

\*revised 10/28/13

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, November 7, 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 OCTOBER 24, 2013, ZONING COMMITTEE MINUTES**

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

**OLD BUSINESS**

- 1      13-240-134   Brett Ripley**  
Reestablishment of nonconforming use as a 4 plex  
1685 Taylor Ave, between Aldine and Charlotte  
R4  
Jamie Radel   651-266-6614

**NEW BUSINESS**

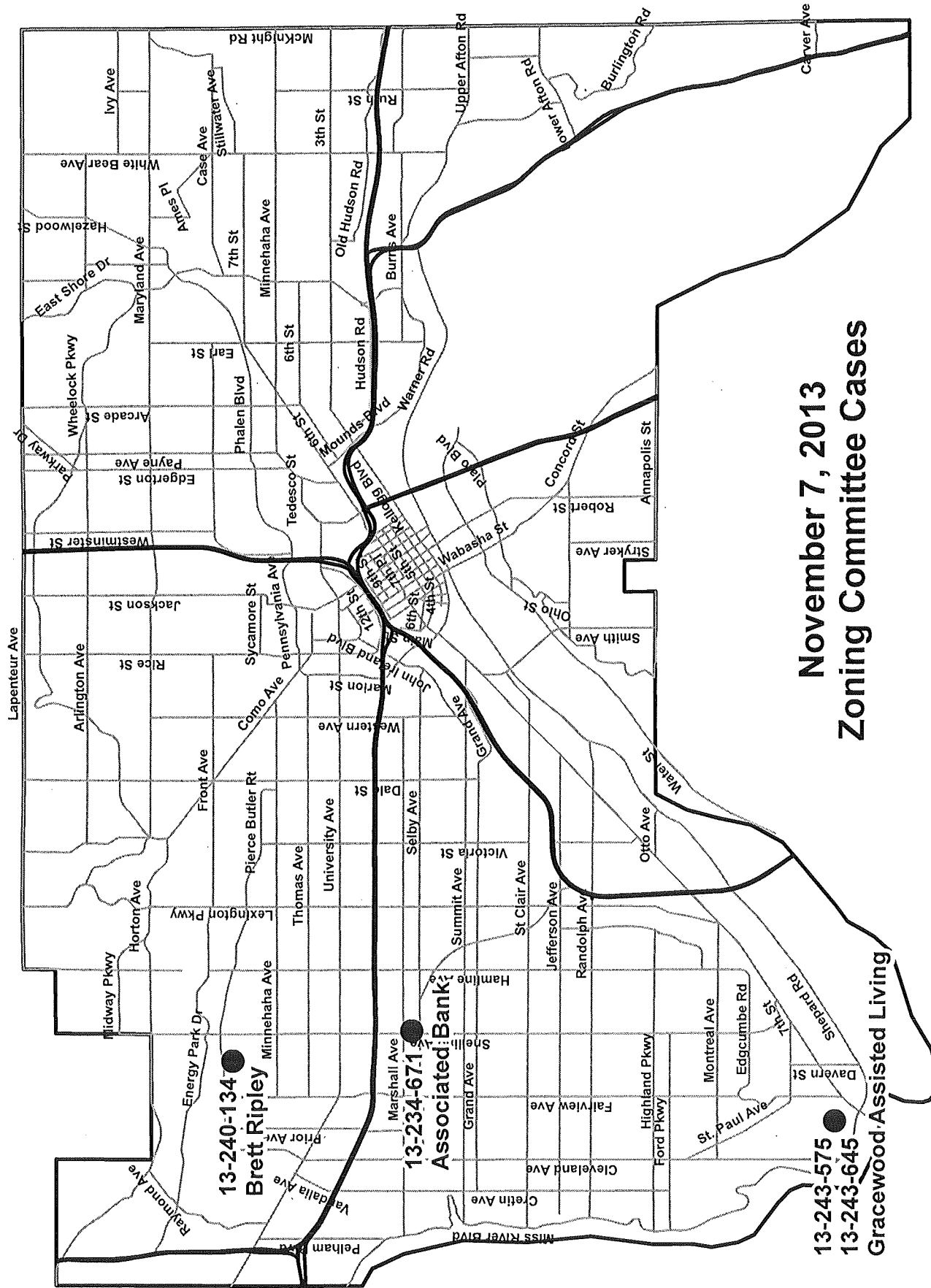
- 2      13-243-575   Gracewood Assisted Living / Franciscan Sisters Site**  
Rezone from R3 One Family Residential to RM2 Multi Family Residential  
1388 Prior Ave S, NE corner at Norfolk  
R3  
Merritt Clapp-Smith   651-266-6547
- 3      13-243-645   Gracewood Assisted Living / Franciscan Sisters site**  
Conditional use permit for assisted living facility with memory care  
1388 Prior Ave S, NE corner at Norfolk  
R3  
Merritt Clapp-Smith   651-266-6547
- 4      13-234-671   Associated Bank**  
Site plan review for a new bank building with drive-thru window  
202 Snelling Avenue N, NE corner at Dayton  
B3 and RM2 (rezoning to T2 is in process)  
Tom Beach (651-266-9086) and 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](http://www.stpaul.gov/ped), then Planning, then Zoning Committee.

**ZONING COMMITTEE MEMBERS:** Call 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.



# November 7, 2013 Zoning Committee Cases

13-240-134  
Brett Ripley

13-234-671  
Associated Bank

13-243-575  
13-243-645  
Gracewood Assisted Living

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Brett Ripley **FILE #** 13-240-134
  2. **APPLICANT:** Brett Ripley **HEARING DATE:** October 24, 2013
  3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
  4. **LOCATION:** 1685 Taylor Ave, between Aldine and Charlotte
  5. **PIN & LEGAL DESCRIPTION:** 282923410037; College Place Taylors Division Ex W 37 Ft Lot 10 And All Of Lot 9 Blk 3
  6. **PLANNING DISTRICT:** 11
  7. **ZONING CODE REFERENCE:** §62.109(e) **PRESENT ZONING:** R4
  8. **STAFF REPORT DATE:** October 17, 2013; Revised October 31, 2013 **BY:** Jamie Radel
  9. **DATE RECEIVED:** September 26, 2013 **60-DAY DEADLINE FOR ACTION:** November 25, 2013
- 

- A. **PURPOSE:** Reestablishment of nonconforming use as a four-plex
- B. **PARCEL SIZE:** 8,250 sq. ft.
- C. **EXISTING LAND USE:** Residential-Three/Four Family
- D. **SURROUNDING LAND USE:**  
North: Single-family residential  
East: Single-family residential  
South: Single-family residential  
West: Duplex
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **HISTORY/DISCUSSION:** According to the subject structure's original building permit, it was constructed in 1897 as a one-family dwelling. The structure was converted from a one-family dwelling to flats between 1922 and 1955 as documented by historical Sanborn maps. The date the house converted from a three-plex to a four-plex could not be determined through a review of the historical records. However, it was listed as a four-plex in the 1975 Polk Directory and DSI has record of certificates of occupancy for a four-plex between 1993 and 2006. After 2006, the building received certificates of occupancy for three units. The applicant has indicated that the previous property owner commenced using both the first and second floor as one living unit and continued to rent the third-floor and basement units. A letter dated July 29, 2011, from the City's Fire Inspection Unit to the previous property owner confirms that Unit 1 and Unit 2 (first floor and second floor) were converted into one unit and informs the property owner of the changes that need to be made to these floors to be in compliance with the zoning ordinance. The applicant purchased the property in late August 2012.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 11 has not taken a position on this issue.
- H. **FINDINGS:**
  1. Section 62.109(e) states: *When legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
    - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose. This finding is not met. While the house was originally constructed in 1897 as a one-family dwelling, which would be*

conforming under the current R4 One-Family Residential District, the property currently has legal nonconforming status as a three-plex. This allows the property to be used reasonably and economically as a three-unit building. The layout of the units within the structure could be reconfigured in such a way that would allow for the property owner to integrate the space allocated to the fourth unit into one of the other three units.

- (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. A four-plex is equally appropriate in this zoning district as this use did when the property had certificates of occupancy as a four-plex. This building is legally nonconforming as a three-plex.
- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. This structure was used as a four-plex for at least 25 years. There will be no expansions or changes to the existing structure to accommodate the additional unit as it already exists within the building. The site has a three-car garage and two paved off-street parking spaces. The neighborhood is primarily composed of single-family homes, but does include duplexes and three-plexes.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. This property has a future land use designation of Established Neighborhood, which is described as a "predominately residential area with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods." The Hamline-Midway Community Plan advocates for "the development of alternatives to single-family housing throughout the neighborhood as opportunities arise."
- (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use:* This finding is met. The petition was found sufficient on October 10, 2013: 16 parcels eligible; 11 parcels required; 11 parcels signed.

I. **STAFF RECOMMENDATION:** Based on finding 1 above, staff recommends denial of the reestablishment of nonconforming use as a four-plex at 1685 Taylor Avenue.





**NONCONFORMING USE PERMIT APPLICATION**  
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 #: \_\_\_\_\_

Fee: \_\_\_\_\_

Tentative Hearing Date: \_\_\_\_\_

PD=11

10-24-13

#282923410037

**APPLICANT**

Name Brett Ripley

Address 1685 Taylor Ave.

City St. Paul St. MN Zip 55104 Daytime Phone 218-329-7759

Name of Owner (if different) \_\_\_\_\_

Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY LOCATION**

Address/Location 1685 Taylor Ave., St. Paul, MN 55104

Legal Description College Place Taylor's Division Ex. W. 37 Ft Lot 10

and all of Lot 9 Blk 3 Current Zoning R4  
(attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☐ Change from one nonconforming use to another (para. c)  
☒ Re-establishment of a nonconforming use vacant for more than one year (para. e)  
☐ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)  
☐ Enlargement of a nonconforming use (para. d)

**SUPPORTING INFORMATION:** Supply the information that is applicable to your type of permit.

Present/Past Use 3 units

Proposed Use 4 units

Attach additional sheets if necessary

**RECEIVED**

**SEP 26 2013**

Per \_\_\_\_\_

Attachments as required ☒ Site Plan

☒ Consent Petition

☒ Affidavit

Applicant's Signature [Signature] Date 9-26-13 City Agent [Signature]

Owner-Occupied (Actual)

**PRO-FORMA INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX CONVERSION CASES  
Continuation of Extra Units**

Required Information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
<b>Income</b>		
Total monthly rent income for all units	2100	1600
Monthly income from structure other than rent	350	300
Existing vacancy (if any):		
Effective gross income (EGI) / month <sup>1</sup>	\$ 2450	\$ 1900
Effective Gross Income / year	\$ 29,400	\$ 22,800
<b>Operating Expenses (Annual) <sup>2</sup></b>	\$ 24,275	\$ 22,500
Maintenance	7500	6500
Insurance	5300	5300
Utilities (only include amount paid by landlord)	820	720
Other (Identify)	7000	6075
Taxes	3660	3660
Net Operating Income (Annual) <sup>3</sup>	\$ 5124	\$ 549
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12,750	\$ 12,750
<b>Rehab projects (Money)</b>		
Total cost of improvements	25000+	25,000+
Monthly rehab debt payment	0 - (out of pocket)	0 - (out of pocket)
Annual rehab debt payment	\$ 0	\$ 0
<b>Cash Flow: profit, (loss) <sup>4</sup></b>	\$ -76,20	\$ -12,200

← Would actually go up if not owner-occupied.

- NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)  
 2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others  
 3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)  
 4. Cash Flow = (Net Operating Income) - (Annual debt payments)

# Non Owner - Occupied (Theoretical)

## PRO-FORMA INFORMATION SHEET FOR DUPLEX AND TRIPLEX CONVERSION CASES Continuation of Extra Units

Required Information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
<b>Income</b>		
Total monthly rent income for all units	3000	2500
Monthly Income from structure other than rent	450	400
Existing vacancy (If any)		
Effective gross income (EGI) / month <sup>1</sup>	\$ 3450	\$ 2900
Effective Gross Income / year	\$ 41,400	\$ 34,800
<b>Operating Expenses (Annual) <sup>2</sup></b>	\$ 24,300	\$ 22,250
Maintenance	7500	6500
Insurance (including PMI)	5300	5300
Utilities (only include amount paid by landlord)	820	720
Other (Identify) (Bus. Exp.)	7000	6075
Taxes	3660	3660
Net Operating Income (Annual) <sup>3</sup>	\$ 17,125	\$ 12,549
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12,750	\$ 12,750
<b>Rehab projects (Many)</b>		
Total cost of improvements	25,000+	25,000+
Monthly rehab debt payment	0 - (out of pocket)	0 - (out of pocket)
Annual rehab debt payment	\$ 0	\$ 0
Cash Flow: profit, (loss) <sup>4</sup>	\$ 4380	\$ -200

Would go up  
significantly if  
not owner-occupied  
(didn't figure  
those changes  
as they'd be hard  
to track during)

NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)

2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others

3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)

4. Cash Flow = (Net Operating Income) - (Annual debt payments)

# ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

## FIRST SUBMITTED

## RESUBMITTED

DATE PETITION SUBMITTED: 9-26-13

DATE PETITION RESUBMITTED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: 10-10-13

PARCELS ELIGIBLE: 16

PARCELS ELIGIBLE: 16

PARCELS REQUIRED: 11

PARCELS REQUIRED: 11

PARCELS SIGNED: 10

PARCELS SIGNED: 11

CHECKED BY: Paul Dubrowiel DATE: 10-10-13

# CITY OF SAINT PAUL

## CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of Brett Ripley,  
(name of applicant)

to establish a 4-unit building,  
(proposed use)

located at 1685 Taylor Ave.,  
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1679 TAYLOR	RICHARD NOLAN	Richard Nolan	08-16-13
1683 Taylor Ave	Robert Nolan	Robert Nolan	08-16-13
904 Aldine	Jason & Jeff Simick	Jason & Jeff Simick	8-21-2013
1689 Taylor	Andras & Sarah	Andras & Sarah	8/21/13
1692 Taylor	Nancy Wood	Nancy Wood	8/21/13
1682 Taylor	Stephanie Drake	Stephanie Drake	8/21/13
405 Charlotte	Leung Lun	Leung Lun	8/21/13
1688 Taylor	Salina Khakos	Salina Khakos	8/21/13
1672 Taylor	Steve Tschida	Steve Tschida	8-24-13
1693 Taylor	Paul Wille	Paul Wille	9/4/13
1697 Taylor	Carl D. Nelson	Carl D. Nelson	9/4/13
1685 Taylor	Brett Ripley	Brett Ripley	9/13/13

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 29, 2011

SCOTT HUESTIS  
2147 UNIVERSITY AVE W  
ST PAUL MN 55114-1313

### FIRE INSPECTION CORRECTION NOTICE

RE: 1685 TAYLOR AVE  
Ref. #16008  
Residential Class: C

Dear Property Representative:

Your building was inspected on July 29, 2011 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made after September 15, 2011.**

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

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

#### DEFICIENCY LIST

1. Basement - Dryer - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work may require a permit(s). Call DSI at (651) 266-8989.
2. Basement - MSFC 703 - Provide, repair or replace the fire rated door and assembly.- Repair and maintain the door closer and latch on both doors to utility rooms.
3. Basement Unit - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair and maintain ceiling in unit in an approved manner.

An Equal Opportunity Employer

4. Rear Entryway - MSFC 703 - Repair and maintain the required fire resistive construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.-Patch wall and underneath stairway in an approved manner.
5. Throughout - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.
6. Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work will require a permit(s). Call DSI at (651) 266-8989.-Repair all incorrectly wired receptacles throughout the building. Multiple 3-prong receptacles have open ground connection. Reversed polarity at other receptacles.
7. Throughout - NEC 410-8 (b) (1) Provide for the incandescent light fixtures in closets to have a completely enclosed lamp.-This work may require a permit. Contact DSI at (651) 266-8989.
8. Throughout - MSFC 1008.1.8.4 - Bolt Locks - Manually operated flush bolts or surface bolts are not permitted. - Remove slide bolt locks.
9. Throughout - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Repair windows as needed so that all double-hung windows throughout the building are easily openable without excessive effort. At least one window in each bedroom must easily open to a full height of 24 inches or greater to meet egress requirements.
10. Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Repair all smoke detectors throughout the building as needed where giving low battery sign or where non-working.
11. Unit 1 - 1st Floor - Bathroom - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Replace GFCI outlet with non-working breaker.
12. Unit 1 - 1st Floor - Side Bedroom - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-

Existing casement window does not meet glazed area requirement. Window has an openable and glazed area of 21 inches wide by 28 inches high, 4.1 square feet.

13. Unit 1 - 2nd Floor - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair non-metallic cable (Romex) run along floor exposed across doorway by kitchen.

14. Unit 1 - 2nd Floor - Kitchen - MFGC 404.12 - Provide leak tight caps or plugs on disconnected or unused gas lines.
15. Unit 1 - 2nd Floor - Rear Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-Deadbolt locks are required on all unit doors leading to exterior or to common area.
16. Unit 3 - 2 Bedrooms - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090.

Front Bedroom: Double-hung window has an openable area of 16 inches high by 33.5 inches wide and a glazed area of 36 inches high by 33.5 inches wide, 8.4 square feet.

Side Bedroom: Casement window has an openable area of 37.5 inches high by 17 inches wide and a glazed area of 37.5 inches high by 20.5 inches wide, 5.3 square feet.

17. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
18. SPLC 39.02(c) - Complete and sign the smoke detector affidavit available on website and return it to this office.
19. 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 use of property was four (4) units and convert to legal occupancy of three (3) units in accordance with all Zoning Dept. requirements.  
This includes:
  - Remove deadbolt and keyed lock from doorway between 1st floor and 2nd floor in Unit 1.
  - Completely remove 2nd kitchen from Unit 1 including sink, cabinets, countertops and appliances.
  - Cap gas line, plumbing lines, and drain line from de-converted kitchen under any necessary DSI permit(s). Contact DSI at (651) 266-8989 for permits.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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 this order.



If you have any questions, email me at: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 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,

Mitchell Imbertson  
Fire Inspection

Reference Number 16008

ZF #13-240-134  
Brett Ripley

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:27 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: Re-Zoning of 1682 Taylor

---

**From:** Lisa Belvito [mailto:[lisa@belvito.com](mailto:lisa@belvito.com)]  
**Sent:** Saturday, October 19, 2013 3:45 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Subject:** Re-Zoning of 1682 Taylor

Jamie - I just received a note from Jo Perry about a zoning hearing next Thursday. I am not available that night but feel VERY strongly against this rezoning.

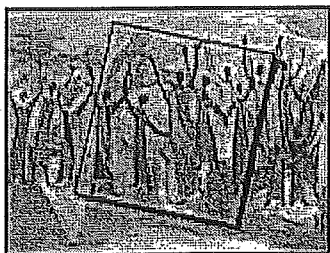
I'm at 1652 Hewitt and have already seen what happens when a single family house turns into a 4 plex. The student rental property 2 doors west of us has created numerous problems and needs to call the police. Over the years since it became a group rental property it has turned into a house that has huge parties and attracts dozens of students moving enmasse searching for parties. The result has been people screaming in the streets at 2AM, throwing bottles and cans on our lawns and actually urinating on our lawns. When approached the students have been disrespectful and at times threatening to the owners of property in this neighborhood. Absentee LL's have little control over how their tenants behave and the home owners in the neighborhood pay the price.

The last thing we need in this neighborhood is another house that attracts roving parties and destructive, irresponsible tenants.

I hope you will take my thoughts into consideration as this potential rezoning is considered.

Lisa

When you retire will you stop working, or will you stop calling it work?



ZF # 13-240-134  
Brett Ripley

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:27 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: Rezoning 1685 Taylor Ave Saint Paul, MN

-----Original Message-----

**From:** Henry Newman [<mailto:hsn@hsnewman.com>]  
**Sent:** Saturday, October 19, 2013 3:55 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Cc:** Lisa.Gariepy  
**Subject:** Rezoning 1685 Taylor Ave Saint Paul, MN

Mr. Radel,

I cannot attend the meeting at 3:30 October 24th given work commitments. I would however like to go on record that I am opposed to rezoning the property. Our neighborhood has experienced numerous problems with Hamline University students year after year with this year being the worse in memory having lived in the neighborhood for over 15 years. This year students walk the streets shouting and drinking Friday and Saturday nights urinating on lawns and seemingly know when the police are called and disperse. I have found beer cans on our front lawn 3 out of the last 5 weekends. The last thing this neighborhood needs is more off campus student housing.

Sincerely,

Henry Newman

--

Henry Newman | CEO/CTO  
1652 Hewitt Ave.  
Saint Paul, MN 55104

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Monday, October 21, 2013 9:26 AM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: 1685 Taylor St. Paul

-----Original Message-----

**From:** Carol Imsdahl [<mailto:cimsdahl123@gmail.com>]  
**Sent:** Saturday, October 19, 2013 4:26 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Subject:** 1685 Taylor St. Paul

Hi Jamie,

I wanted to comment on the proposal of restoring 1685 Taylor back to a four plex. I live next door to the house and have no problem with what they are propossing. The owners are very responsible and I love that they live in the home so they can take care of any problems right away that may arise.

Thank you,  
Carol

2F# 13-240-134  
B. Ripley

**Langer, Samantha (CI-StPaul)**

---

**From:** Radel, Jamie (CI-StPaul)  
**Sent:** Wednesday, October 23, 2013 5:19 PM  
**To:** Langer, Samantha (CI-StPaul)  
**Subject:** FW: 1685 Taylor Ave W

---

**From:** Justin Sundberg [<mailto:justin@jdsundberg.com>]  
**Sent:** Wednesday, October 23, 2013 4:12 PM  
**To:** Radel, Jamie (CI-StPaul)  
**Subject:** 1685 Taylor Ave W

Dear Jamie,

My name is Justin Sundberg, and I am the resident of 1711 Taylor Ave W, and I am neighbors of Mr. Brett Ripley.

I was notified that there is a meeting tomorrow regarding the classification of the 1685 building. I would like to weigh in with my thoughts:  
I fully support the building as a 4-plex. If you saw the building, you would note that it really is more fit to house 4 tenants, and changing it to a triplex would require significant structural changes to the building.  
I know Mr. Ripley, and he is an upstanding individual and a wonderful neighbor.

