

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, January 31, 2013 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JANUARY 17, 2013, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 13-142-919 Keith Jacobson & Patricia Jacobson**
Rezoning from B2 Community Business to BC Community Business (Converted) -
1836 - 1838 Grand Ave, between Fairview and Howell
B2
Scott Tempel 651-266-6621

- 2 13-143-806 Dairy Queen (Craig Thaemert / Maureen Herring)**
Rezoning from B2 Community Business to T2 Traditional Neighborhood
1537 White Bear Ave N, between Hoyt & Montana
B2
Bill Dermody 651-266-6617

- 3 13-143-820 Allen Plaisted (Dairy Queen)**
Conditional use permit for restaurant with drive-through service, with modifications for
entrance/exit location, access from street used primarily for abutting residences, and T2
design standards
1537 White Bear Ave N, between Hoyt and Montana
B2
Bill Dermody 651-266-6617

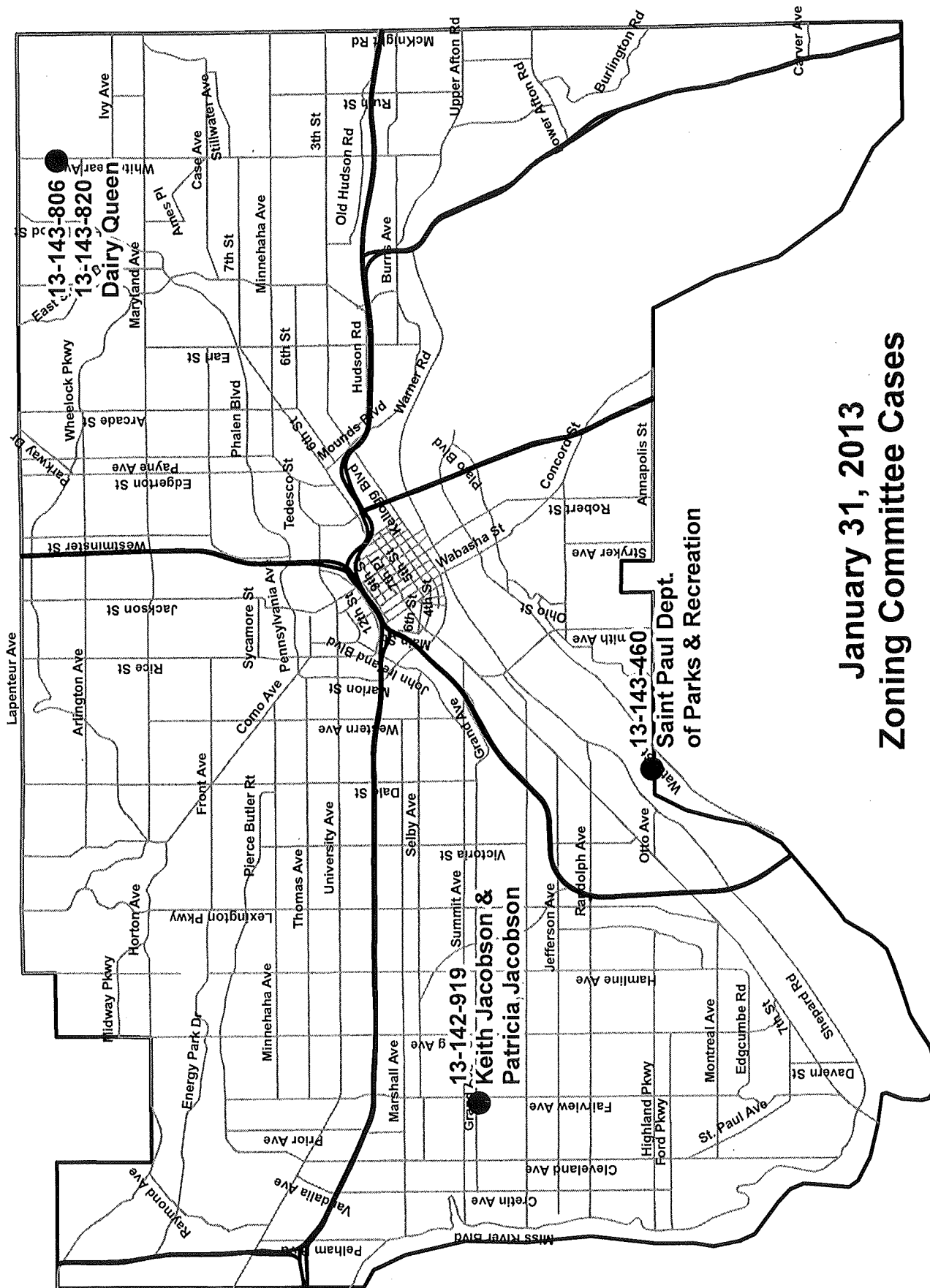
- 4 13-143-460 Saint Paul Dept. of Parks & Recreation**
Conditional use permit for placement of fill and grading in the flood plain and variance for
wetland impact in the River Corridor (Lilydale Regional Park improvements)
720 Water St W, area between Smith Avenue bridge and Union Pacific railroad bridge
R4
Josh Williams 651-266-6659

ADJOURNMENT

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Keith Jacobson & Patricia Jacobson **FILE #:** 13-142-919
 2. **APPLICANT:** Keith W Jacobson/Patricia A Jacobson **HEARING DATE:** January 31, 2013
 3. **TYPE OF APPLICATION:** Rezoning-Council
 4. **LOCATION:** 1836 - 1838 Grand Ave, between Fairview and Howell
 5. **PIN & LEGAL DESCRIPTION:** 042823310070; Lot 5 Kennas Subdivision of Lot 53, Block 4, Rosedale Park Addition
 6. **PLANNING DISTRICT:** 14 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** January 22, 2013 **BY:** Scott Tempel
 9. **DATE RECEIVED:** January 9, 2013 **60-DAY DEADLINE FOR ACTION:** March 10, 2013
-

