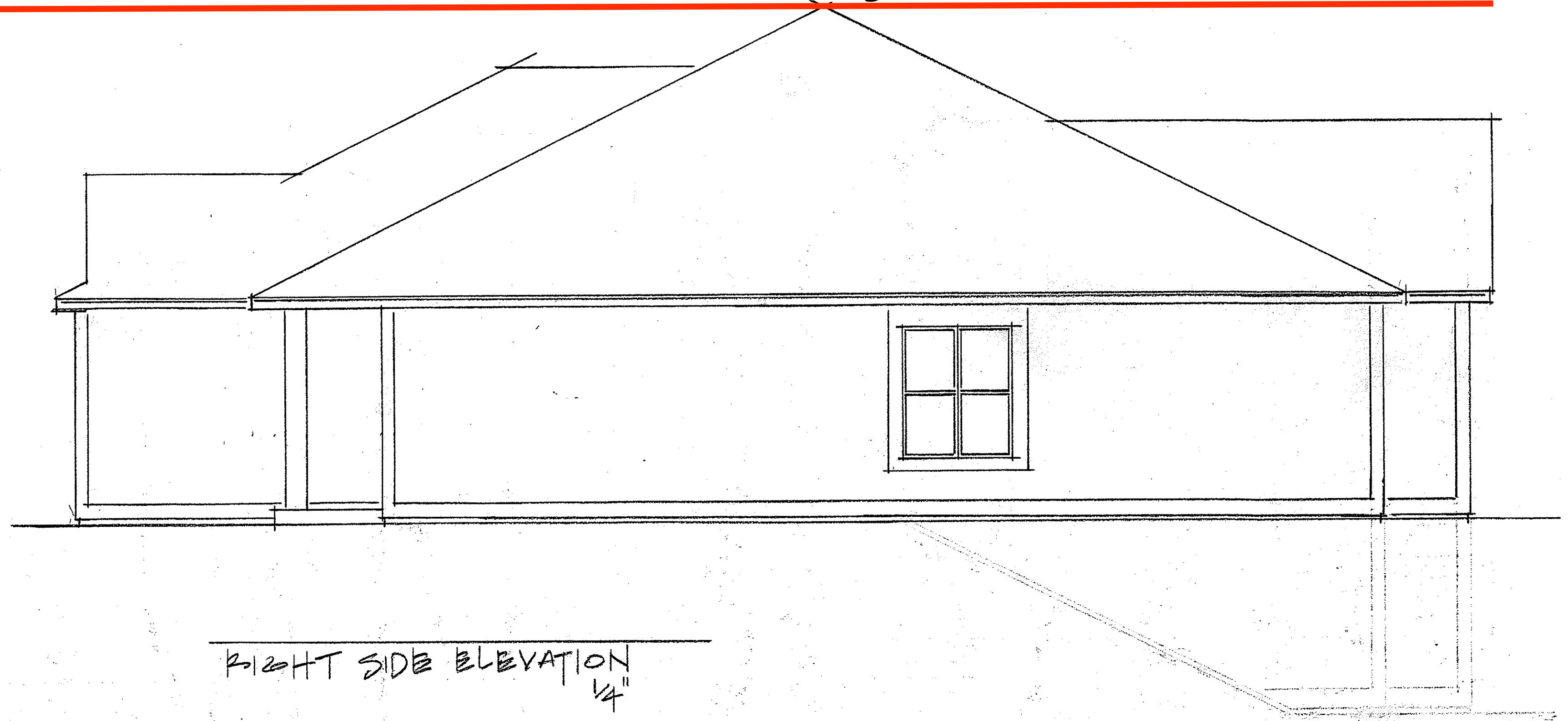


HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND

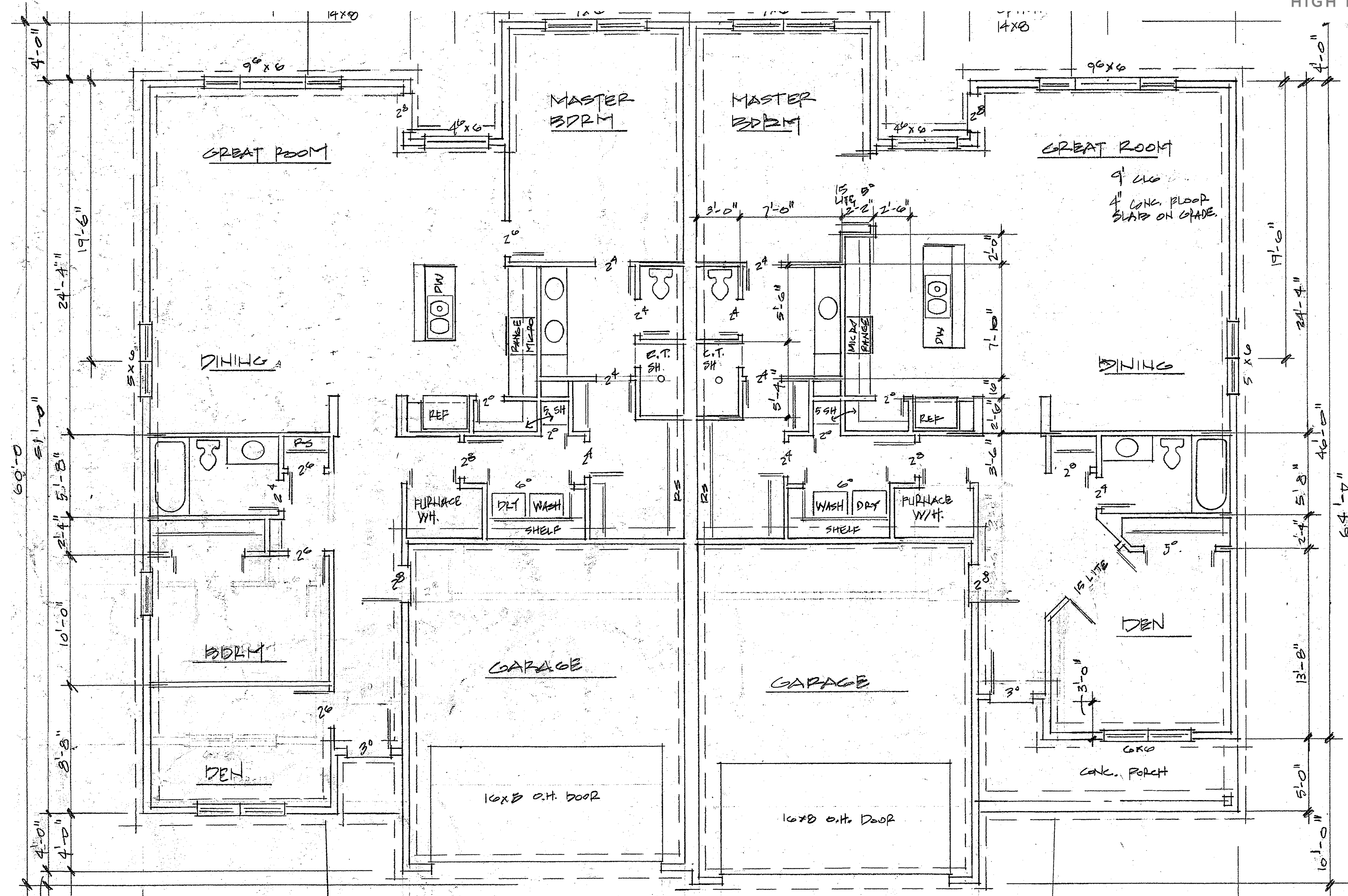
