

A Creative Solution for Maplewood's Growing Housing Needs: A Proposal for 16 New Construction Townhome Units

Rezoning 1.1 Acres from Limited Business Commercial to High Density Residential Use on 11th Avenue

Proposed by:

Rashad Kennedy | Kennedy Property Development &

Paige Severson with the Signature Group | Keller Williams Integrity Lakes

Project Description

Kennedy Property Development is proposing the City of Maplewood rezone the land on the vacant lot at 11th Ave in Maplewood, PID #112922240029, from Limited Business Commercial (LBC) Use to High-Density Residential (R 3- H) Use and approve our request to build 4, 4 unit, residential row style townhomes at the vacant lot at 11th Ave in Maplewood, PID #112922240029. (See Survey Attached). There would be 16 total three-bedroom, three-bathroom single family dwellings with attached 2 car garages. (See Attached Project Plans for Submission pages)

Requests

1. A change in the City's land use plan from LBC (limited Business Commercial) to R 3-H (high-density multiple dwellings) along the 11th Avenue frontage. The City has already approved the land to the east of PID #112922240029 for R -3H use, *the Maplewood Townhome Development Project*, by the Shelter Corporation in '94. The aforementioned townhomes were built after that land was successfully rezoned years ago and have since provided convenient and quality housing opportunities for numerous individuals and families in Maplewood in the past several decades after the decision to rezone.
2. Approval of the proposed plans for the townhome development when the land is successfully rezoned.

Kennedy Property Development will simultaneously submit/apply for the site and building design approval, along with the land use/rezoning approval, in the hopes to advance our opportunity to collaborate with the City and begin creating more housing opportunities and begin building by 2023.

Background

30 years ago, the Planning Commission held a public hearing on the land use plan and zoning on the land directly east of our proposed building site. The hearing was part of a City-wide zoning and land use study. At that time, the Commission recommended that the City Council change the Limited Business Commercial designation to High Density Multiple Dwellings, and we put forward the same proposal for the 1.1 acres of land at 11th Ave in Maplewood, PID #112922240029 for the following reasons:

1.

Multiple dwellings may help the City meet regional housing goals. Over the last decade, the rate of new construction on both the national and local level has far under-paced demand. According to the Census, the number of single-family housing units has fallen below the 50-Year Average for the past 14 years. Low housing inventory has largely contributed to the highly competitive real estate market in the twin cities and surrounding suburbs. The demand for homes grossly out-weighs the supply of homes available. With the high demand for housing and low supply, home values have risen considerably and the rate of home appreciation the past two years has been unprecedented. The supply of modest-cost housing, such as townhomes, is particularly low, while demand is strong and steady. – (See figures from the City of Maplewood’s Comprehensive Plan 2040 on the following page, page 4)

2.

Multiple dwellings are a practical use of the land. One of the specific goals outlined in the Goals and Policies of the City of Maplewood’s Comprehensive plan (page 57) is to, “Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options.” Our proposal includes complete quality design and comprehensive site plan by Todd Ofsthun, Owner & Chief Architect at TCO Design with practical transitions between the land-use on each side of the lot.

3.

The change in land use of PID #112922240029 and approval for Kennedy Property Development to move forward with the construction of 16 total residential housing units (4 Buildings, 4 side-by-side 3 bed / 3 bath / 2 car garage units) proposed here provides a solution to a key challenge for the City of Maplewood. From page 31 of the Comprehensive Plan, “Challenges to achieving the values of resilience, equity, health, and age friendliness in Maplewood occur at the individual, neighborhood, and community scale. The following have been identified as challenges that are addressed in the goals, policies, and actions of the Comprehensive Plan:

- » Institutional biases created through history, systematic racism
- » Educational attainment rates within the community
- » Income disparities
- » Affordable housing and a lack of housing variety”

Discussion

A land use plan change should be consistent with the goals and policies in the Comprehensive Plan. Our proposed development is consistent with the goals and policies outlined in the [City of Maplewood Comprehensive Plan \(2040\)](#)

Comprehensive Plan and Rezoning

Rezoning the land on 11th Ave and building high quality townhomes will help the City meet regional housing goals. “Between 2000 and 2015 the City also saw a drop in the percentage of population that was between 35 and 44, though there was an increase in the percentage between 25 and 34. This is likely due, in part, to the availability of housing options that meet the needs of those starting families versus those just starting in their careers. The City needs to continue to focus on diversifying its housing stock to meet the needs of residents throughout their lives.” (page 19 of the Comprehensive Plan). Our proposal to rezone the vacant Limited Business Commercial land on 11th Avenue to High Density Residential use addresses this concern directly. By building 16 quality 3 bedroom / 3 bathroom / 2 car garage townhome units, we increase the available housing options in Maplewood that meet the needs of residents in a variety of life stages. By creating available housing that meet the needs of multiple demographics, we hope to draw people back to the city, or into the city for the first time.