- A. **PURPOSE:** Rezoning from B2 Community Business to BC Community Business (Converted).
- B. **PARCEL SIZE:** 40 ft. x 150 ft. = 6000 sq. ft.
- C. **EXISTING LAND USE:** Two story residential structure
- D. **SURROUNDING LAND USE:**
 - North: Retail and other Commercial (B2)
 - East: Duplex, Commercial and Mixed Use Residential (B2)
 - South: Single Family Detached (R3)
 - West: Multi- and Single-Family Residential (BC)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This structure was constructed as a duplex in 1911. It was zoned B2 in 1975 during the citywide rezoning. The building was used as a duplex until 1986 when Jolanda's restaurant opened on the first floor. The current owners operated mercantile sales on the first floor from 1997 to 2009 when they started to rent both units to students. However it was not discovered that the zoning did not support the use as a duplex until 2012 when the applicants attempted to register for student housing.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The applicant went before the District 14 Housing and Land Use committee on January 23, 2012, and received a recommendation for approval but the District Council had not formally commented on the case at the time of the staff report.
- H. **FINDINGS:**
 1. This application is to rezone the property at 1836 -1838 Grand Avenue from B2 community business to BC community business (converted) to permit the use of the building as a residential duplex.
 2. The proposed zoning is consistent with the way this area has developed. According to §66.413 "The BC community business (converted) district is a business district expressly for existing residential structures in commercial areas, which will permit the operation of businesses which do not generate large amounts of traffic and at the same time will retain the visual character of the building forms and open space associated with residential uses." There are similar structures both to the east and west of this building.
 3. The proposed zoning is consistent with the 2030 St. Paul Comprehensive Plan, Land Use Policy 1.1 *Guide the development of housing in Established Neighborhoods, Commercial areas within Established Neighborhoods, and in Residential Corridors.* This

policy is intended to provide for the development of housing in these areas consistent with the area's prevailing character and overall density. Grand Avenue is designated a Residential Corridor along this section of the Avenue. Residential Corridors are defined as corridors that run through Established Neighborhoods and that are predominately characterized by medium-density residential uses.

4. The proposed zoning is compatible with the surrounding uses, which are a mix of retail, commercial, and multi- and single-family residential.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "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." Approval of this proposal would not result in spot zoning as the area to the west of this property is currently zoned BC. This proposal would extend the existing BC zoning to the east along the Residential Corridor.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Rezoning from B2 Community Business to BC Community Business (Converted).



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only

File #: 13-142919

Fee: 1200⁰⁰

Tentative Hearing Date:

1-31-13

PD=14

047825310070

APPLICANT

Property Owner Keith W. and Patricia A. Jacobson

Address 4557 Nokomis Ave.

City Mpls St. MN Zip 55406 Daytime Phone 612-298-9616

Name of Owner (if different) _____

Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1236/38 Grand Ave. St. Paul, MN 55105

Legal Description _____

Current Zoning B2

(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,

Keith W. and Patricia A. Jacobson, owner of land proposed for rezoning, hereby petitions you to

rezone the above described property from a B2 zoning district to a zoning

district, for the purpose of: using duplex as residential

CK 3485
1200⁰⁰
add 1.9-13

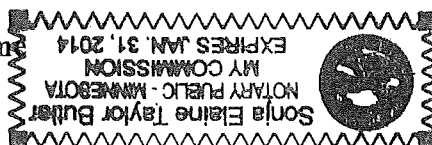
(attach additional sheets if necessary)

Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit

Subscribed and sworn to before me

this 4th day

of January, 2013



Patricia A. Jacobson

BY: Patricia A. Jacobson
Fee owner of property

Title: Owner

Notary Public



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

December 20, 2012

PAT JACOBSON
1838 GRAND AVE
SAINT PAUL MN 55105

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 1836 GRAND AVE
Ref. # 14081

Dear Property Representative:

An inspection was made of your building on December 20, 2012 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made on or after January 22, 2013.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SBC 3405.1, SBC 110.2 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use, or contact the Building Official at 651-266-9021 for a code analysis and to comply with requirements for approved occupancy.
2. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue:

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: mike.urmann@ci.stpaul.mn.us or call me at 651-266-8990 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Michael Urmann
Fire Inspector

Ref. # 14081



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jacksons Street Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

December 20, 2012

RE: 1836 GRAND AVE

PAT JACOBSON
1838 GRAND AVE
SAINT PAUL MN 55105

Notice of Incomplete Student Housing Registration Application

Your application for Registration of Existing Student Housing has been received and is being returned to you because it is **INCOMPLETE, and can not be processed.**

Your application for Registration of Existing Student Housing lacks the following information, or is deficient as noted below. Please provide the listed information and resubmit your complete application, **BEFORE** December 5, 2012.

Applications received after December 5, 2012, will be reviewed as new applications and must meet all requirements of a new Student Housing property.

☒ **The listed property did not possess a valid Fire Certificate of Occupancy or valid Provisional Fire Certificate of Occupancy prior to June 27, 2012, and is not eligible for the initial registration period.**

☐ **Documentation was not provided to validate student residents at the listed property within the 18 months immediately prior to August 8, 2012.** (provide lease and student ID, or lease and student university registration receipt, or other acceptable documentation that identifies a student as a current or former resident)

☐ **The application form is incomplete as noted on the form.**

Application forms, definitions, frequently asked questions, and other information to assist in completing your application for registration of an existing Student Housing property is available on our website at stpaul.gov/dsi or, you may contact me at the below listed address.