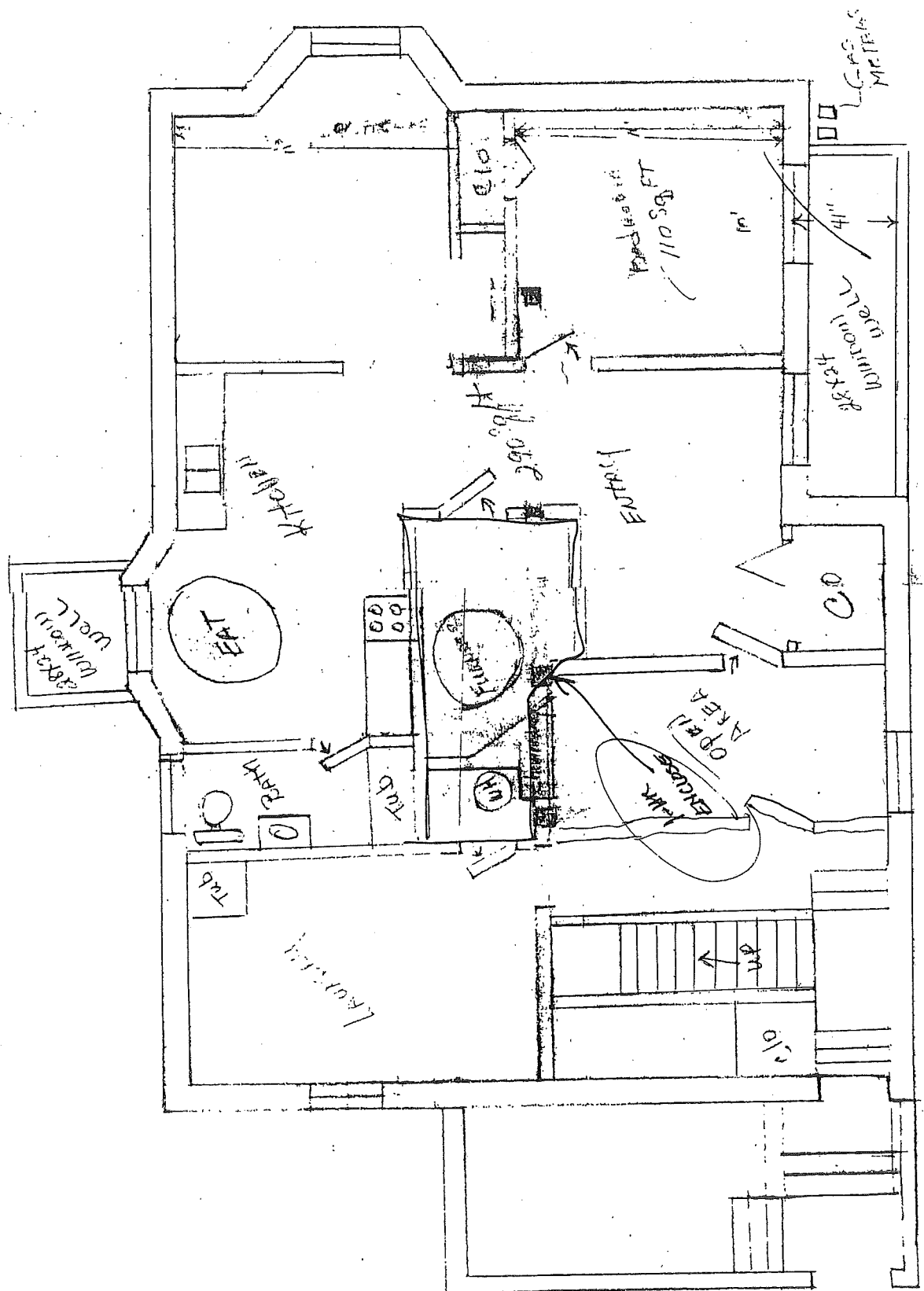
If you have any questions for me regarding this issue, feel free to contact me at this email or call me at (612) 964-1741.

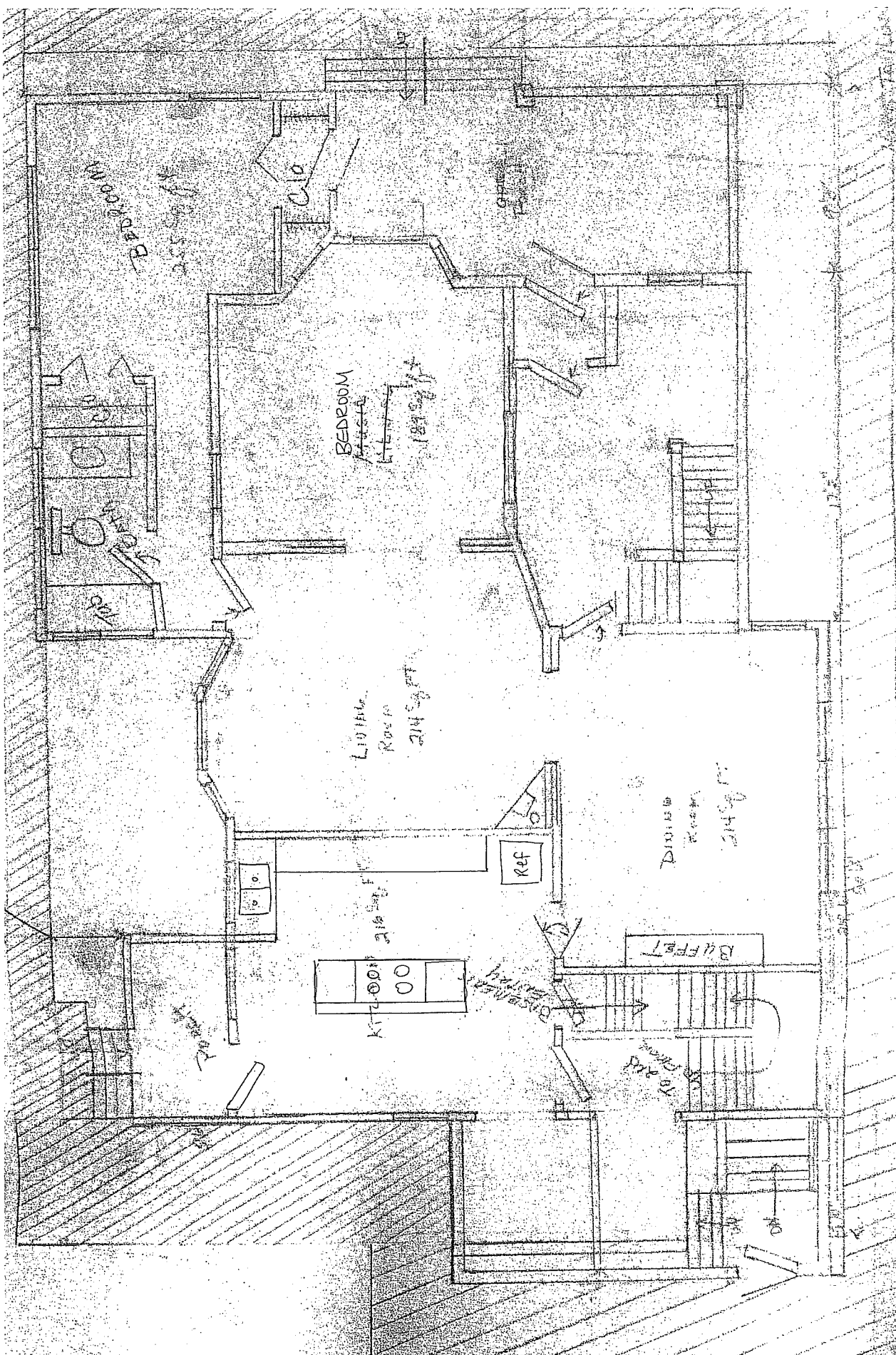
Regards,

Justin

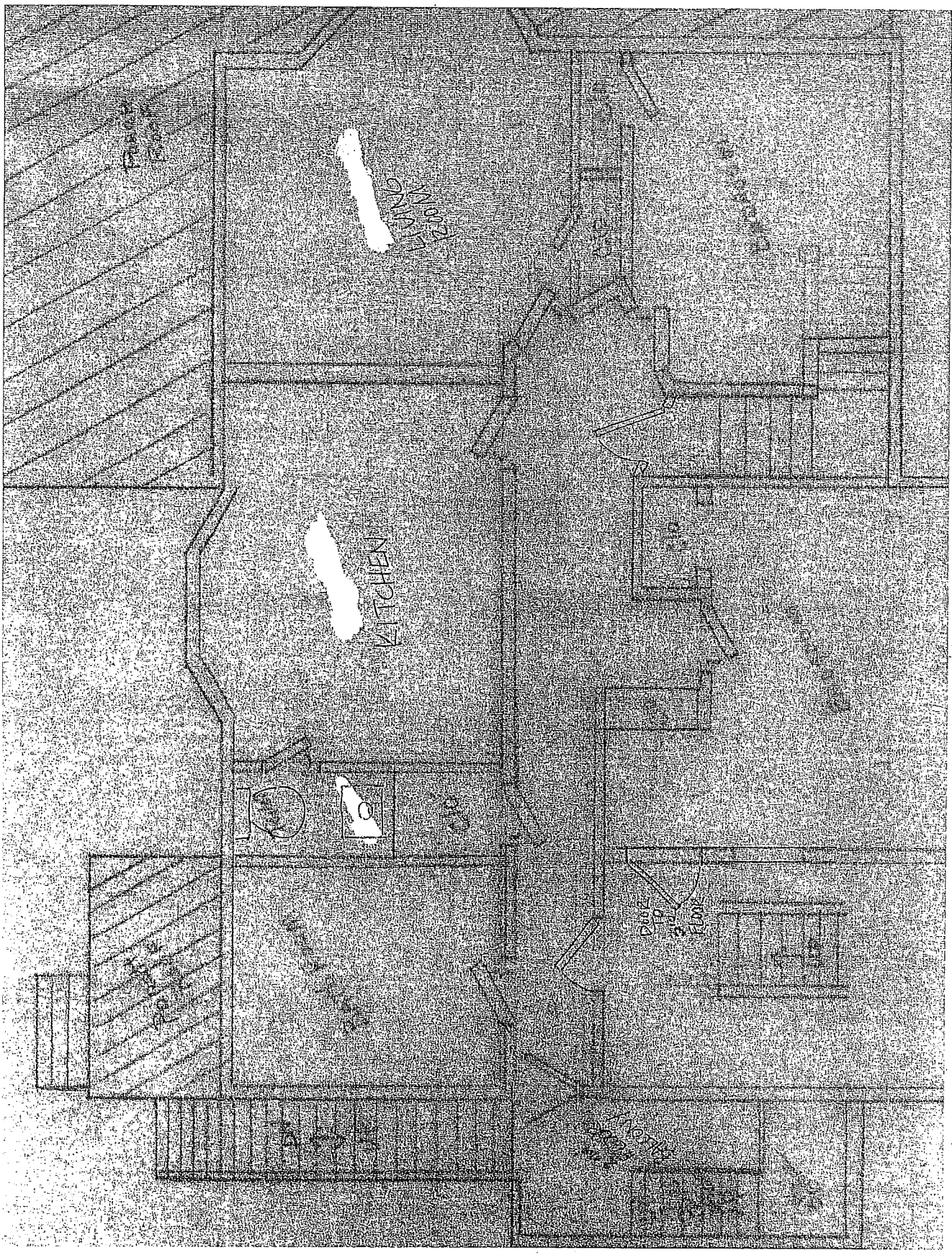
Justin D. Sundberg, CPA  
612.964.1741  
[www.jdsundberg.com](http://www.jdsundberg.com)