PROPOSED DESIGNS/HIGH POINTE GROUP, Jim Boo 651-231-3111



HIGH POINTE GROUP
HIGH POINTE REALTY | HIGH POINTE LAND



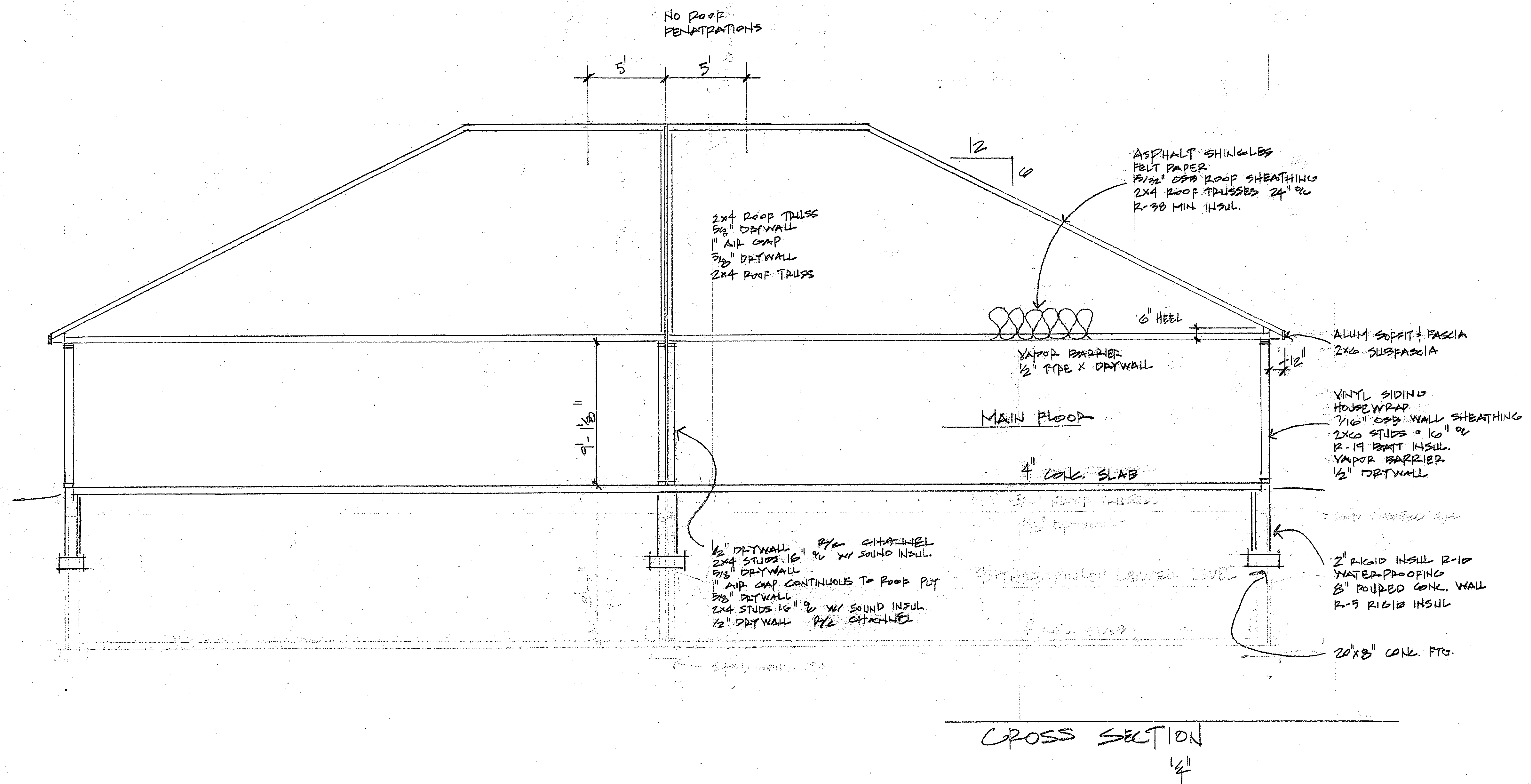
REAR ELEVATION
1/4"