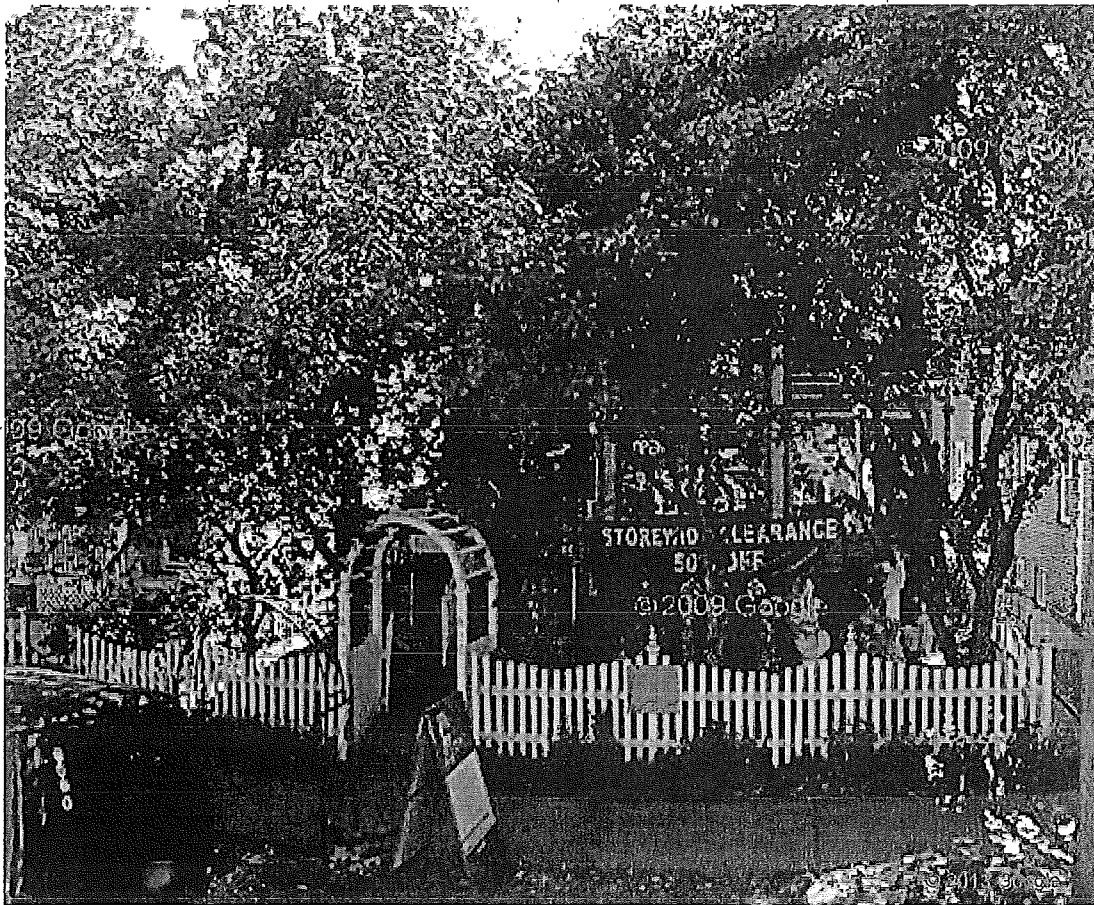
Michael G. Urmann
Fire Inspector II
Department of Safety & Inspections
375 Jackson Street – Suite 220
Saint Paul, MN 55101-1806
tel: 651-266-8990
fax: 651-266-8951

Google

Address 1836 Grand Avenue

Address is approximate

1836 - 1838 Grand Avenue

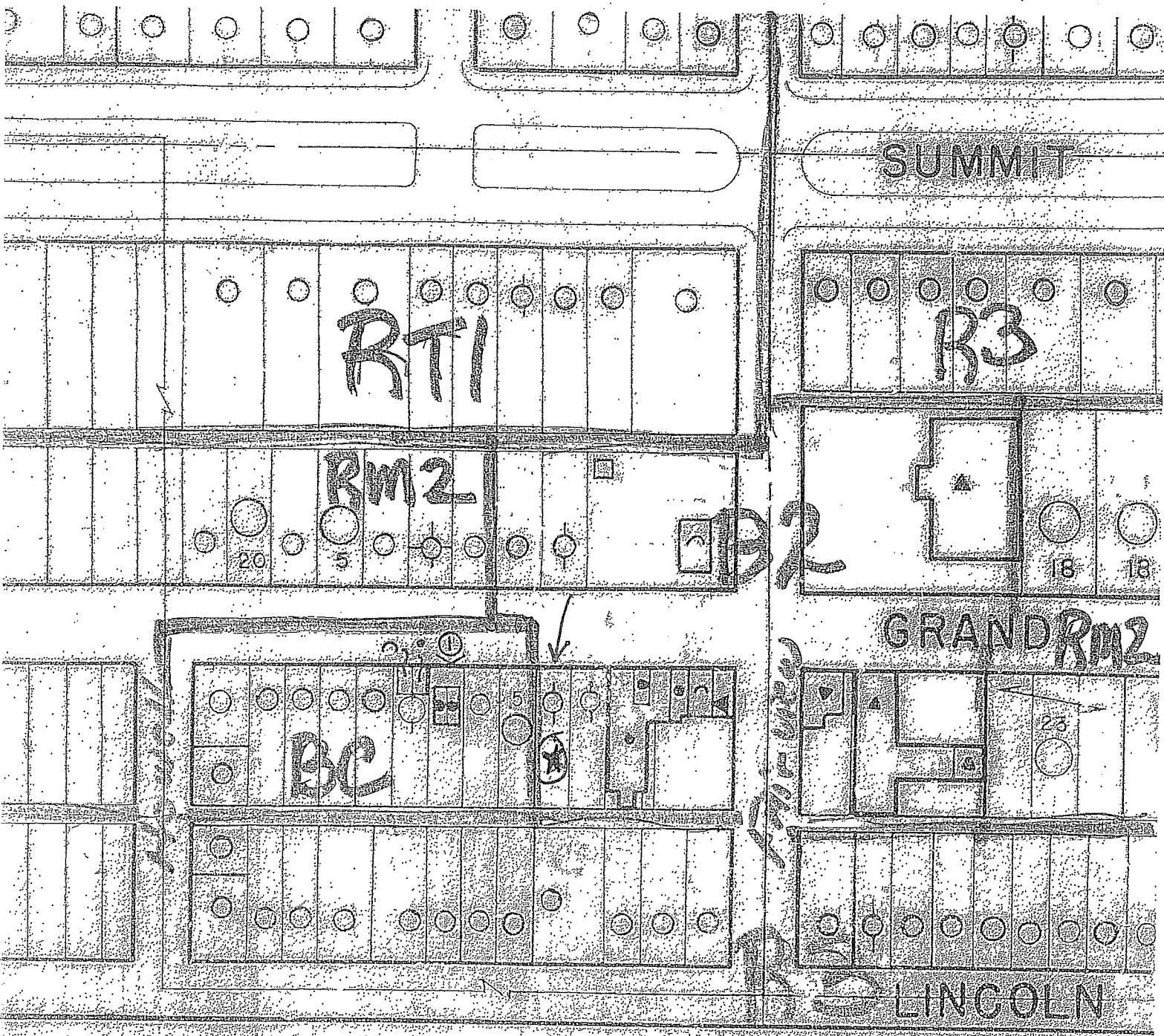


GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map





APPLICANT Keith + Patricia Jacobson
 PURPOSE REZ B2 → BC
 FILE # 13-142919 DATE 1-11-13
 PLNG. DIST. 14 Land Use Map # 18
 SCALE 1" = 400' Zoning Map # 13