Lower Level



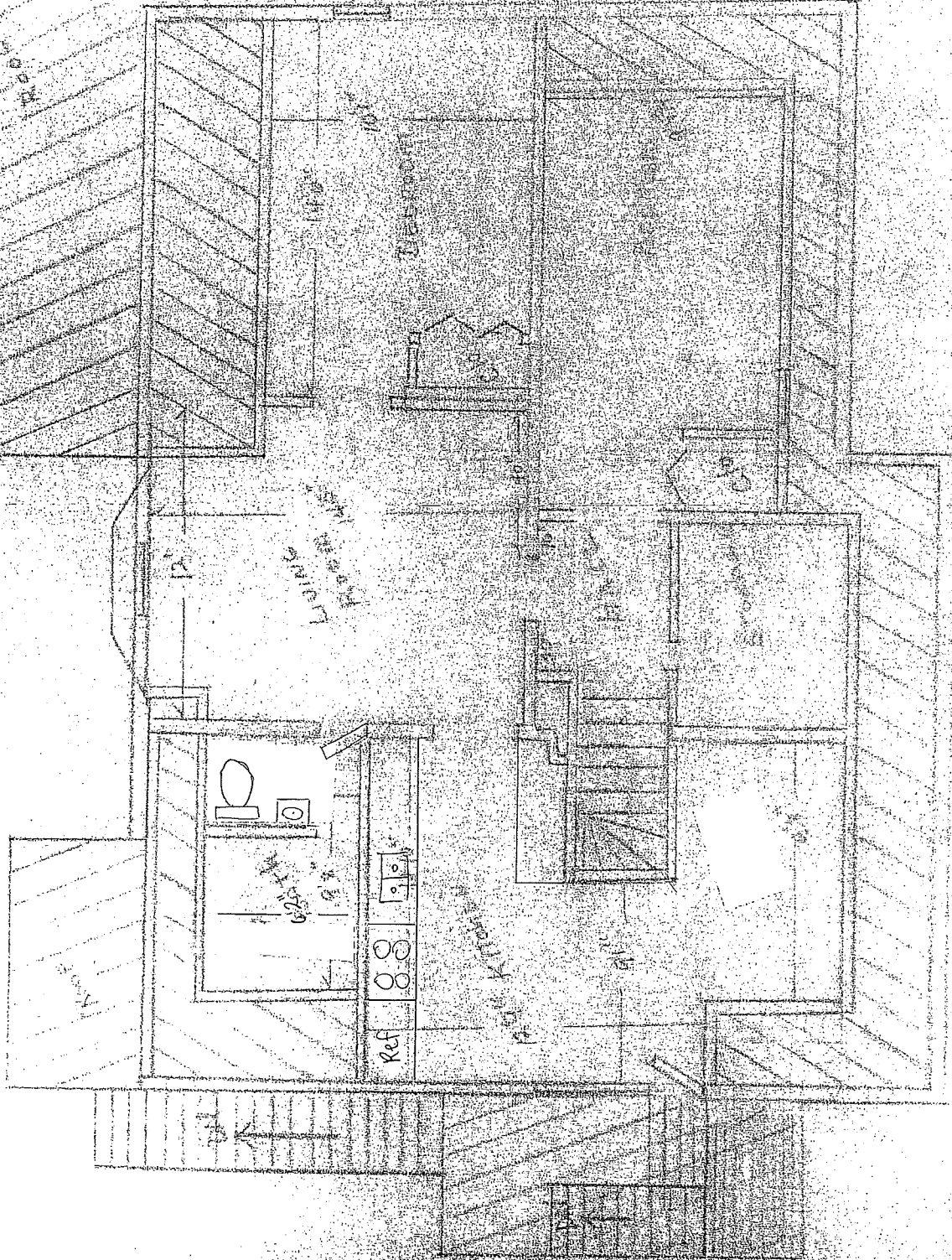


2nd  
Floor  
(revised)





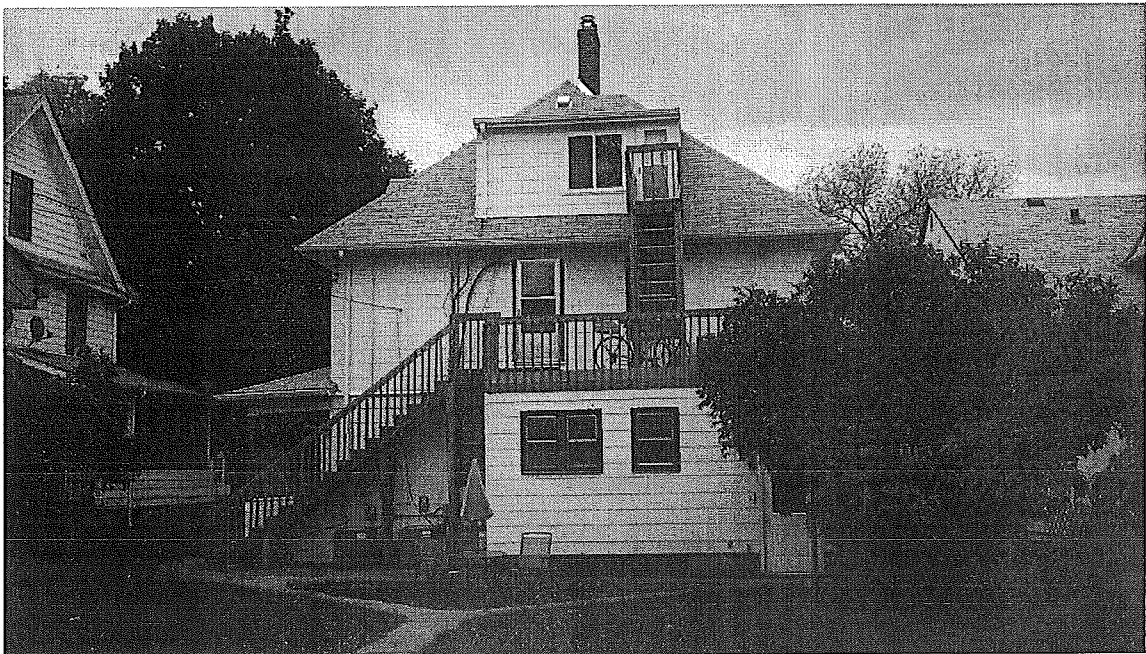
Sheet 1/007



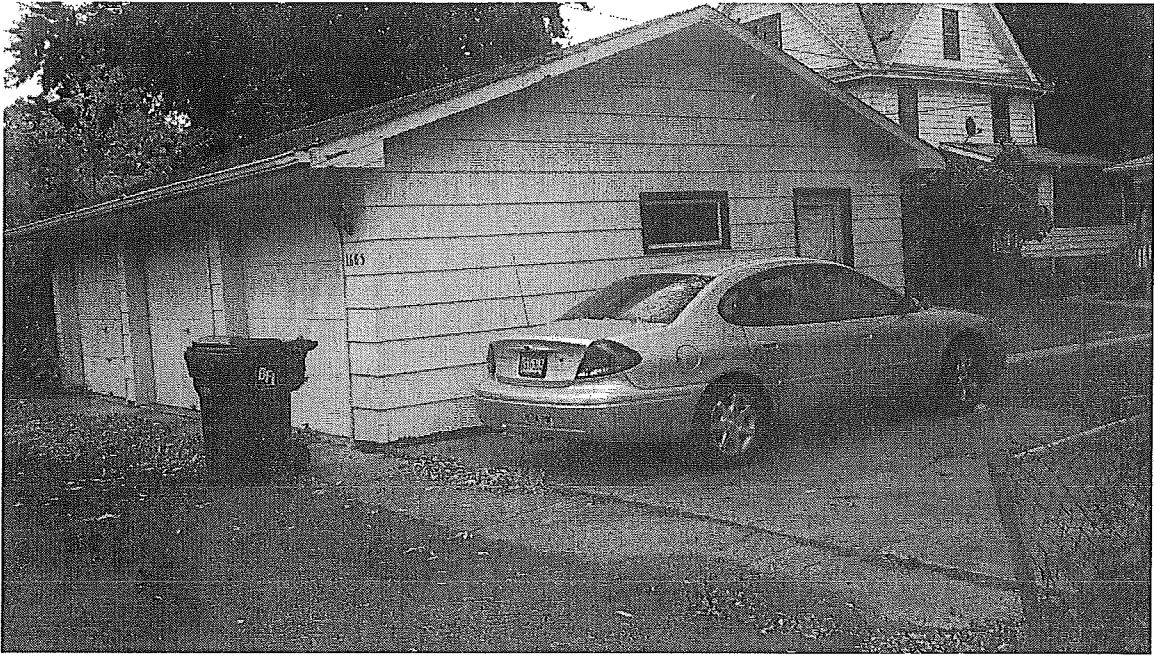
## 1685 Taylor—Reestablishment of a Nonconforming Use



Front of subject property



Back of subject property



Garage and parking area subject property

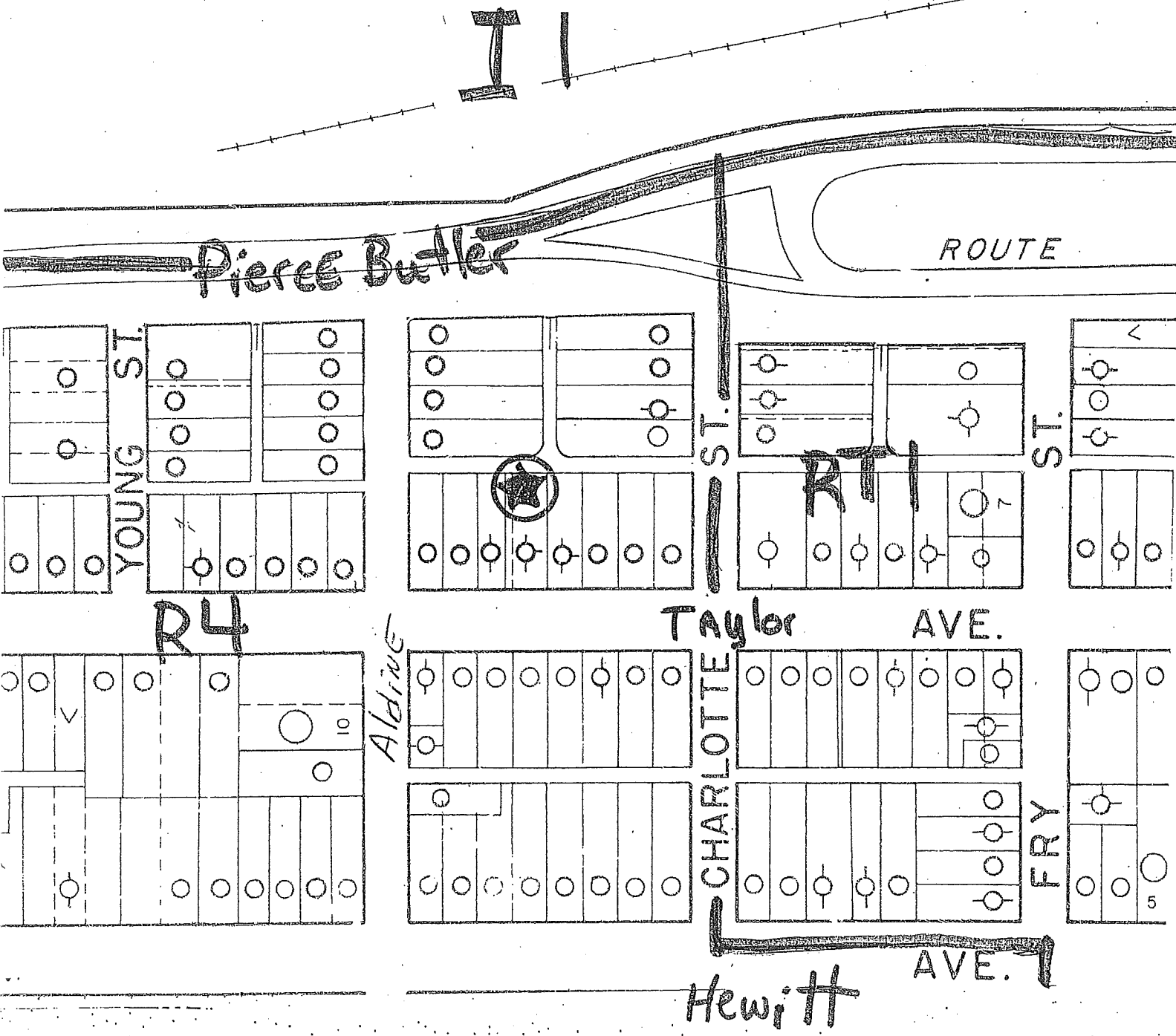


# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map





APPLICANT: Brett Ripley  
 PURPOSE: RE-EST NCUP  
 FILE # 13-240134 DATE: \_\_\_\_\_  
 PLNG. DIST: 11 Land Use Map # 10  
 SCALE: 1" = 400' Zoning Map # 8