HIGH POINTE GROUP

HIGH POINTE REALTY | HIGH POINTE LAND



December 9, 2023
17th Avenue and Delaware
No. St. Paul, MN 55109

Proposed Land Development

We have been working with the City since last December trying to figure out the best layout for this property to be developed. One of the biggest problems is that out of the 2 ½ acre property there is about 1 ½ acres that is very narrow and will not allow enough room for a road or even driveways to go that length and be able to build houses as the lots would be too small with any kind of setbacks from the existing neighbors. So basically this long narrow section of the property is undevelopable and would need to be left as open space. Our first concept #1 we show a road / driveway ending in a cul-de-sac and on our concept plan #2 we show a road / driveway that is L shaped. One has 10 units and the other has 9 units which would be built as standalone townhome units. We had our excavating company put together a proposal on what the cost would be for the sewer, water, road, grading etc. and when we contacted them, they said they were already familiar with this site as another builder in 2018 had a letter of intent with the City to buy the property and put in 12 slab on grade townhomes. The builder then contacted them to work up a bid and in that process they discovered that site had a lot of bad soil from depths of 4' to 8' which were unsuitable to build a road / driveway, and the soil would also not support slab on grade townhomes, all the soil would need to be removed and replaced where ever the road and homes were built. The bid to develop either concept plan 1 or 2 came in at about \$675,000 and did not include any surveying, engineering or incidentals that would be needed to complete the project. If we add a conservative number of \$50,000 to that figure for those items we come up with \$725,000 to develop the property. When you divide that figure by 10 homes you come up with \$72,500 per lot and that does not include the cost of the land, which if purchased for the appraised value of \$ 100,000 would bring the total per lot cost to \$ 82,500. At that price it does not make it feasible to develop when the cost would be higher then what the lots would sell for. Which brings us to our latest concept plan which shows 10 units (5 twin homes) which 3 building facing 17th Avenue and 2 buildings facing Delaware Avenue. All the homes would be using the existing roads for their driveway access which makes the new development fit in much better with existing neighborhood as the homes on 17th Avenue would be sitting just like the existing homes next to them with the front of the homes facing 17th instead of the back of their homes facing 17th which would be the case if a shared road / driveway was installed like concept 1 or 2, the same goes for the homes that would be built on Delaware. These one level townhomes would all be built with full basement with a very similar look and design as the townhomes we are building on Kari Lane in North Saint Paul, (see attached) they just need to be redesigned a little to fit on the proposed lots. Each twin home would be a different siding color so that it would look and feel just like a normal housing development and blend into the existing neighborhood.

The reason for the full basements instead of slab on grade is based on the fact of the bad soil, by digging down 8' for the full basement we will be able to get past the bad soil and onto solid ground for our footings, then backfill with the existing soil and haul away the rest. There would still be plenty of cost associated with the trucking away of the bad soil but if we were to do slab on grade homes then all that soil would need to be replaced with good soil / sand before the slab could be poured which would more than double the cost.

To Summarize, we think this plan is the only feasible way to develop this property, and also by doing it this way, the homes will fit in seamlessly with the existing homes. Also by building one level townhomes, (A) the homes themselves would fit in with the majority of the homes in the neighborhood which are one level ramblers so they will not tower over the existing homes and look out of place, and (B) there is a huge demand for one level townhomes for the senior age residents of North Saint Paul who would like to downsize from their existing home, to also have all there living facilities on one level (washer and dryer), to belong to an association maintained community so they do not need to cut the grass or shovel their driveways, and to be able to stay in North Saint Paul where they have spent the majority of their lives.

We are proposing a purchase price of between \$100,000 and \$150,000 depending on the development requirements. We would purchase the land, develop the land (sewer, water, etc.) and build the townhomes ourselves (not sell the development to another builder) so we have complete control from start to finish and the City knows who they are dealing with right from the start. We would also be financing this entire project with our personal funds with no need for any bank loans.

Being long time business owners in North Saint Paul and being involved in several building projects in town and owning several buildings in town, we are committed to doing this project right just like all our past projects and endeavors.