Multiple dwellings are a practical use of the vacant land on 11th Ave. “While there was an increase in the percentage of attached single family units like row houses and townhomes from 8.7% in 2000 to 13.5% in 2015, single-family detached homes remain the predominant housing type at 58%...The City also saw the number of people per housing units remain steady between 2000 and 2015 at 2.5.” (page 20 of the Comprehensive Plan). Our proposal to rezone the land and build 16 units would help contribute to 9% of the overall unit goal for the city’s Comprehensive Plan for increasing high density residential land use. ($16/184=.086$) The style of home and our proposed building plans accommodate the city’s people per housing units noted in the plan.

Below is a graph of the city’s development goals from the Comprehensive Plan for reference:

Table 4-7. Anticipated Staging of Residential Development

Area	Future Land Use	Net Acres	Density (units/acre)	Expected % Residential	2020-2030 Units	2030-2040 Units*
A	Mixed Use - Community	81	25-50	30%	212-423	302-604
B	Mixed Use - Community	3	25-50	40%	10-21	10-21
C	Mixed-Use - Neighborhood	6	8-31	70%	11-43	16-62
D	Mixed-Use - Neighborhood HD	24	25-50	80%	287-575	383-766
E	Mixed Use - Community	90	25-50	30%	203-406	338-677
F	Mixed-Use - Neighborhood	48	8-31	50%	97-375	116-450
G	Mixed-Use - Neighborhood	18	8-31	80%	57-222	80-311
H	Mixed-Use - Neighborhood	14	8-31	50%	22-86	28-108
I	Mixed Use - Community	141	25-50	40%	492-985	844-1,688
J	Mixed-Use - Neighborhood	5	8-31	50%	5-19	10-37
K	Mixed-Use - Neighborhood	9	8-31	60%	17-64	25-96
L	Mixed-Use - Neighborhood	5	8-31	50%	7-26	10-37
M	Mixed-Use - Neighborhood	8	8-31	50%	8-32	10-38
O	Mixed Use - Community	24	25-50	50%	60-120	120-239
P	Mixed-Use - Neighborhood	75	8-31	80%	0	48-187
Throughout	Rural/Low Density Residential	29	0.5-1.5	100%	15-44	15-44
Throughout	Low Density Residential	109	2.6-6	100%	283-653	283-653
Throughout	Medium Density Residential	15	6.1-10	100%	89-147	89-147
Throughout	High Density Residential	53	10.1-25	100%	184-456	536-1,327
Overall					2,059 - 4,695	3,263 - 7,491

* Includes units added 2020-2030, Source: HKGI

Density

Back in 1994, the land directly east to our proposed site that was successfully rezoned for High Density Residential Use faced initial concerns from neighbors that thought that the density of housing units would be too high for the area. In this scenario, the developer was proposing townhomes rather than apartment units, which helped build neighborhood confidence in the proposal. While that land was larger, and the developer ultimately built many more townhome units than our proposal, it is important to note that our proposal is in alignment with the density requirements for a 1.1 acre site, where the city allows densities ranging from 10.1 to 25 units per net acre. Similarly, we are proposing townhomes, where there would be fewer units per acre than if we proposed apartments. Apartment units generally produce fewer people per unit than townhome units, so the City allows more apartment units per acre than townhome units per acre. As an example, a developer could build 25 apartment units on the 1.1 acres, however we are proposing 4 buildings, 4 units per building, for a total of 16. Because there are fewer townhome units per acre, townhomes create less building mass and density than apartments.