LEGEND

zoning district boundary
 subject property

one family
 two family
 multiple family

commercial
 industrial
 vacant

PED
 PLANNING & ECONOMIC DEVELOPMENT
 north

ZONING COMMITTEE STAFF REPORT

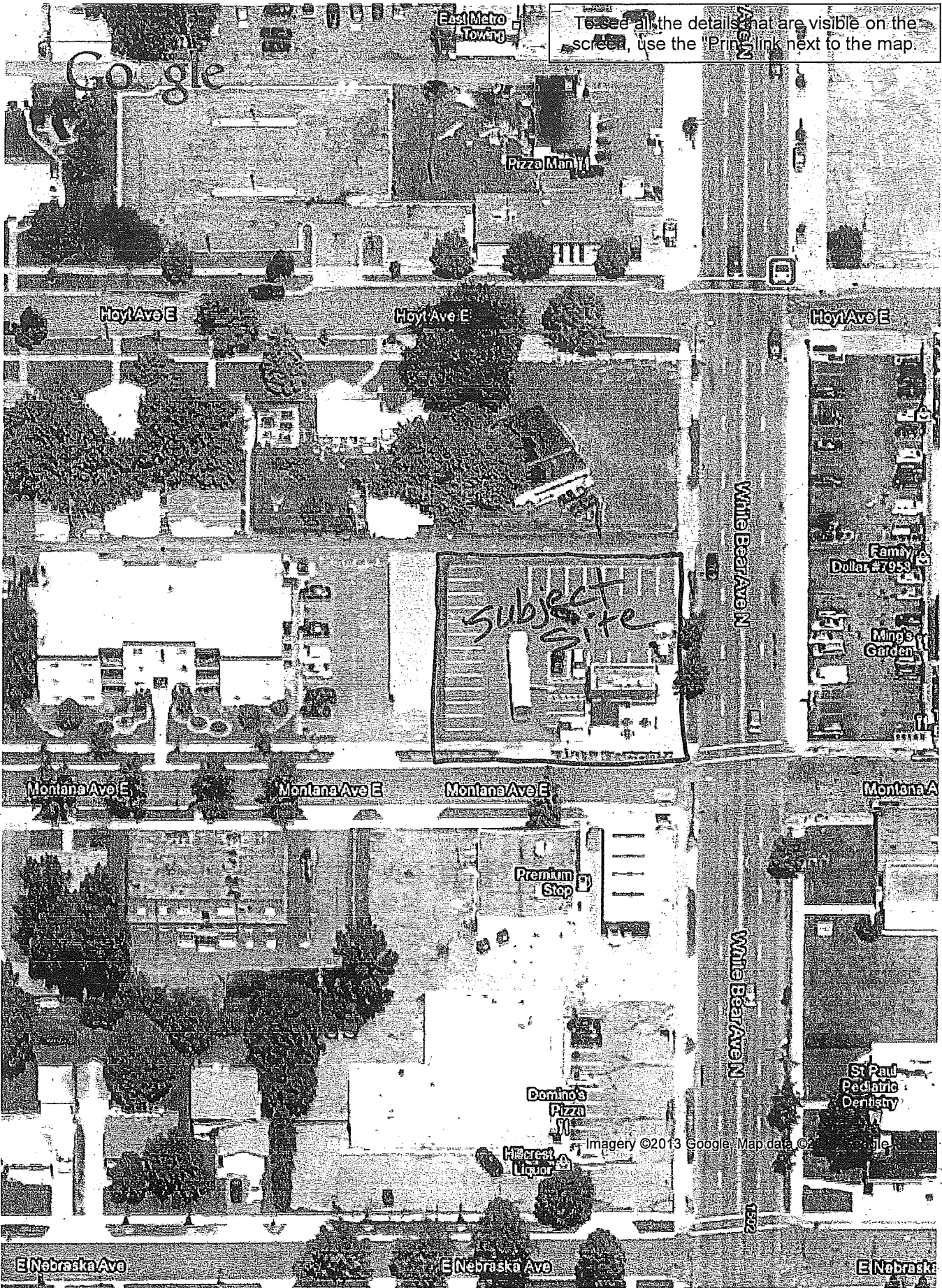
1. **FILE NAME:** Dairy Queen **FILE #:** 13-143-806
 2. **APPLICANT:** Craig Thaemert/Maureen Herring **HEARING DATE:** January 31, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 1537 White Bear Ave N, between Hoyt & Montana
 5. **PIN & LEGAL DESCRIPTION:** 222922140019, 222922140020; J A Humphreys Subdivision A, Lots 28 29 And Lot 30 Blk 1
 6. **PLANNING DISTRICT:** 2 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** §66.300; §67.500; §61.801(b)
 8. **STAFF REPORT DATE:** January 24, 2013 **BY:** Bill Dermody
 9. **DATE RECEIVED:** January 9, 2013 **60-DAY DEADLINE FOR ACTION:** March 10, 2013
-

- A. **PURPOSE:** Rezoning from B2 Community Business to T2 Traditional Neighborhood.
- B. **PARCEL SIZE:** 123 ft. (White Bear Ave.) x 118 ft. (Montana Ave.), totaling 14,564 sq. ft.
- C. **EXISTING LAND USE:** C-Restaurant-Fast Food
- D. **SURROUNDING LAND USE:** North and south along White Bear Avenue are a variety of commercial uses (B2), including retail and gas station. To the west is an apartment property (RM2) with a residential building on its western portion and a single-level parking garage for residents on its eastern portion. Beyond the apartments to the west are single-family houses (R3).
- E. **ZONING CODE CITATION:** §66.300 details the intent and regulations for the T2 district; §67.500 details the provisions of the Hillcrest Village Overlay District; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** The site was developed for the restaurant use prior to 1953. It has been zoned B2 since 1975. In 2010, the Hillcrest Village Overlay District was created and it includes the subject property. An application for a conditional use permit (File #13-143-820) accompanies this request.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 2 has provided a letter of support for the rezoning, which is among the attachments.
- H. **FINDINGS:**
 1. The application requests rezoning from B2 to T2 in order to allow for consideration of a drive-through addition to the existing restaurant. The restaurant meets the definition of a fast-food restaurant in §65.616 and is a legal nonconforming use in the B2 district. The drive-through is prohibited in B2. Both the fast-food restaurant and the drive-through can be considered through a conditional use permit in T2.
 2. The proposed zoning is consistent with the way this area has developed. The T2 district allows most, but not all of the commercial uses prevalent along White Bear Avenue. The T2 district also allows residential uses that would not be inconsistent with the surrounding area, which is predominantly residential to the west.
 3. The property is located within the Hillcrest Village Overlay District (HVOD). The HVOD prohibits certain uses including auto service stations, auto repair facilities, pawn shops, and currency exchange businesses. The HVOD is unaffected by the proposed rezoning.
 4. The proposed zoning is consistent with the Comprehensive Plan, which designates the property as being part of a Mixed Use Corridor, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The property is also on the edge of a Neighborhood Center, as designated by the Comprehensive Plan. Both the Mixed Use

Corridor and Neighborhood Center designations call for a mix of uses, such as those allowed in T2. The District 2 Plan has no provisions specific to this site.