**LEGEND**

zoning district boundary  
 subject property

one family  
 two family  
 multiple family

commercial  
 industrial  
 vacant

**PED**  
 PLANNING AND ENGINEERING  
 1000 10th St. N.  
 Raleigh, NC 27601  
 (919) 972-1000  
 north

## **ZONING COMMITTEE STAFF REPORT**

1. **FILE NAME:** Gracewood Assisted Living / Franciscan Sisters Site
  2. **APPLICANT:** Franciscan Sisters Of St Paul **HEARING DATE:** November 7, 2013
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 1388 Prior Ave S, NE corner at Norfolk
  5. **PIN & LEGAL DESCRIPTION:** 212823240127; Fairview South Addition Ex E 12o Ft The S 13o Ft Of Fol Blks 3 And 4 Also Vac Sedan St Adj And All N And S Alleys Adj Sd Blks 3 And Blk 4
  6. **PLANNING DISTRICT:** 15 **EXISTING ZONING:** R3
  7. **ZONING CODE REFERENCE:** §61.801(b) ; §66.216
  8. **STAFF REPORT DATE:** October 29, 2013 **BY:** Merritt Clapp-Smith
  9. **DATE RECEIVED:** October 15, 2013 **60-DAY DEADLINE FOR ACTION:** December 14, 2013
- 

- A. **PURPOSE:** Rezone from R3 One Family Residential to RM2 Multi Family Residential.
- B. **PARCEL SIZE:** 60,572 square feet
- C. **EXISTING LAND USE:** Multi-unit housing for the Franciscan Sisters of Saint Paul
- D. **SURROUNDING LAND USE:** Single-family residential to the north, east and west, and multi-family residential apartments to the south.
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner; §66.216 describes the intent of RM2 districts.
- F. **HISTORY/DISCUSSION:** The property is owned by Franciscan Sisters of Saint Paul. They purchased the property and constructed the current building in 1975 to use for housing and services for the Franciscan Sisters. The building has been vacant and for sale for a couple of years.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 15 Council had not commented at the time of this staff report.
- H. **FINDINGS:**
  1. The applicant proposes to rezone the property from single-family (R3) to multi-family (RM2) to allow reuse and expansion of an existing building (formerly a convent) to an assisted living and memory care facility, which is a conditional use in the RM2 district. The use is consistent with the intent of the RM2 district as defined in Section 66.216, "...to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements..."
  2. The proposed zoning is consistent with the way this area has developed. There is a mix of single and multi-family development in the area of two to four stories in height.
  3. The proposed zoning is consistent with the Comprehensive Plan. Strategy 2.18 in the Housing Chapter, which advocates to "Support the expansion of housing choices for seniors," specifically states, "Support rezonings for senior housing development..." and "Provide flexibility for the re-use and/or physical adaptation of existing single-family and multi-family buildings for senior housing."
  4. The proposed use is compatible with the Highlands on Graham multi-family apartment complex across the street.

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."* The proposed RM2 zoning for this property is consistent with the RM2 zoning of the 2.6 acre Highland on Graham property across the street.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from R3 One Family Residential to RM2 Multi Family Residential at 1388 Prior Avenue South.



**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 #: 13-243575  
Fee: 1450.00  
Tentative Hearing Date:  
11-7-13

PD-15

# 212823240127

**APPLICANT**

Property Owner Franciscan Sisters of St. Paul  
Address 1884 Randolph Ave  
City St. Paul St. MN Zip 55105 Daytime Phone 651.640.7035  
Name of Owner (if different) \_\_\_\_\_  
Contact Person (if different) Pat Croke Phone 651-690-7035

**PROPERTY LOCATION**

Address/Location 1388 Prior Ave. S.  
Legal Description see attached  
Current Zoning R3  
(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,  
Franciscan Sisters of St. Paul, owner of land proposed for rezoning, hereby petitions you to  
rezone the above described property from a R3 to RM2 zoning district to a zoning  
district, for the purpose of:

Remodeling the existing structure with additions on the  
east and west sides of the building for use as a  
36 unit assisted living facility.

(attach additional sheets if necessary)

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

Subscribed and sworn to before me

this 2nd day  
of July, 2013

Lundgren  
Notary Public

By: Katherine Rossini  
Fee owner of property

Title: Vice President



10-15-13  
pdd



## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Gracewood Assisted Living / Franciscan Sisters site **FILE #** 13-243-645
  2. **APPLICANT:** Cottagewood Group **HEARING DATE:** November 7, 2013
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 1388 Prior Ave S, NE corner at Norfolk
  5. **PIN & LEGAL DESCRIPTION:** 212823240127, Fairview South Addition Ex E 12o Ft The S 13o Ft Of Fol Blks 3 And 4 Also Vac Sedan St Adj And All N And S Alleys Adj Sd Blks 3 And Blk 4
  6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** R3
  7. **ZONING CODE REFERENCE:** §61.501; §65.180
  8. **STAFF REPORT DATE:** October 29, 2013 **BY:** Merritt Clapp-Smith
  9. **DATE RECEIVED:** October 15, 2013 **60-DAY DEADLINE FOR ACTION:** December 14, 2013
- 

- A. **PURPOSE:** Conditional use permit for assisted living facility with memory care
- B. **PARCEL SIZE:** 60,572 square feet
- C. **EXISTING LAND USE:** Multi-unit housing for the Franciscan Sisters of Saint Paul
- D. **SURROUNDING LAND USE:**
  - North: Single-family residential
  - East: Single-family residential
  - South: Multi-family residential apartments
  - West: Single-family residential
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §65.180 lists standards and conditions for Assisted living facilities.
- F. **HISTORY/DISCUSSION:** The property is owned by Franciscan Sisters of Saint Paul. They purchased the property and constructed the current building in 1975 to use for housing and services for the Franciscan Sisters. The building has been vacant and for sale for a couple of years.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 15 Council had not commented at the time of this staff report.
- H. **FINDINGS:**
  1. The applicant proposes to convert an existing building previously used for ... to a 36-unit assisted living facility with memory care service. The existing building is 2-stories and 17,647 square feet; the proposed additions to the east and west sides will enlarge the building to 24,362 square feet, a 35% expansion. The additions will be 2-stories and match the architectural design of the existing building.
  1. This application coincides with an application to rezone the property from single-family (R3) to multi-family (RM2) to allow reuse and expansion of the existing building (formerly a convent) for an assisted living and memory care facility, which is a conditional use in RM2, but not allowed in R3.
  2. §65.180 states that Standards and Conditions for Assisted living must comply with those listed for nursing home, per §65.182, as follows:
    - a) *The yard requirements for multiple-family use in the district apply.* This condition is met. The minimum lot size is 1,500 sq ft per unit -- a minimum of 54,000 square feet for 36-units. This lot is 60,572 square feet. The front yard setback is 29 feet, 6 inches, greater than the minimum 25 foot setback requirement; the side yard setbacks are 35 feet and more, exceeding the minimum of half the building height. The minimum rear yard setback is 25 feet in RM 2 districts -- the majority of the rear building façade (north side) is setback 35 feet, but an existing rear room extends to within 10 feet of the rear property line. This non-conforming portion of the building will not be extended or expanded.

- b) ...pertains to traditional neighborhood districts – does not apply
- c) ...pertains to traditional neighborhood districts – does not apply

3. §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 proposed use is consistent with the Comprehensive Plan Strategy 2.18 in the Housing Chapter, which advocates to "Support the expansion of housing choices for seniors," specifically states, "Support rezonings for senior housing development..." and "Provide flexibility for the re-use and/or physical adaptation of existing single-family and multi-family buildings for senior housing."
2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met.* The property will continue to use the existing driveway on Graham, which is a safe distance from the Prior intersection and the driveway of the property to the east. The applicant predicts few trips to and from the site, with a maximum of eight staff per shift, perhaps a couple of resident drivers, and occasional visitors.
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.* An assisted living facility will pose minimal impacts to the neighborhood and is consistent with the surrounding residential uses.
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.* This facility is a low impact use that fits into the existing mix of single and multi-family housing.
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 use is consistent with the intent of the RM2 district as defined in Section 66.216, "...to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements..." It meets applicable lot size, lot coverage, height, setback and parking standards. Site improvements to landscaping and other exterior features will be reviewed for compliance with all applicable site plan requirements.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit for assisted living facility with memory care subject to the following additional condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.

**CONDITIONAL USE PERMIT APPLICATION**

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 # 13-243645Fee 300.00

Tentative Hearing Date:

11-7-13

PD-15

21282324 0127

**APPLICANT**

Name Cottagewood Group Developers  
Address 310 Pinnacle Way Ste 301  
City Eau Claire St. WI Zip 54701 Daytime Phone 715-379-2309  
Name of Owner (if different) \_\_\_\_\_  
Contact Person (if different) Robb Mageski Phone 715-379-2309

**PROPERTY  
LOCATION**

Address / Location 1388 Prior Ave. S.  
Legal Description See Attached  
Current Zoning R3  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of

Chapter 61, Section 501, Paragraph \_\_\_\_\_ of the Zoning Code.  
65 180

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Assisted Living. See Attached use  
description.

☒ Required site plan is attached

Applicant's Signature

Date 10-14-13

City Agent

pdd  
10-15-13

# **COTTAGEWOOD GROUP**

## developers

October 14, 2013

Attn: Dept. of Planning and Economic Development  
25 West Fourth Street  
1400 City Hall Annex  
St. Paul, MN 55102

**Subject: 1388 Prior Ave. South – Renovations & Additions for Gracewood at Highland Park**

Below is a brief narrative describing the building and operation for the above referenced project:

### **Building Description:**

Gracewood at Highland Park is a proposed renovation with additions Assisted Living facility (with memory care) to be located at 1388 Prior Ave, South in Sta. Paul. The proposed renovated building will be a 24,362 square foot, 2 story, wood frame facility containing 36 resident rooms, all of which are fully handicapped accessible. Resident room sizes vary from 105 square feet in the renovated existing building to 435 square feet in the new additions, with each room containing a private toilet room and built-in wardrobe closet. The entire facility, including all resident rooms, will be equipped with a nurse call and wander guard system which includes emergency pull chords to be used for residence assistance as needed along with door alarm security to notify staff of any unsupervised egress attempts by residents who are at risk of elopement. The facility offers spacious common living areas, activities space, rooms for resident personal care and a centrally located dining/kitchen on each floor. A commercial prep kitchen is located on the main floor adjacent to the common living space and will be utilized to prepare all of the facilities main meals. An elevator is provided near the main kitchen in order to facilitate the transportation of meals to the upper level. The upper floor level is equipped with a smaller residential kitchen, which is intended for occasional resident use and final plating of daily resident meals. The exterior of the facility includes secured outdoor resident living spaces located directly off the central common living space on the main level.

### **Operational Description:**

This assisted living facility is designed to provide supportive services for seniors who don't need the intensive medical care of a skilled nursing facility and is intended to provide a "home-like" environment and comfortable atmosphere with programs and services designed to maximize independence and quality of life. A memory care program is provided to residents who require assistance with Alzheimer's disease or related dementias and memory impairments. 24 hour trained and certified staff members are available on each floor and assist residents with daily living activities such as; personal care, housekeeping and laundry services, health monitoring, coordination of medical needs and assistance with medication management and administration. Activity programs and Resident/Family events are provided to encourage all residents to join in a variety of interactive activities.

**Rent Structures:**

The rent structure is a flat fee, which covers a combination of healthcare, food and real estate costs. The flat fee ranges from \$2,800-\$5,800 per month depending on the level of healthcare provided

**Parking Analysis:**

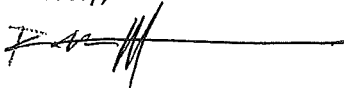
The proposed Site Plan identifies 16 new parking stalls (2 of which are accessible) in addition to the 6 existing stalls already provided on the site for a total of 22 parking stalls. Based on historical data from other operating locations, less than 5% of memory care residents are still operating a motor vehicle (5% of the proposed 36 units = 2 resident vehicle parking stalls). The maximum number of staff in the building at one time varies depending on the level of care of the current residents. Based on historical averages for buildings of this size, the maximum number of staff in the building at one time can range from 4-8. Assuming 1 parking stall per staff member (8 max.) and 2 resident parking stalls, this leaves 12 remaining parking stalls for guests and/or visitors.