As cited on page 48 of the City of Maplewood's Comprehensive Plan 2040: "Maplewood intends the High Density Residential land use for higher housing densities ranging from 10.1 to 25 units per net acre. Housing types in this category would include higher density townhome, condominium and apartment developments in stacked or attached configuration. These housing areas are often located along the freeway and major road corridors and near major shopping and employment areas. Also of importance to the location of High Density Residential is proximity to the parks and open space system, employment, goods and services, and transit." The land on 11th Ave that this proposal seeks to rezone is an ideal location for High Density Residential land use for all the reasons the city's comprehensive plan has deemed important. The 16 units in the 1.1 acre lot are also in alignment with city guidelines. (See Appendix C).

As noted in previous rezoning proposals, transitions between distinctly different types of land uses should not create a negative economic, social or physical impact on adjoining developments. The land we are proposing to rezone and develop would differ on one side, and match the other (which is the same scenario that took place in '94 when the Maplewood Townhomes project was approved and built, where one neighboring side was zoned for residential use, the other limited business commercial.)

It's also said that a change in land use should be in alignment with the city's goals to include a variety of housing types for all types of residents, regardless of age, ethnic, racial, cultural or socioeconomic background, while protecting the neighborhoods from encroachment or intrusion of land uses by incorporating buffering and separation. Our proposal will match the land use to the east, but still include an appropriate landscape buffering along the lot lines between the High Density Residential land use & limited business commercial use. (See Appendix C).

Traffic/Proximity

Below is a breakdown of the proximity of the above mentioned important spaces for considering High Density Residential Land Use to the land this proposal seeks to rezone on 11th Ave:

Amenity	Location/Destination	Distance (Miles)	Walk Time (Minutes)	Drive Time (Minutes)	By Bus (Minutes)
Parks & Natural Space	Casey Lake Park	1.0 Mile	15 Min.	3 Min.	16 Min.
Parks & Natural Space	Tower Park	1.1 Mile	20 Min.	5 Min.	13 Min.
Parks & Natural Space	McKnight Field	0.9 Mile	18 Min.	5 Min.	9 Min.
Goods & Services	The Home Depot	0.3 Mile	6 Min.	3 Min.	6 Min.
Goods & Services	Maplewood Retail Center	0.3 Mile	5 Min.	2 Min.	5 Min.
Grocery	Cub - Maplewood East	0.3 Mile	3 Min.	2 Min.	N/A
Hospital	Fairview - St. John's Hospital	2.2 Mile	40 Min.	6 Min.	24 Min.
Library	Ramsey County Library - Maplewood	1.9 Mile	34 Min.	6 Min.	15 Min.
School	Harmony Learning Center	0.5 Mile	10 Min.	2 Min.	6 Min.
Church	North Haven Church	0.9	17 Min.	4 Min.	12 Min.
Post Office	United States Postal Service - Carrier Annex	0.7	13 Min.	3 Min.	N/A

One of the main goals outlined in the city's Comprehensive Plan is to "Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options, viability of neighborhood commercial nodes, and regional transit investments" (page 57). As the proximity table above reveals, the land we wish to rezone for High Density Residential Use and develop 16 townhome units falls within a favorable/ideal location. Not only does the land offer proximity to the elements important for High Density Residential land use, it's in alignment with the city's investment in regional transit – as the bus line is not far from the site, along with shopping centers, natural spaces, and a neighboring community of townhomes. The land directly east to our proposed site for the 16



townhome units on 11th Ave offers precedent for successfully rezoned land to High Density Residential use that improved housing availability and increased options for Maplewood residents.