Andrus Built LLC

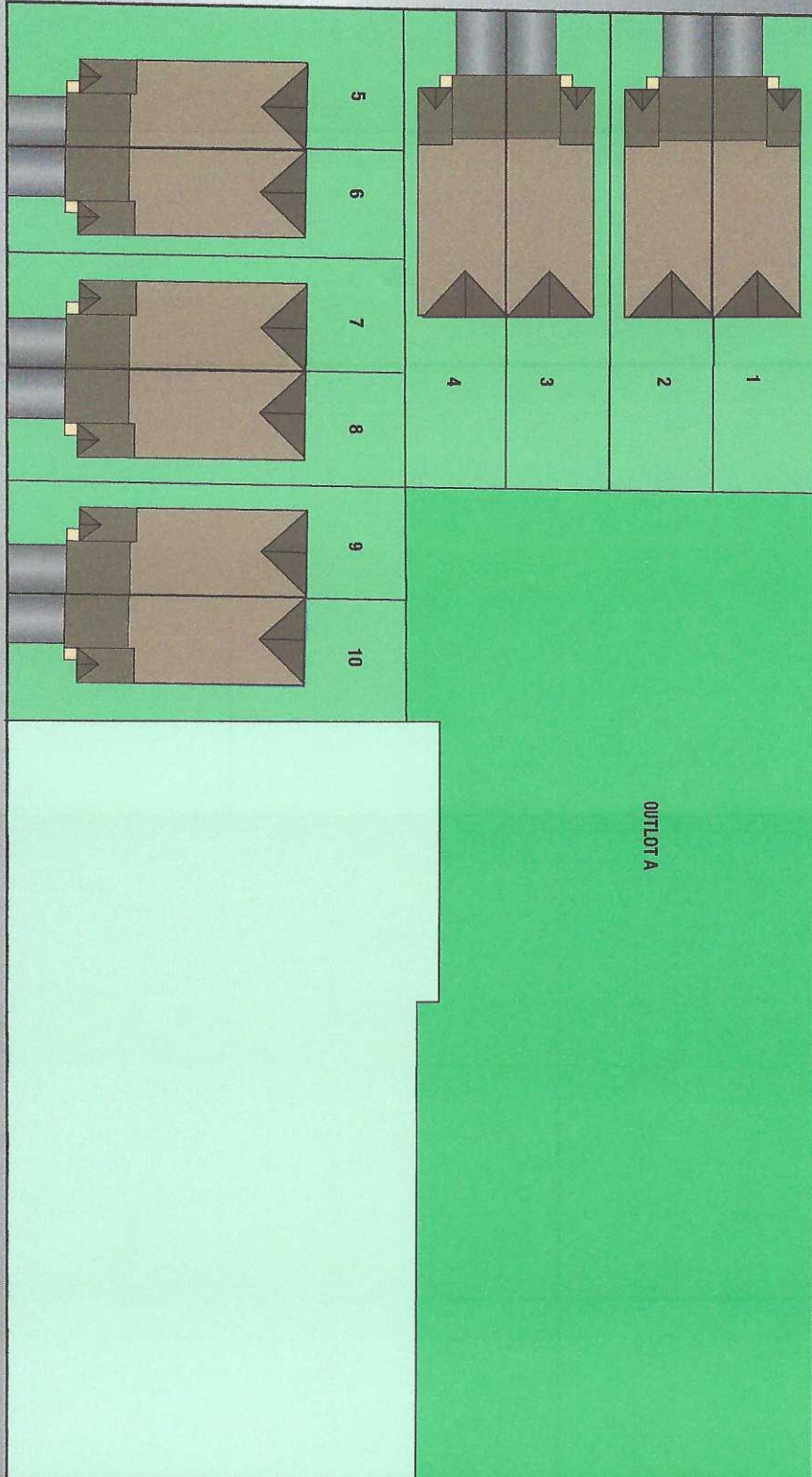
Luther Auctions / K&T North Saint Paul Investments LLC