**Exterior Materials:**

The colored exterior building elevations are yet to be determined for this project. The elevations depict a combination of pre-finished (LP Smartside) composite siding boards with vertical battens at 16" on center; horizontal lap siding and gable end shakes along with accent trim boards and window lineals. A Boulder Creek (Mountain Blend) --cultured stone wainscot in select areas on the main level as well as all exterior column bases will add additional texture the building. The soffit and fascia are to be constructed of pre-finished (LP Smartsoffit) composite panels. A GAF 'Timberline Select 40' architectural asphalt shingle in the 'Barkwood' finish is proposed for the finished roofing material.

If you have any questions I can be reached at [robb@cottagewoodgroup.com](mailto:robb@cottagewoodgroup.com) or 715.379.2309.

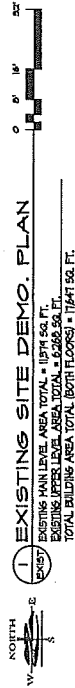
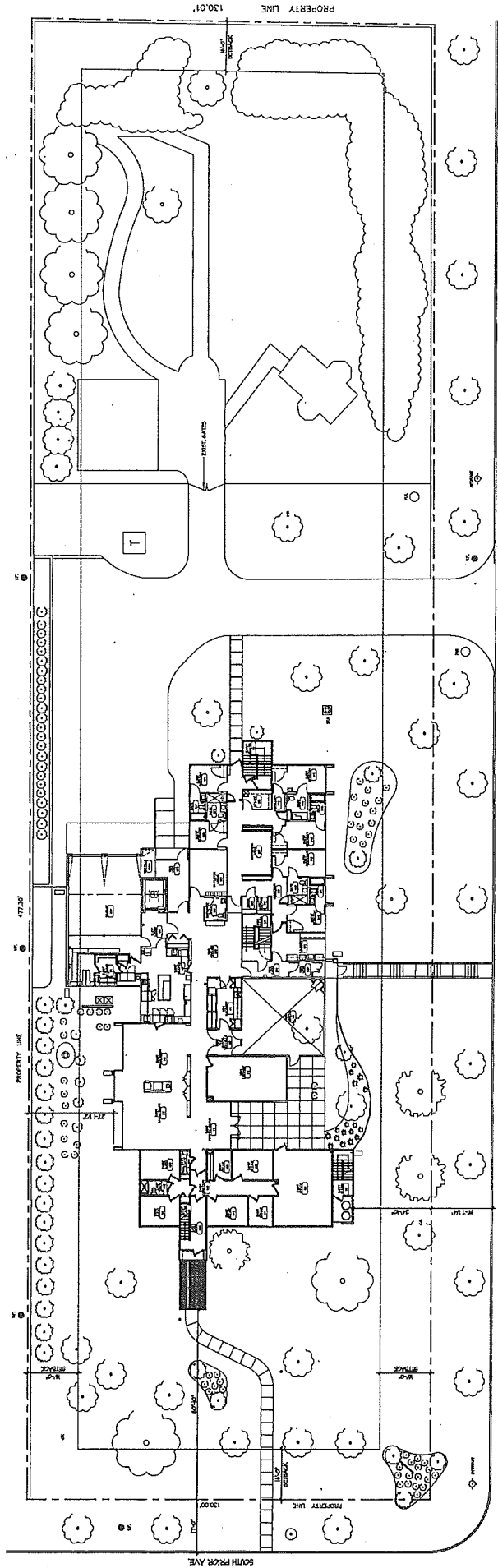
Sincerely,

A handwritten signature in black ink, appearing to read 'Robb Majeski', followed by a horizontal line.

Robb Majeski

THESE PLANS MAY NOT BE REPRODUCED OR  
 DEVELOPED INTO WORKING DRAWINGS FOR  
 CONSTRUCTION WITHOUT THE EXPRESS WRITTEN  
 CONSENT OF RIVER VALLEY ARCHITECTS, INC.  
 703.932.2075

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE  
 RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE  
 EVERY EFFORT HAS BEEN MADE TO ACCURATELY REPRESENT THE EXISTING  
 CONDITIONS, THE ARCHITECT MAKES NO WARRANTY THAT THE INFORMATION  
 IS COMPLETELY ACCURATE OR THAT THE CONDITIONS SHOWN WILL BE  
 EXACTLY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING  
 CONDITIONS SHALL BE FIELD VERIFIED.



EXISTING MAIN LEVEL AREA TOTAL = 1574 SQ. FT.  
 EXISTING UPPER LEVEL AREA TOTAL = 6388 SQ. FT.  
 TOTAL BUILDING AREA TOTAL BOTH FLOORS = 7962 SQ. FT.



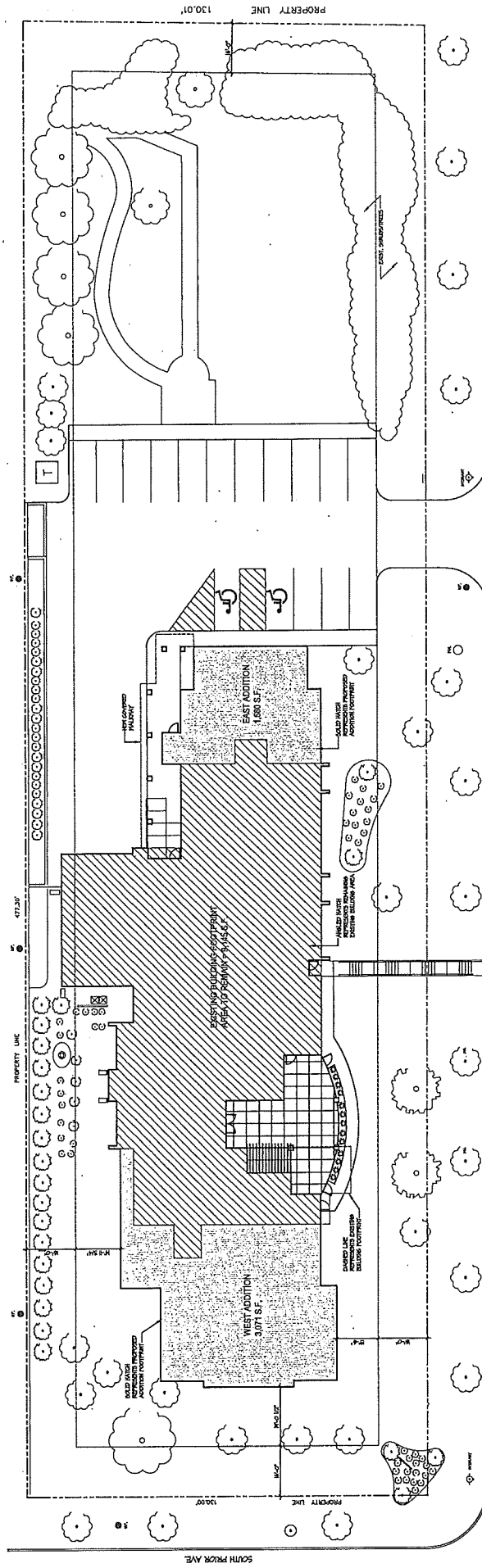
160 E. 10th Ave., Suite C  
 Omaha, NE 68102  
 P: 781.882.0015  
 F: 781.882.0016  
 www.rivervalleyarchitects.com

# PROPOSED RENOVATIONS & ADDITIONS FOR GRACEWOOD AT HIGHLAND PARK

DATE: 10/14/2013  
 EXIST.

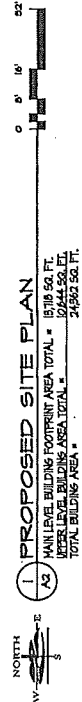
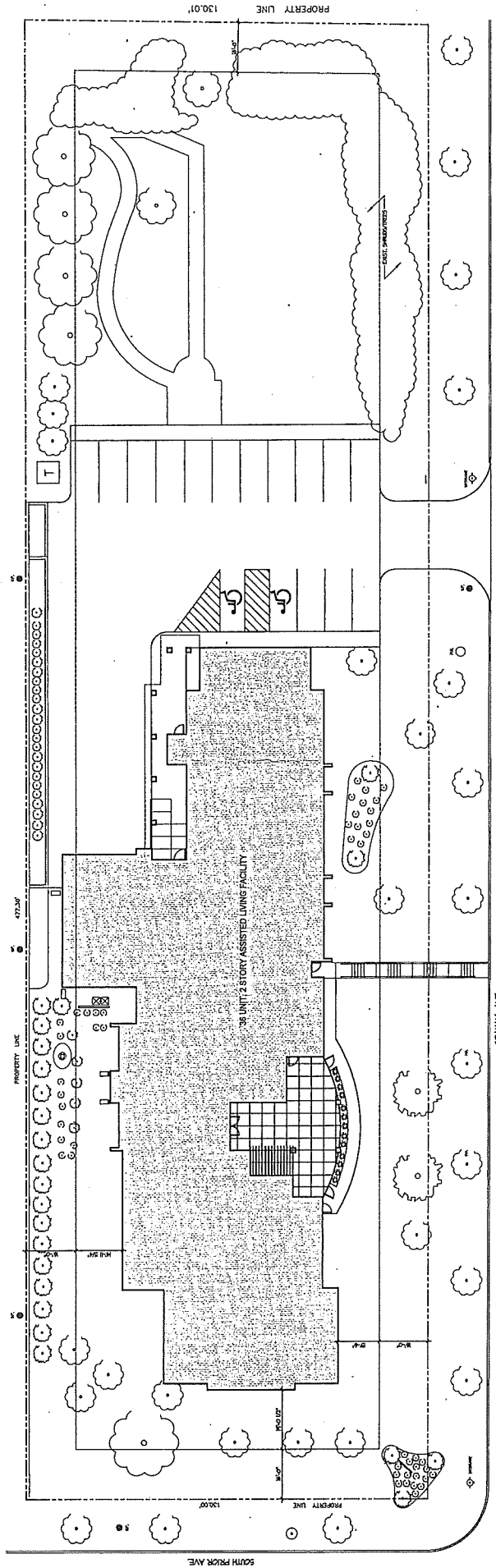
THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OF THE PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 753522075

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COMPILED WITH CARE, THE ARCHITECTS MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE DATA. THE ARCHITECTS SHALL BE FIELD VERIFIED.



THESE PLANS MAY NOT BE REPRODUCED OR  
 REPRODUCED INTO WORKING DRAWINGS FOR  
 CONSTRUCTION OR STATE APPROVAL  
 WITHOUT THE WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC.  
 715.832.2275

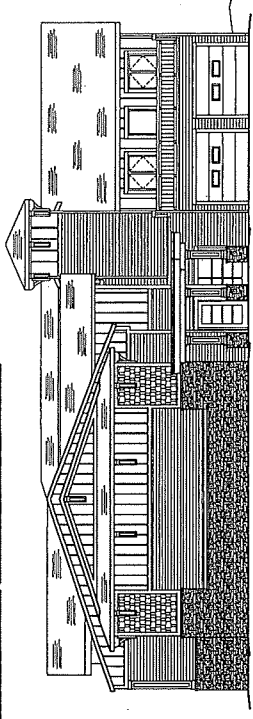
INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE  
 RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE  
 SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO  
 GUARANTEE THAT THE DATA IS COMPLETELY ACCURATE. THE ARCHITECT  
 MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE  
 INFORMATION OR THE RESULTS OF THE DESIGN. ALL EXISTING  
 CONDITIONS SHALL BE FIELD VERIFIED.