Opportunity vs. Opposition

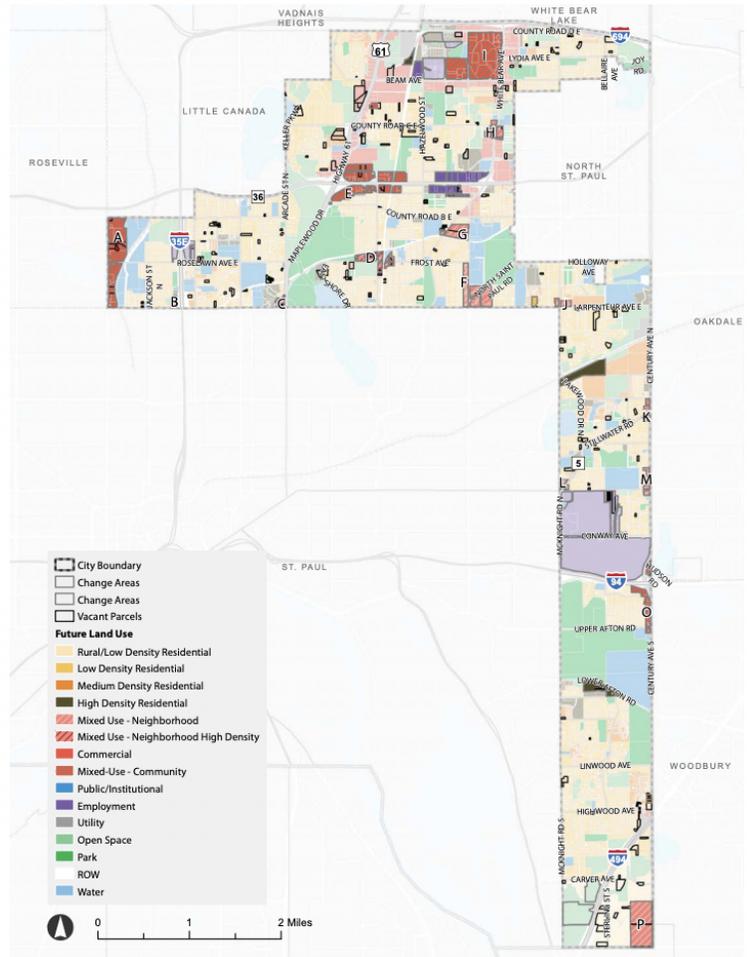
Before the land to the east of our proposed site on 11th Ave was successfully rezoned for High Density Residential use in 1994, the city and residents questioned how the impact of the new land use would impact traffic, noise, crime, and the neighboring residents in single family homes concerned with their homes being within a close proximity to rental dwellings. The area has since seen robust development in both Goods & Services and High Density Residential use since the rezoning approval and building of townhome dwellings. We do not anticipate experiencing the same opposition, and offer the findings from the previous proposal that was successful in accomplishing our same goal of rezoning the land on 11th and creating housing opportunities in alignment with the city's Comprehensive Plan.

The various studies put forward by the Shelter Corporation that ultimately lead to the city's decision to approve rezoning and construction of townhomes that lend themselves to our same effort are included in this proposal as precedent and can be found on (See Appendix A).

As cited on page 52 of the City of Maplewood's Comprehensive Plan 2040: "While much of the future development in Maplewood will come from redevelopment there is a small amount of infill and new growth identified as well. Figure 4-3 shows all of land area that is available or likely for redevelopment, infill development, or new development in Maplewood. In planning for future growth, an estimate for when development or redevelopment might occur was made in one of three 10-year increments, through 2020, 2021 to 2030, and 2030 to 2040. This staging plan was used in the development of the Local Sewer Plan. Analysis conducted determined that the City will be capable of serving this new growth when it occurs." Given the data revealed in the Comprehensive Plan along with the proposal's site location, the vacant land on 11th Ave has ample capacity for all utilities and SAC/WAC that will be needed for the proposed development.

(See Map below from the Comprehensive Plan).