Doug Andrus

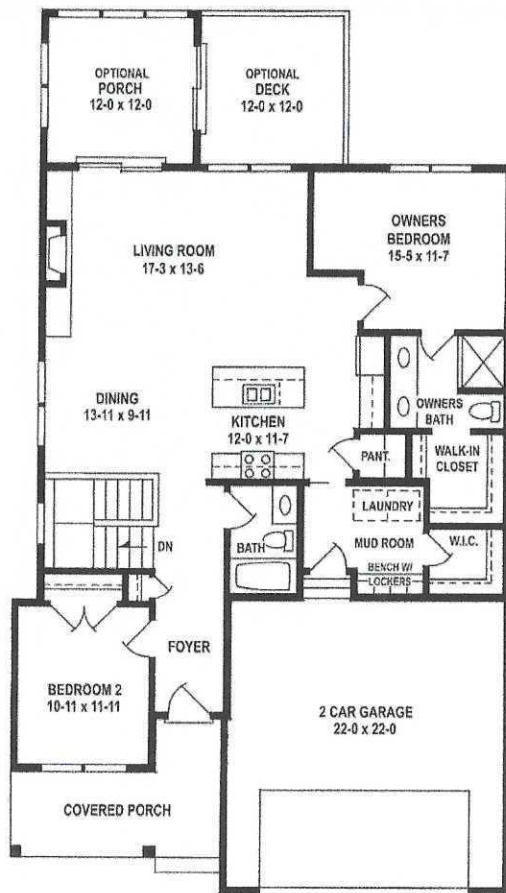
Tracy Luther

Delaware Avenue

17th Avenue East





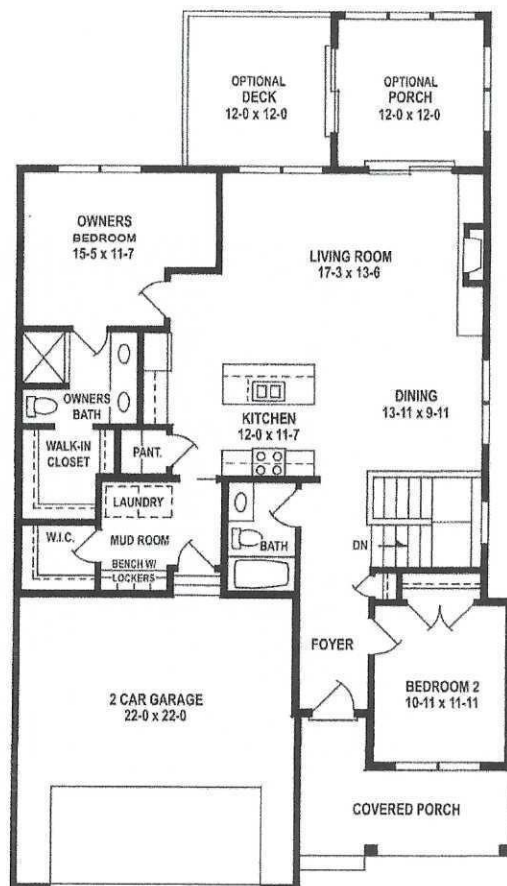


Main Level

Left Side Floor Plan



Lower Level



Main Level

Right Side Floor Plan



Lower Level

CONCEPT PLAN #1

DEVELOPMENT DATA

LAND USE:	RESIDENTIAL
OUTLOTS:	10
PROPOSED PRIVATE DRIVEWAY:	10
TOTAL:	2.47 ACRES
P.L.A. #222230015	10 UNITS

PROPOSED BUILDING SETBACKS: SETBACKS MAY VARY FROM 5' TO 10' FROM THE PROPERTY LINE. SEE PRELIMINARY PLAT GRAPHS FOR SETBACKS.

NOTES

1. This survey was prepared for the benefit of the applicant and is not to be used for any other purpose without the written consent of the surveyor.

2. This survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

3. This concept plan was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

4. No field survey has been performed to verify the accuracy of the information shown on this plan.

5. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

6. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

7. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

8. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

9. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

10. The survey was prepared by a registered professional land surveyor and is subject to the rules and regulations of the State of Minnesota.

LEGAL DESCRIPTION

PART OF SECTION 1, TOWNSHIP 23, RANGE 22, RANGE COUNTY, MINNESOTA.

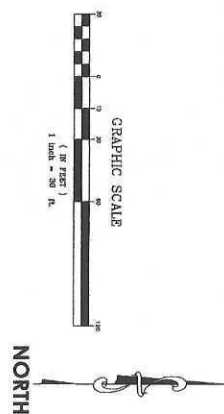
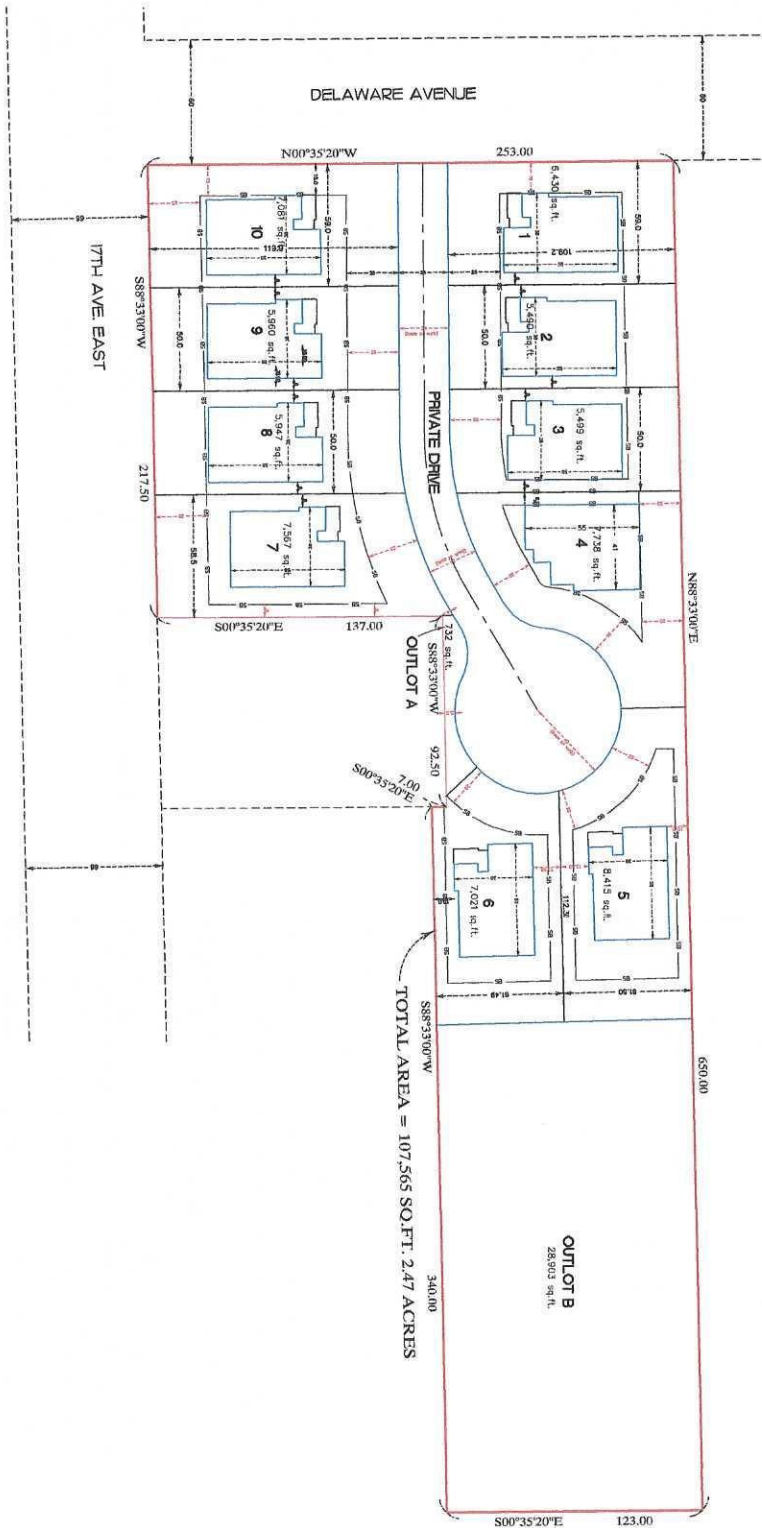
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