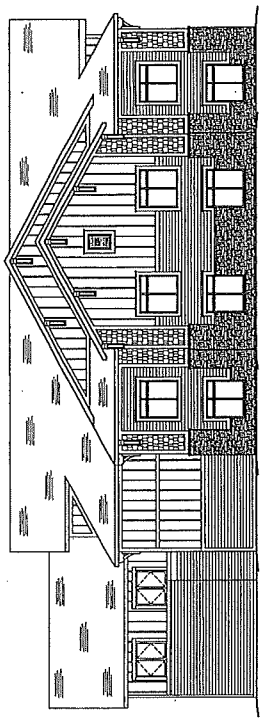


INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA WAS CAREFULLY COLLECTED WITH REASONABLE CARE, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THE INFORMATION IS COMPLETELY ACCURATE OR THAT IT WILL BE SUFFICIENT TO PREVENT ERRORS OR OMISSIONS. THE INFORMATION IS ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

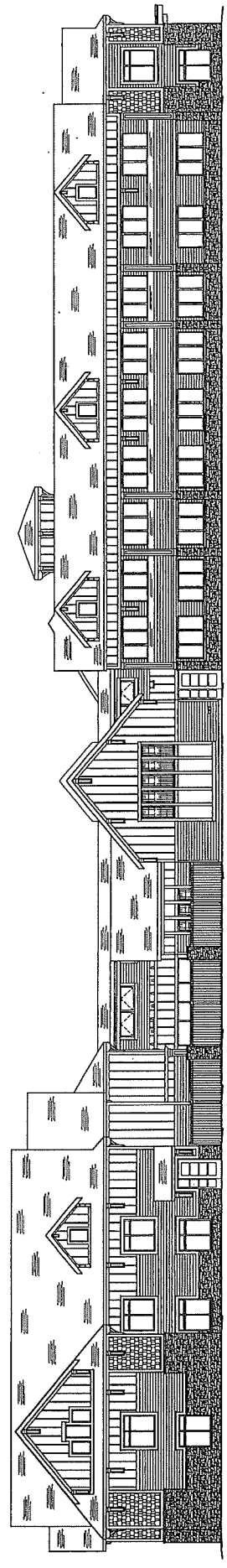
THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR STATE APPROVAL WITHOUT THE WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 715.632.2275



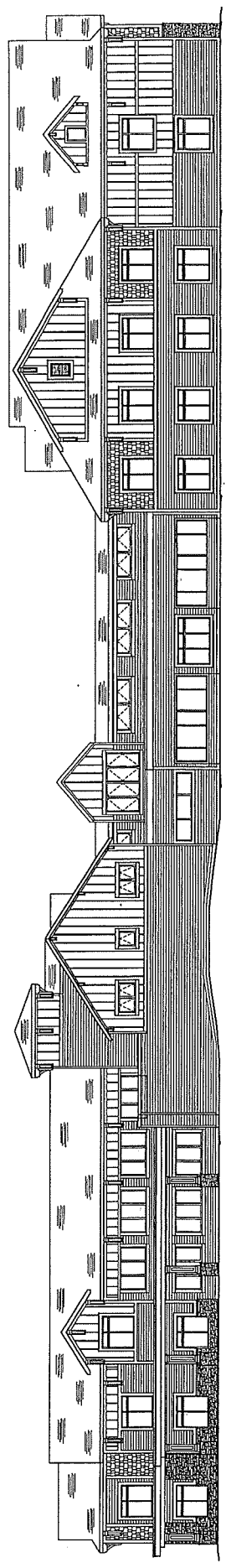
1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION



1403 12th Street - Suite C  
Cory, MN 55335  
715.632.2075  
Fax 715.725.1666  
www.rivervalleyarchitects.com

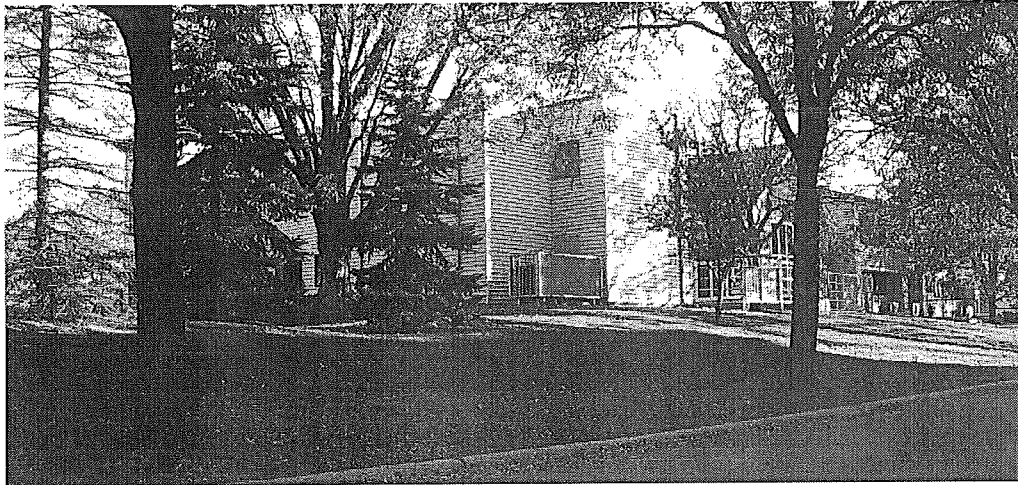
# PROPOSED RENOVATIONS & ADDITIONS FOR GRACEWOOD AT HIGHLAND PARK

OPTION  
A3  
DATE:  
10/14/2013

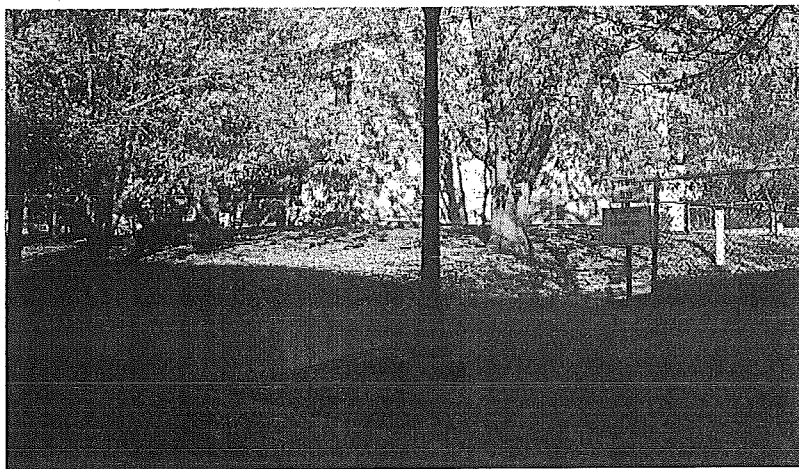
## Photos of 1388 South Prior Ave – Franciscan Sisters property



Front entry of existing structure from Graham Avenue (ABOVE)



Front view of west end of existing structure from corner of Graham and South Prior Avenues (ABOVE)

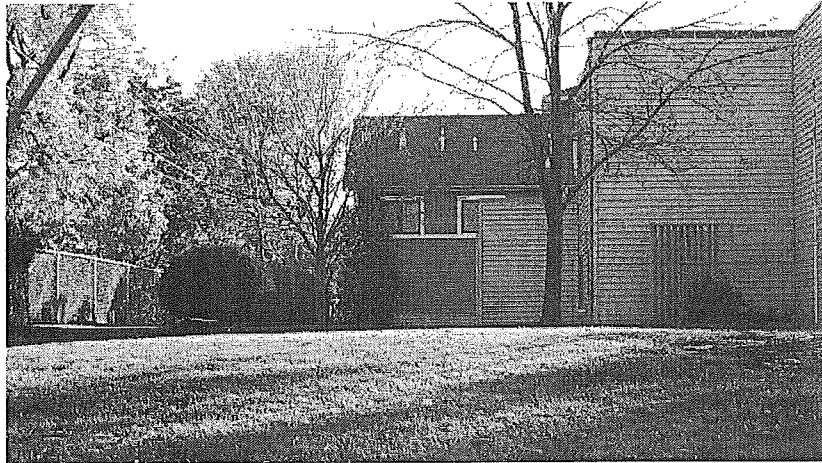


Front view of east end of existing structure and driveway from Graham Avenue (ABOVE)

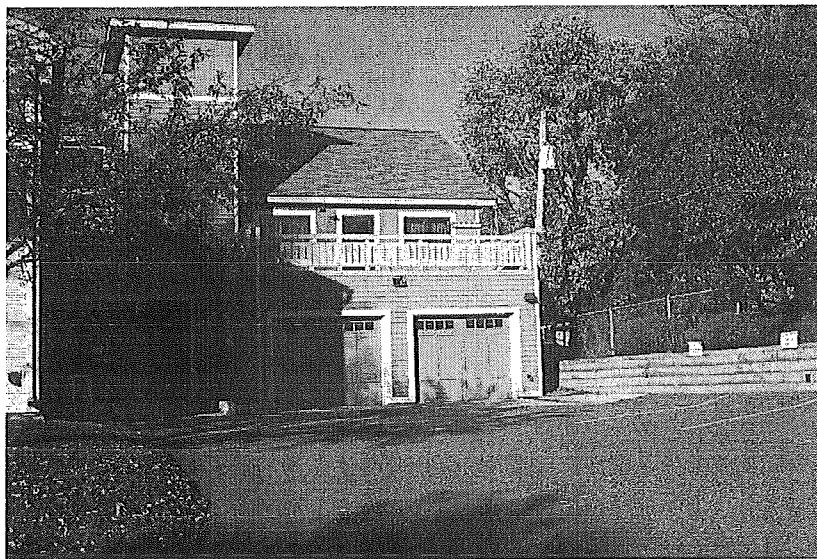
## Photos of 1388 South Prior Ave – Franciscan Sisters property



View of west entrance from South Prior Avenue (ABOVE)



Rear lot line as viewed from west side of property off South Prior Avenue (ABOVE)



Rear lot line as viewed from east parking lot (ABOVE)

**Photos of 1388 South Prior Ave – Franciscan Sisters property**



Franciscan Sisters property on the left and "Highlands of Graham" across the Street on the right (ABOVE)



"Highlands of Graham" senior apartments across the street (ABOVE)