Figure 4-3. Staging of Development



Adopted September 9, 2019

2040 Comprehensive Plan 4-46

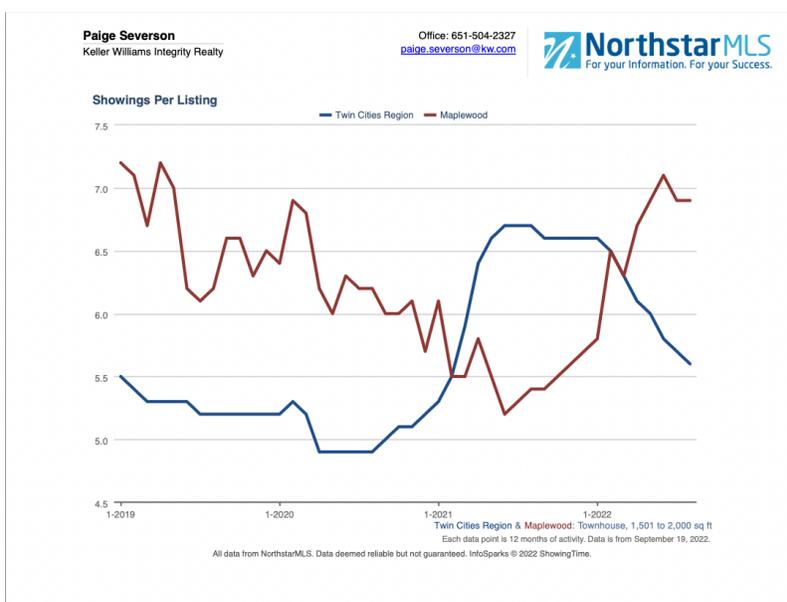
LAND USE



*Above highlighted parcel is the proposed land for rezoning, as a High-Density residential parcel, this use of the land would be in alignment with the Urban Design Principles noted in the Comprehensive plan on page 57.

Housing Demand Dynamics in Maplewood

According to the Multiple Listing Service (data pulled September 2022 from market behavior in August 2022 back through 2019), we see a strong level of buyer interest and demand for townhome properties in Maplewood. In August 2022 alone, we see roughly 7 interested buyer individuals/groups touring every 1 available townhome listing in Maplewood. (Graph below)



While the buyer demand for affordable housing that accommodates the 2.5 people per housing units highlighted in the findings within the City of Maplewood's Comprehensive Plan, the supply of inventory has remained low (See graphs Homes for Sale & Months Supply of Inventory) . Our proposal seeks to create 16 opportunities for quality, affordable housing that accommodates 2.5 people per housing units.

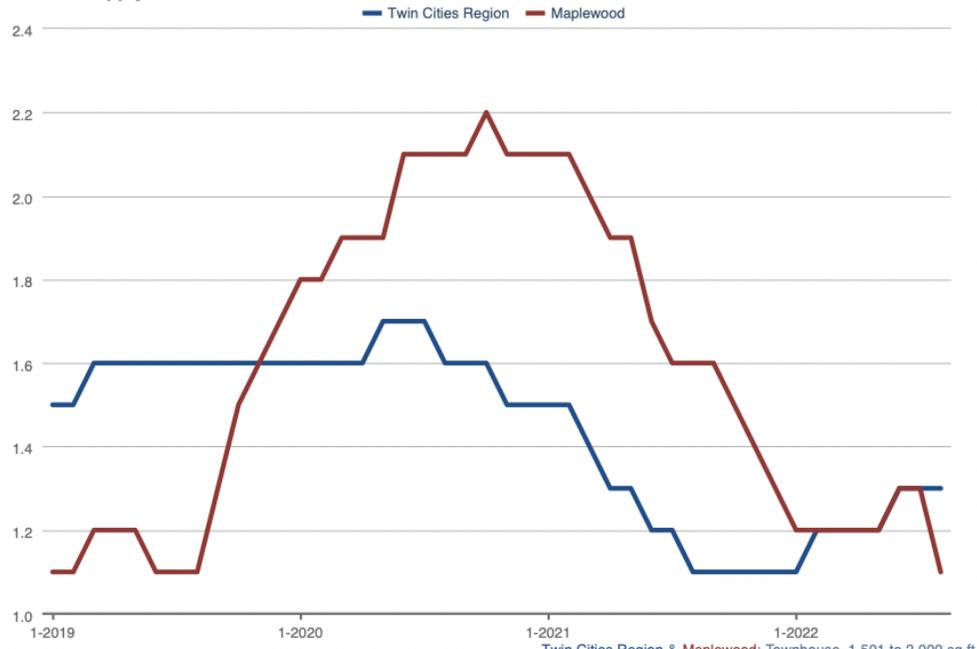


Paige Severson
Keller Williams Integrity Realty

Office: 651-504-2327
paige.severson@kw.com



Months Supply of Homes for Sale



Twin Cities Region & Maplewood: Townhouse, 1,501 to 2,000 sq ft
Each data point is 12 months of activity. Data is from September 19, 2022.
All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2022 ShowingTime.

*5-6 Months Supply of Homes for Sale/Inventory indicates a balanced market, where the supply of homes available is aligned with the buyer demand looking to purchase. As you can see, the supply of 1501-2000 sq ft townhomes in the City of Maplewood has remained under 3 months supply of inventory for over 3 years. Our proposal seeks to increase the amount of inventory of this style of home available to purchase to align with buyer demand.