ERIC R. WICKAROUS

Date: 10/20/2023, 10:11 AM, 44.125

City: Wadena, MN, 56581, 44.125, 94.058, 44.125

JOB #22270



Page 20 of 27

DEVELOPMENT DATA

LAND USE:

**WULFIS:
PROPOSED PRIVATE DRIVEWAYS:**

IRONWORKS (PUB Overlay):

100

TOTAL:

P.L.O. #012922350015

2.477 ACRES 10 UNITS

- PROPOSED BUILDING SETBACKS: SETBACKS W/RT SEE PRELIMINARY PLAT GRAPHICS
 SOE = 5 FEET
 CORNER SOE = 15 FEET
 FRONT = 25 FEET (LOTS 1-3, 7-10)
 FRONT = 20 FEET (CUL-DE-SAC, LOTS 4, 5 & 6)

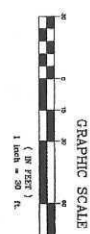
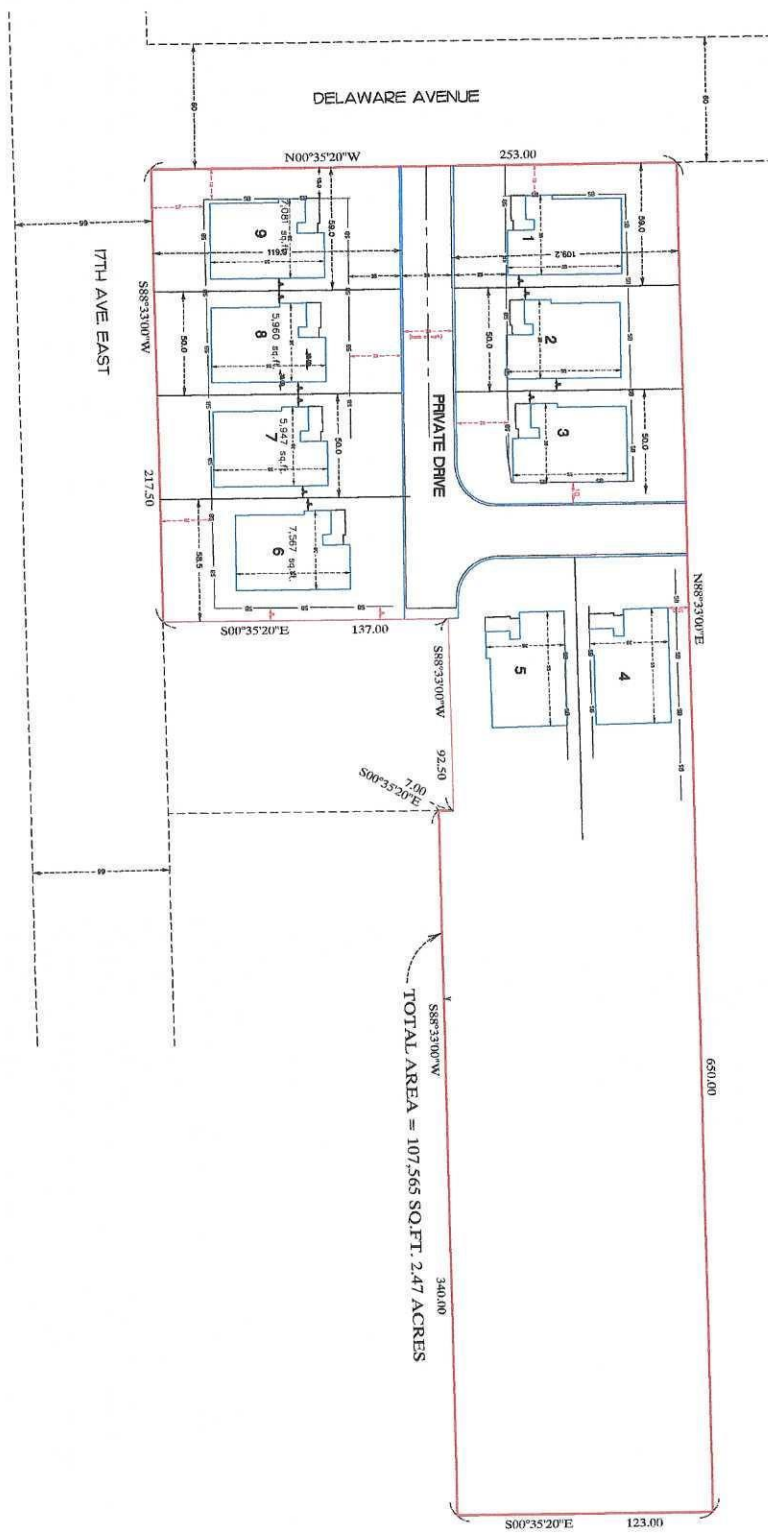
NOTES

— This survey was prepared without the benefit of interview, estimate, opportunities and circumstances may exist in addition to those shown herein. This survey is subject to revision upon receipt of a title insurance commitment or otherwise title opinion.