5. The proposed zoning is compatible with the surrounding uses, including commercial uses to the north and south along White Bear Avenue and residential uses to the west.
6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"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 zoning is not "spot zoning" because it allows uses consistent with the adjacent B2 uses along White Bear Avenue and provides a potential transition between the commercial uses and residential uses to the west.

- I: **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from B2 Community Business to T2 Traditional Neighborhood.



DISTRICT 2 COMMUNITY COUNCIL

1365 Prosperity Ave
Saint Paul, MN 55106-2108
Phone: (651) 774-2220
Fax: (651) 774-2135

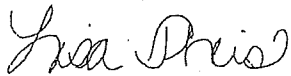
January 17, 2013

Paul Dubriel
City of St. Paul
375 Jackson St Suite 220
St Paul, MN 55101

On behalf of the board of directors, this letter is to notify you that at the January land use committee meeting of the District 2 Community Council on Wednesday, January 16, a unanimous motion was passed to support the proposed zoning application for an addition of the drive thru and extension of the building with the condition of addition of stop signs and change in the proposed fencing on the property both of which were agreeable to the applicant.

Please let me know if you have any questions or concerns.

Sincerely,



Lisa Theis
Community Organizer

148

RM2/05

Cousins

VP

B2

CARY

PEAC

RM

Nebraska

APPLICANT Craig Thiemert / Maureen Herring

PURPOSE Rez B2 → T2

FILE # 13-143806 DATE 1-15-13

PLNG. DIST 2 Land Use Map # 7

SCALE 1" = 400' Zoning Map # 6

LEGEND

zoning district boundary

subject property

one family

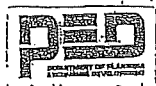
two family

multiple family

commercial

industrial

vacant



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Dairy Queen **FILE #** 13-143-820
2. **APPLICANT:** Allen Plaisted **HEARING DATE:** January 31, 2013
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 1537 White Bear Ave N, between Hoyt and Montana
5. **PIN & LEGAL DESCRIPTION:** 222922140019, 222922140020, J A Humphreys Subdivision A, Lots 28 29 And Lot 30 Blk 1
6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** B2
7. **ZONING CODE REFERENCE:** §65.513; § 65.616; §66.643; §61.501; §61.502
8. **STAFF REPORT DATE:** January 24, 2013 **BY:** Bill Dermody
9. **DATE RECEIVED:** January 9, 2013 **60-DAY DEADLINE FOR ACTION:** March 10, 2013
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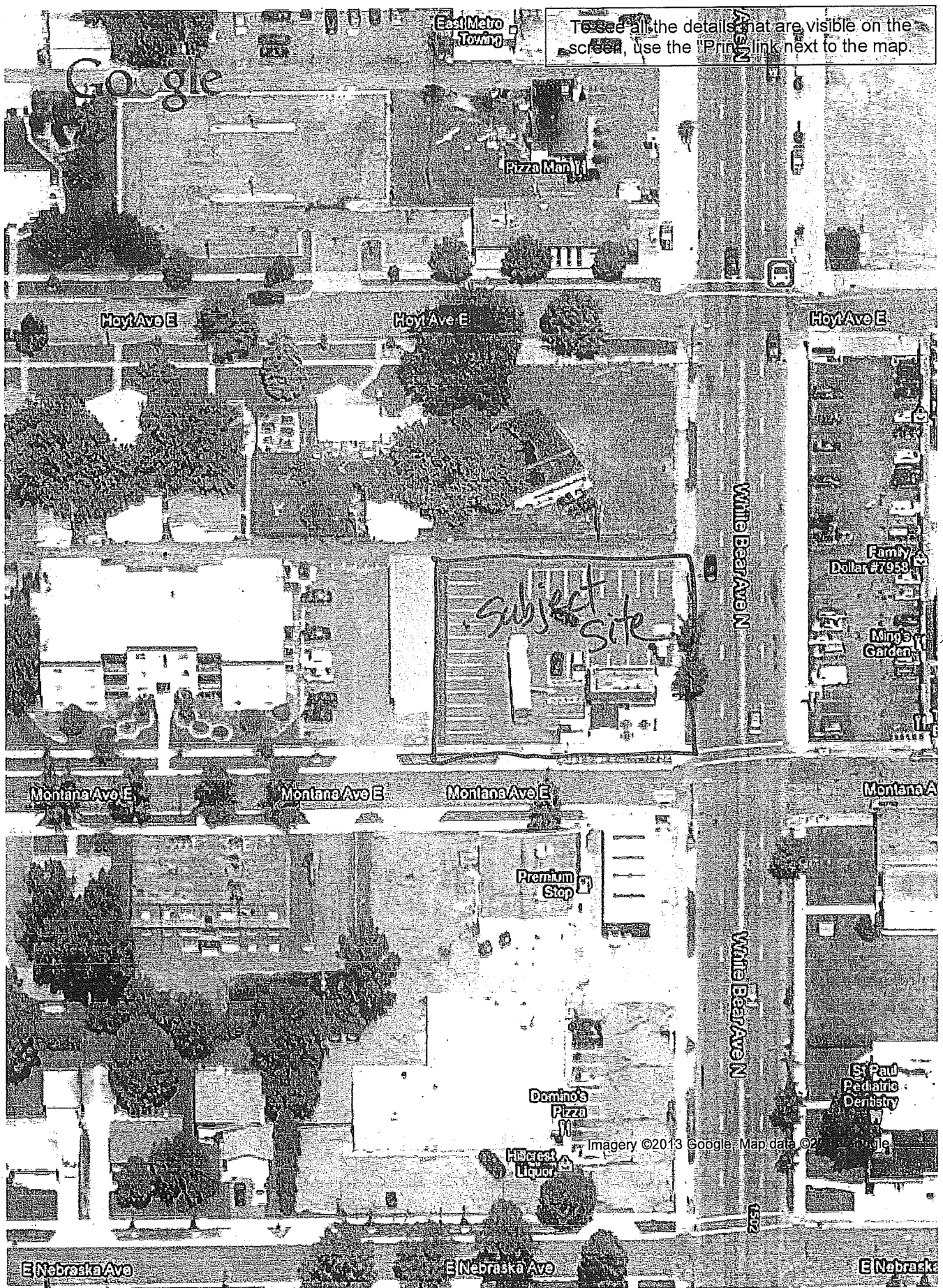
- A. **PURPOSE:** Conditional use permit for fast food restaurant with drive-through service, with modifications for entrance/exit location, access from street primarily serving abutting residential property, and T2 design standards for amount of windows
- B. **PARCEL SIZE:** 123 ft. (White Bear Ave.) x 118 ft. (Montana Ave), totaling 14,500 sq. ft.
- C. **EXISTING LAND USE:** C-Restaurant-Fast Food
- D. **SURROUNDING LAND USE:** North and south along White Bear Avenue are a variety of commercial uses (B2), including retail and gas station. To the west is an apartment property (RM2) with a residential building on its western portion and a single-level parking garage for residents on its eastern portion. Beyond the apartments to the west are single-family houses (R3).
- E. **ZONING CODE CITATION:** §65.513 lists standards and conditions for drive-through sales and services, including that "points of vehicular ingress and egress shall be located... at least sixty (60) feet from abutting residentially zoned property"; §65.616 lists standards and conditions for fast-food restaurants, including that "points of vehicular ingress and egress shall not be onto a street which is used primarily for access to abutting residential property"; §66.643 lists T2 design standards, including standard 13a, which states that "for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street façades"; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** The site was developed for the restaurant use prior to 1953. It has been zoned B2 since 1975. In 2010, the Hillcrest Village Overlay District was created and it includes the subject property. An application for rezoning (File # 13-143-806) accompanies this request.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 2 Council recommends approval, conditional on the addition of stop signs and a change in the proposed fencing. Both proposed conditions are agreeable to the applicant's representative.
- H. **FINDINGS:**
1. The application requests a conditional use permit to allow for the existing fast-food restaurant to add a drive-through. The proposal also involves a 230 square foot building addition along Montana Avenue to accommodate the drive-through service. Associated site improvements proposed for the property include closing off access from the alley to the north, moving the Montana Avenue driveway west at the request of city Public Works staff, planting new trees along the western property line, and adding wrought iron fencing along the White Bear Avenue frontage.
 2. The application requests modification of the condition that would require the driveway along Montana Avenue to be located at least 60 feet from the apartment property to the west. Instead, a separation of only 10 feet is proposed. The driveway is being relocated to this location at the request of the city's Public Works department in order to provide greater