— This concept plan was prepared by compiling survey data received from city staff of site and surrounding properties. No field survey has been performed to verify conditions, improvements or site boundaries. Property boundary dimensions per Certificate of Survey by C.R. Whalen & Associates, Inc. dated Dec. 13th, 2004.

LEGAL DESCRIPTION

PART OF SECTION 1, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY,
MINNESOTA.

[illegible][illegible]

NORTH



To	Date
Planning Commissioners	January 4, 2024

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Election of Chair and Vice-Chair

Background/Facts

Per Chapter 32.08 of the City Code, at the first regular meeting of the calendar year, the Planning Commission shall elect a Chairperson and a Vice-Chairperson from among its appointed members, each for a term of one (1) year.

Recommended Action

Staff recommend the Planning Commission conduct the annual election of Chair and Vice-Chair.

Attachments

None

Respectfully submitted,
Chris Cherne, Planning Commission/EDA Secretary



To

Planning Commissioners

Date

January 4, 2024

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Consideration of proposals for 17th and Delaware Property

Background/Facts

Refer to enclosed staff report.

Recommended Action

Make a recommendation to City Council on which developer to work with in regard to the property at 17th and Delaware

Attachments

1. PC staff report 1-4-2024

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report



From: Brandy Howe, Community Development Director
Meeting Date: January 4, 2024
Agenda Item: 17th Avenue and Delaware Proposal Review

INTRODUCTION

Earlier this year, the City received unsolicited interest from three parties to potentially purchase the city-owned lot at 2329 17th Avenue E. To fairly evaluate the three potential offers, the City issued a request for proposals in May 2023 to all three parties. Three proposals were returned, but only two were complete. Complete proposals were received from K&T and Andrus and High Pointe Group. Both were invited to present their development concepts to the City Council on July 18, 2023.

PROPERTY BACKGROUND

The subject property is a 2.43-acre parcel that was the former location of a church that was demolished in 2009. The property is located in a low-density residential neighborhood that is zoned R1: Single Family Residential. The site is across the street from Richardson Elementary School and a half mile from both of North St. Paul's community parks (Casey Lake and Silver Lake) and 700 feet from Polar Park. One to two-story single-family homes are the predominant surrounding land uses.



The history of the site is as follows:

- The property was purchased by "Fresh Anointing International" from "Hmong American Alliance Church" on September 23, 2005, for \$800,000. A notice of foreclosure was filed on September 29, 2008.
- A listing was identified on MLS from 2008 offering the property for sale for an original list price of \$925,000 which was reduced to \$850,000. At the time of this listing, the property was improved with a religious institution.
- The property was purchased by "Evangelical Christian CU (lender)" from "Sheriff of Ramsey County" on December 5, 2008, for \$630,764.

- The property was purchased by the “City of North St. Paul” from “Evangelical Christian CU (lender)” for \$145,000 on July 6, 2010. Prior to sale, the property was exposed to the market by conventional means for approximately three months at a list price of \$195,000.
- A letter of intent dated January 26, 2018, was provided from Bruggeman Builders, LLC. The offering price was \$70,000, subject to approval of development of 14-28 units. This sale did not come to fruition.
- The property appeared to list for sale in 2019 at an unknown price.
- An offer was received from Andrus Built on May 6, 2023, outlining several development scenarios. The offer opined that the most feasible development would be to construct six single family lots. The offering price was \$70,000 in recognition that significant development costs would be incurred including the installation and relocation of utilities, soil preparation costs, and construction of a holding pond.
- An offer was received from High Pointe Group on May 30, 2023, to construct from between 18-22 townhomes. The offering price was \$250,000. The offer was modified on August 2, 2023, to construct 12 twin home units. The offering price came in later at \$150,000 for the 12 units.

APPRAISAL

Per Council’s direction, staff ordered an appraisal that estimates the site value at \$100,000. This market value estimate is the most probable price where the property should bring in a competitive and open market bid. The appraisal indicates that the irregular shape of the property impacts its marketability. The east portion of the site is essentially landlocked and has minimal development potential. The market valuation considers both the gross land area (2.43-acres) as well as the net land size estimate (0.96-acre), which is considered to be the “developable” portion of the site.

The appraisal analyzed the property based on highest and best use criteria: (1) physically possible, (2) legally possible, (3) financially feasible, and (4) maximally productive. The appraiser’s conclusion of the highest and best use for the subject property is for low-density residential development. The most probable user is a local developer who would purchase the property for replatting and resale of lots to end users or builders. A single builder could also utilize the site for exclusive building rights. Given the property’s location in a fully developed fairly high demand area, the timing of development would likely be immediate.

REVIEW PROCESS

The City Council heard presentations from both K&T and Andrus and High Pointe Group on July 18, 2023. At the August 15, 2023, meeting, Council again discussed the property, and at that time directed staff to gather additional data on a potential third option: retain city ownership for use in the student-built housing program, a joint initiative by the North St. Paul Housing & Redevelopment Authority and NE Metro Intermediate School District 916, Career and Technical Center (CTC). Staff completed the necessary research and presented the third option to the City Council on November 21, 2023. At that time, Council agreed that it would not pursue the student-built option and would instead go down the path of selecting a developer to sell the property to for a new housing product. The Council determined that the Planning Commission should hear the presentations by both developers and make its recommendation to City Council.

PROPOSALS

K&T and Andrus propose ten twin lots fronting Delaware Avenue and 17th Avenue. Approximately 1.5-acre would be an undeveloped outlot for stormwater/greenspace purposes. Development density (excluding greenspace) is approximately 10 dwellings per acre. No interior streets or driveways are proposed. Preliminary discussions with Ramsey County are favorable to provide direct driveway access from 17th Avenue (County Highway B). Their proposed purchase price for the 2.5-acre lot is **\$100,000-\$150,000**.

High Pointe Group’s proposal is for twelve twin-home units constructed in six two-unit clusters. Approximately 1-acre would be an undeveloped outlot for stormwater/greenspace purposes. Development density (excluding greenspace) is approximately 8 dwellings per acre. Each dwelling is proposed to be slab on grade with two car garages for each home. The development includes an interior shared driveway for

10 of the 12 units; the other two units would have direct access from Delaware Avenue. Their proposed purchase price for the 2.5-acre lot is **\$150,000**.

ANALYSIS

Comprehensive Plan

The Comprehensive Plan for future land use designates the development site for *medium density residential*, which could allow up to 12 dwellings per acre if the property were rezoned to R-2 Mixed Residential. Additionally, the Comprehensive Plan includes several city-wide housing goals that should be considered when evaluating the development proposals.

1. Enhance neighborhood value with quality housing options and types at all price points.
2. Improve the quality and mix of the City's housing so that there is a wide variety of housing available for people of all incomes, ages, cultures and abilities. Consider new forms of housing where redevelopment is necessary.
3. Revitalize and enhance the quality of the housing stock so that it is attractive and appropriate for new buyers.
4. Explore opportunities to provide for smaller and more "non-traditional" housing development that enhances the character of the City, including opportunities to address the lack of housing in the "missing middle" styles.
5. Anticipate the need for creative strategies to manage naturally-occurring affordable housing within all affordability bands. Focus on preserving the affordability North St. Paul's single-family housing stock.
6. Support housing maintenance assistance programs, particularly for lower-income households.
7. Enable and encourage affordable housing units that relieve the cost-burden for households making less than 30% AMI.

Housing Study

The Maxfield Housing study, prepared in 2022, calculated the anticipated housing demand to occur between 2022 and 2030 for the following products. Several construction projects have been initiated since the completion of that study. The remaining demand is shown based on permits pulled or development approvals.

Category	Housing Demand	Planned/ Constructed	Remaining Demand
Market rate rental	455	84 (Lillie Project)	371
Affordable rental	164	0	164
Subsidized rental	36	0	36
For-sale single-family	57	17	40
For-sale multifamily (includes twins)	243	0	243

Zoning Considerations

The site is currently zoned R-1 Single Family, which is intended to allow, preserve, and protect areas of lower-density residential and development consistent with the Comprehensive Plan. While a complete zoning review cannot be completed until a full plan set is submitted for review, preliminary review offers the following findings:

	K&T and Andrus	High Pointe Group
Project Description	10 single-story two-family dwellings with full basements	12 two-family lots ranging in size from approximately 2,649 to 3,692 sq. ft.
Density	10 dwellings per acre (excludes undeveloped greenspace) - Does not comply with 7 unit maximum per zoning - Does comply with planned density per Comp Plan	~8 dwellings per acre (excludes undeveloped greenspace) – greater than 7 unit maximum per zoning; however, less than 12 per comp plan designation

Land Use	Two-family – while permitted by right in the land use table, this use does require a PUD*	Two-family – while permitted by right in the land use table, this use does require a PUD*
Dimensional Standards	Not enough detail is provided at this time to evaluate; however, the PUD flexibility can be utilized if necessary	Lots do not meet minimum lot requirements; however, the PUD flexibility can be utilized.
*Note: Per 154.010(D)52, "Because groupings of two-family dwellings have higher levels of neighborhood impact than standalone, infill two-family dwellings, approval of groupings of two-family dwellings warrants a higher level of review and discretion. Plans for groupings of two-family dwellings within the R-1 District may only be approved when a planned unit development overlay zoning district has first been approved by the City Council. Two-family dwellings qualify as a grouping when the parcel on which a two-family dwelling is proposed within 500 feet of a parcel occupied by an existing or proposed two-family dwelling, measured along existing or proposed public streets."		

Other Considerations

There was some discussion by the City Council during the July 18 workshop regarding the potential to utilize the eastern portion of the site for a city park. Both proposals will utilize this area for stormwater management facilities and greenspace. Staff would like to caution Council against the potential for using this land for a public park facility due to its inaccessible location by the general public. Additionally, there are three city parks within a ½ mile of this development site. As an alternative to a City park, staff recommends any undeveloped portion of the site be utilized for greenspace and maintained by residents of the new development project. Other options can be evaluated during the development review process.

NEXT STEPS

The Planning Commission should make its recommendation to the City Council on which proposal to pursue.

ATTACHMENTS

1. K&T and Andrus proposal (dated December 14, 2023)
2. High Pointe Group proposal (dated August 6, 2023)