separation from White Bear Avenue in pursuit of improved safety.

3. The application requests modification of the condition that forbids vehicular ingress and egress from a fast-food restaurant via a street used primarily for access to abutting residential property. Montana Avenue, in fact, is used primarily for access to abutting residential property to the west. However, the restaurant has long had access via Montana Avenue. Also, maintenance of access via Montana Avenue is necessary for orderly traffic flow on the site.
4. The application requests modification of the conditions that windows and doors comprise 50% of the length and 30% of the area along the façade facing White Bear Avenue. Instead, the applicant's representative anticipates windows and doors to comprise approximately 48% of the length and 27% of the area along this frontage. The existing building is brick construction with large service windows and a prominent red roof. The proposed addition will be of a similar architectural style, but will not contain any windows on the elevations facing Montana Avenue or White Bear Avenue because of the functional needs for its interior. The existing building will obscure views from the north along White Bear Avenue because the addition is set back about 12 feet from the existing building's front façade.
5. The property currently has access via the alley to its north. The proposed development will close off this access; vehicular access will be solely via White Bear Avenue and Montana Avenue.
6. §61.501 lists five standards that all conditional uses must satisfy:
 - (1) *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.* This condition is met. The Comprehensive Plan designates the property as being part of a Mixed Use Corridor, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The property is also on the edge of a Neighborhood Center, as designated by the Comprehensive Plan. Both designations call for a compact mix of uses. The proposed use does not detract from these goals. The District 2 Plan has no provisions specific to this site.
 - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress are already provided. Alley access is eliminated, which effectively eliminates one more commercial access point on White Bear Avenue. Additional traffic generated by the proposed use is anticipated to be minimal and can be adequately handled by the arterial street.
 - (3) *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.* This condition is met. The use must abide by regulations regarding shielding of new light poles and controlling menu box volumes so as to not negatively affect the apartment neighbors. Landscaping proposed for the west property line, in combination with the existing residential garages, will provide a visual buffer.
 - (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The proposed use is essentially an expansion of an existing use and does not have a significant effect on the normal and orderly development and improvement of the surrounding property.
 - (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The development will reduce the number of parking spaces from 27 to 16. Sixteen (16) spaces is above the maximum of 6, but brings the site closer to compliance. The development will meet the landscape buffer requirements along the western property line, including the provision of several trees that will reduce direct views from the adjacent apartment building to the drive-through.

7. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met. The strict application of these conditions would unreasonably limit the otherwise lawful use of this property. As described in findings 2 through 4, the modifications will not impair the intent and purpose of the conditions, nor be inconsistent with general welfare or reasonable enjoyment of adjacent property.

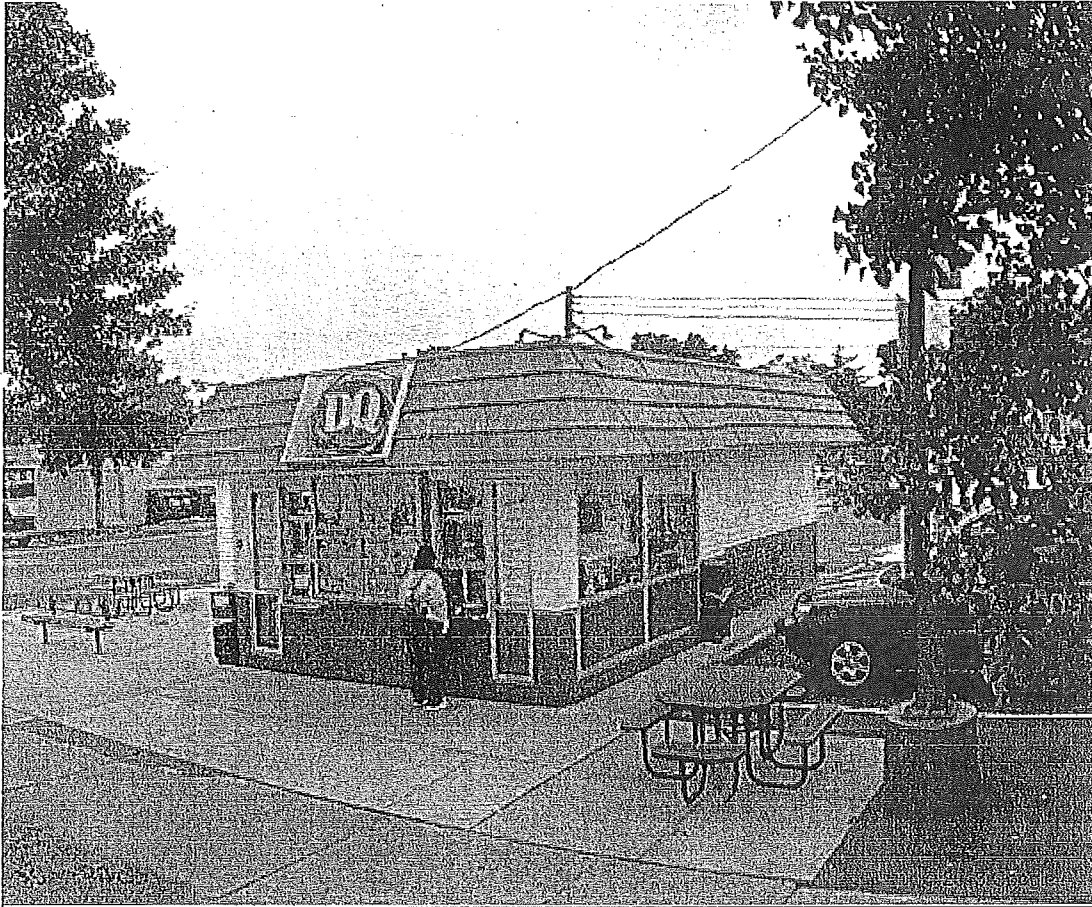
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a fast-food restaurant with drive-through service, with modifications for entrance/exit location, access from street primarily serving abutting residential property, and T2 design standards for amount of windows subject to the following additional conditions:
1. Rezoning to T2 is approved by the City Council.
 2. Final plans approved by City staff for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
 3. The hours of operation of the drive-through service shall be limited to 7:00 a.m. to 11:00 p.m. daily.



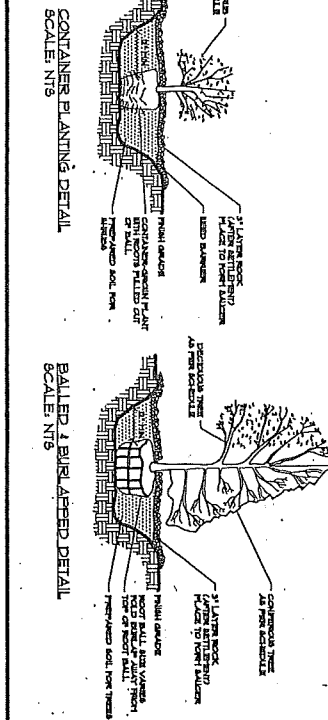
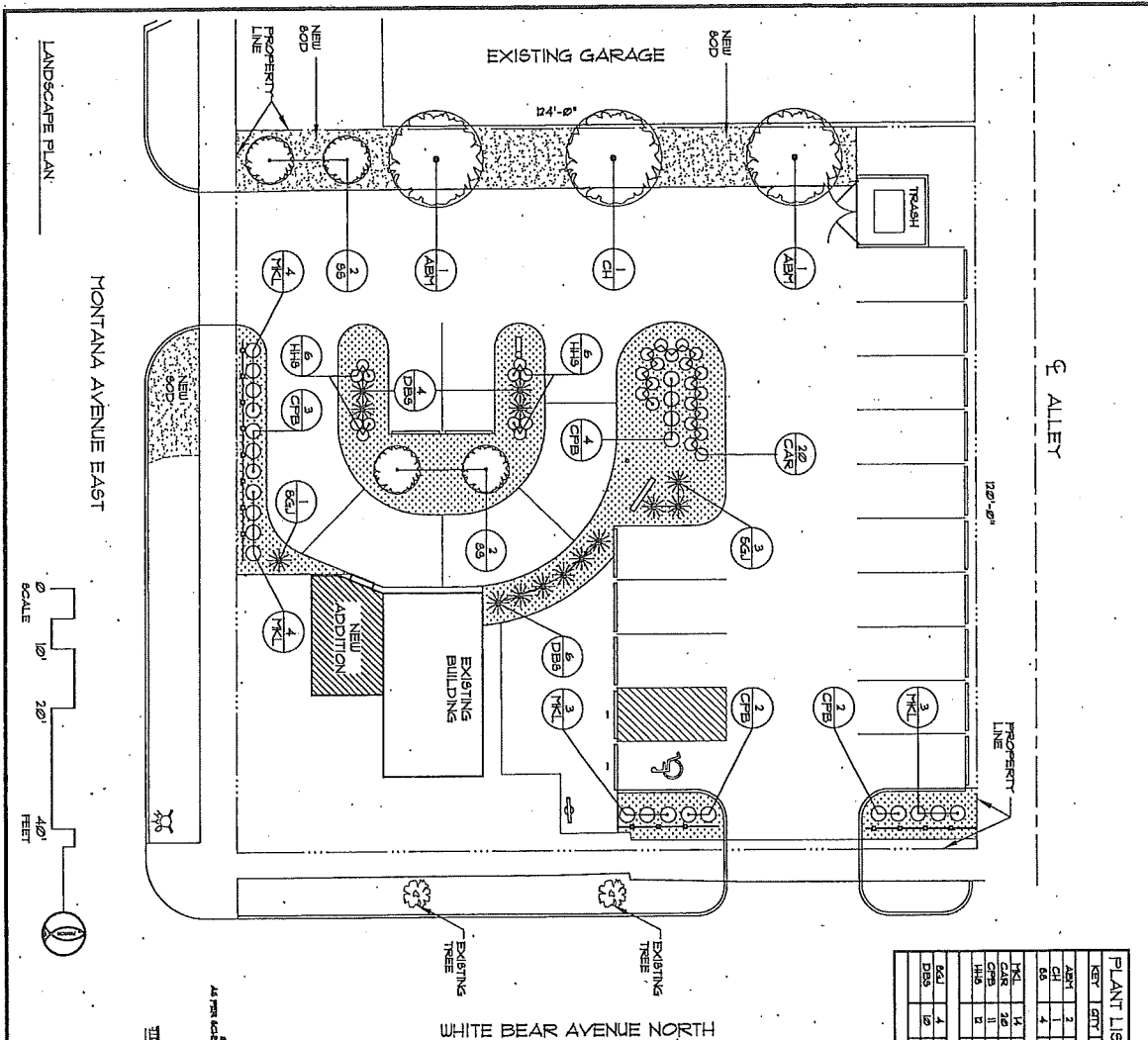
Google

Address 1535 White Bear Avenue North

Address is approximate



R V K
ARCHITECTS
616 TROUT BROOK DRIVE
ROBERTS, WISCONSIN 54023
(651) 738-002 - dcurran@rvkarchitects.com



DISTRICT 2 COMMUNITY COUNCIL

1365 Prosperity Ave
Saint Paul, MN 55106-2108
Phone: (651) 774-2220
Fax: (651) 774-2135

January 17, 2013

Paul Dubriel
City of St. Paul
375 Jackson St Suite220
St Paul, MN 55101

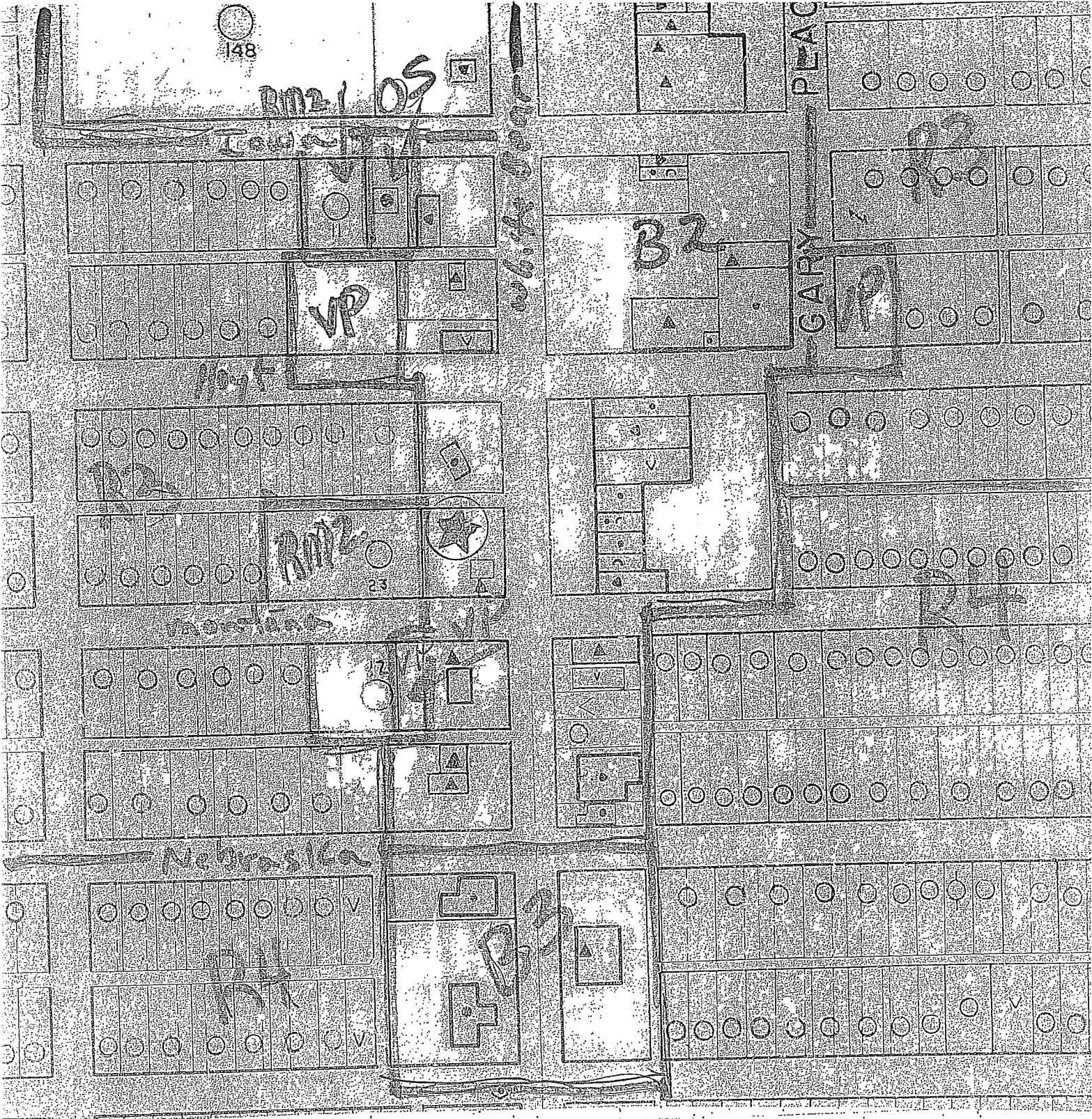
On behalf of the board of directors, this letter is to notify you that at the January land use committee meeting of the District 2 Community Council on Wednesday, January 16, a unanimous motion was passed to support the proposed zoning application for an addition of the drive thru and extension of the building with the condition of addition of stop signs and change in the proposed fencing on the property both of which were agreeable to the applicant.

Please let me know if you have any questions or concerns.

Sincerely,



Lisa Theis
Community Organizer



APPLICANT Craig Thamer / Maureen Herring

PURPOSE Rez B2 → T2

FILE # 13-143806 DATE 1-15-13

PLNG. DIST 2 Land Use Map # 7

SCALE 1" = 400' Zoning Map # 6

LEGEND

- zoning district boundary
- subject property
- one family
- two family
- multiple family
- commercial
- industrial
- vacant

PED
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