# CITY OF ST PAUL

## Owners Report

**PID: 21-28-23-24-0127**

**Property Address: 1388 PRIOR AVE S 55116-2659**

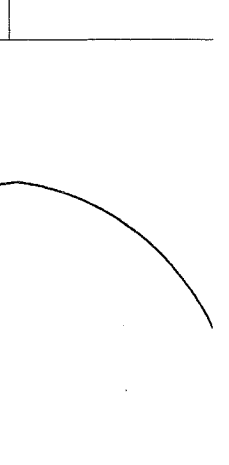
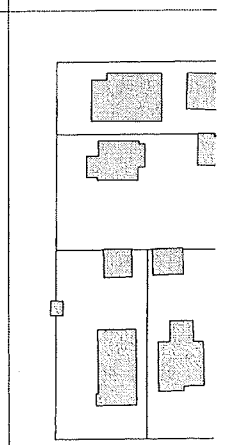
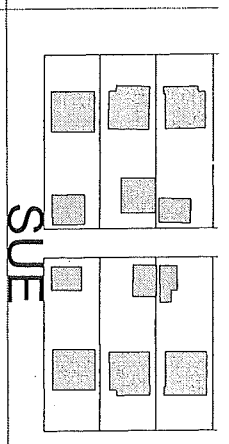
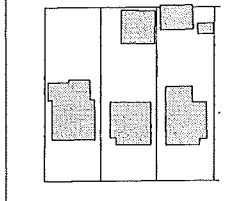
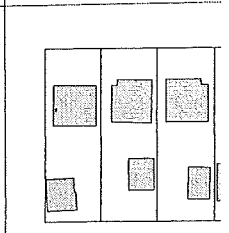
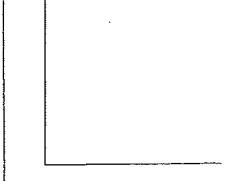
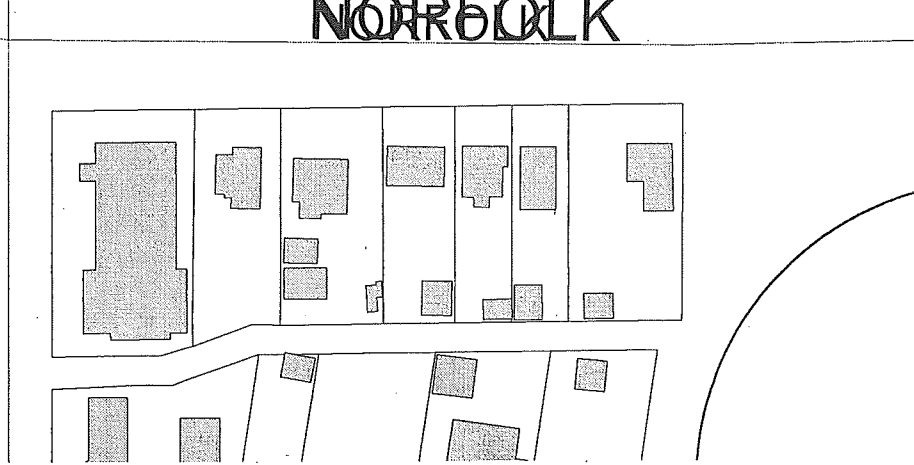
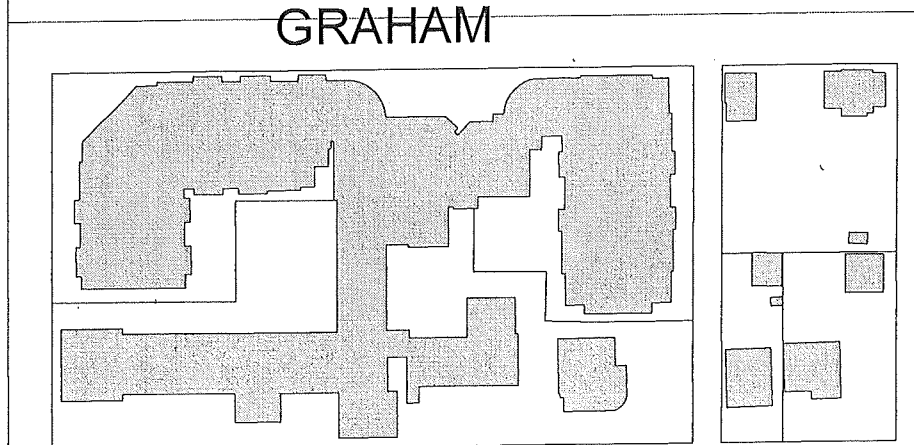
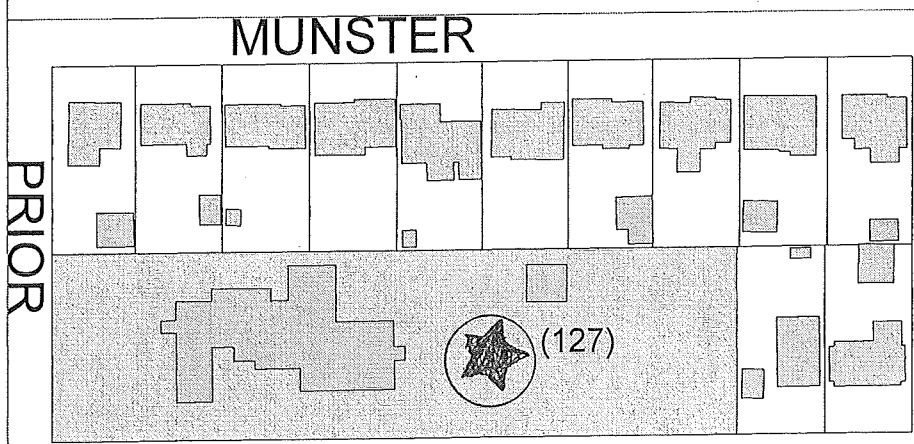
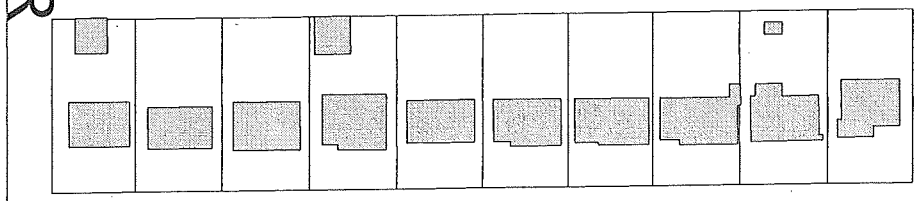
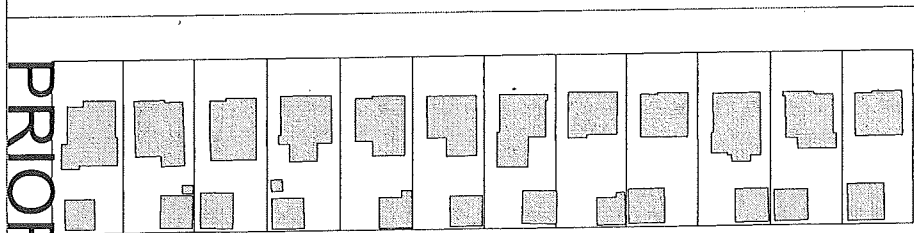
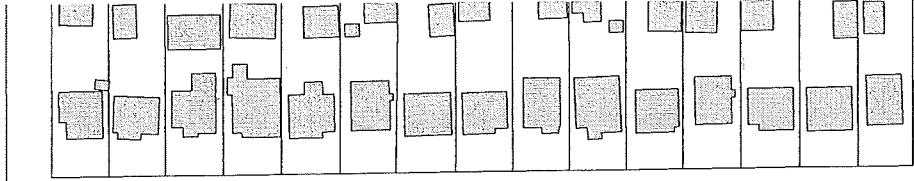
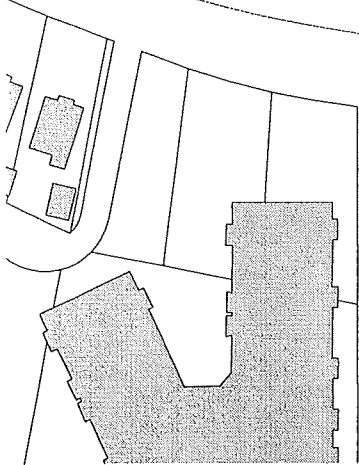
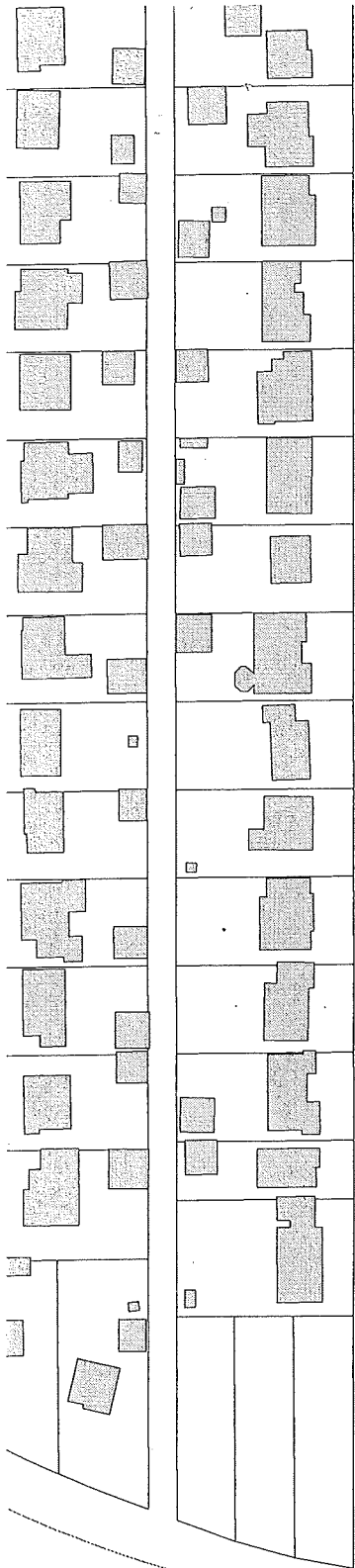
Franciscan Sisters Of St Paul  
1884 Randolph Ave  
Saint Paul MN 55105-1747

Owner  
Taxpayer

FAIRVIEW SOUTH ADDITION EX E 120 FT THE S 130 FT OF FOL BLKS 3 AND 4 ALSO VAC SEDAN ST ADJ AND ALL N  
AND S ALLEYS ADJ SD BLKS 3 AND BLK 4









APPLICANT Franciscan Sisters of St. Paul  
 PURPOSE Rez R3 -> RM2  
 FILE # 13-243575 DATE 10-21-13  
 ENG. DIST. 15 Land Use Map # 41  
 Zoning Map # 30

**LEGEND**

zoning district boundary

subject property

one family

two family

multiple family

north

commercial

industrial

vacant



## ZONING COMMITTEE STAFF REPORT

FILE # 13-234671

1. **APPLICANT:** Associated Bank **HEARING DATE:** 11/7/13
  2. **TYPE OF APPLICATION:** Site Plan Review
  3. **LOCATION:** 202 Snelling Avenue North (NE corner of Snelling and Dayton)
  4. **PIN & LEGAL DESCRIPTION:** See legal description on survey submitted with application
  5. **PLANNING DISTRICT:** 13
  - ZONING:** The Planning Commission recently recommended approval for rezoning to T2 and the City Council approved the rezoning on 10/16/2013.
  6. **ZONING CODE REFERENCE:** 61.402.c
  7. **STAFF REPORT DATE:** 11/1/13 **BY:** Tom Beach and Josh Williams
  8. **DATE RECEIVED:** 9/16/13 **DEADLINE FOR ACTION:** 11/16/13
- 

- A. **PURPOSE:** Site plan review for a new bank building with a drive-thru teller window and parking lot.
- B. **PARCEL SIZE:** 44,724 square feet (1.03 acres)
- C. **EXISTING LAND USE:** Office, parking lot, and single family house
- D. **SURROUNDING LAND USE:**
  - North: Railroad tracks and storage building
  - East: Single-family residential
  - South: Commercial
  - West: Commercial
- E. **ZONING CODE CITATION:** 61.402.c lists 11 conditions required to approve a site plan
- F. **PROJECT DESCRIPTION:** A new, two-story bank/office building with a drive-thru teller with 4 lanes is proposed. A Conditional Use Permit for the drive-thru teller was recently approved. A 50 car parking lot is also proposed. There is a portion of a large existing parking lot that extends beyond the property line on to railroad property: the asphalt in this part of the parking lot would be removed and grass would be planted.

The new building will replace the existing facility Associated Bank has at the northeast corner of Snelling and Selby.

The bank hopes to start construction around January 2014. Once the new building is completed and Associated Bank has moved in, their current building will be demolished in preparation for a new mixed use development called the Vintage. A separate public hearing will be scheduled for the Vintage site plan. Staff has asked that additional information be included in the Traffic Impact Study for the Vintage. Once that information has been submitted, a hearing on the Vintage site plan will be scheduled.

The layout of the parking lot for the Associated Bank shares access and internal circulation with an adjacent parking lot that would be built as part of the Vintage. If the Vintage parking lot is not built, the layout of the Associated Bank parking lot would have to be modified as shown in Alternative Plan A.

- G. **HISTORY:** The Planning Commission approved a Conditional Use Permit for a drive-thru bank window on 9/20/13.

The Planning Commission also recommended approval for rezoning to T2 and the City Council approved the rezoning on 10/16/2013.

- H. **DISTRICT COUNCIL RECOMMENDATION:** Union Park District Council sent a letter in support of the project on 10/16/13. Their Land Use Committee voted unanimously to support the project and said they will continue to work with the developer, especially on issues related to the Vintage.

- I. **FINDINGS:** Section 62.108(c) of the Zoning Code says that in "order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with" the findings listed below.

1. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

The site plan is consistent with the City of Saint Paul's Comprehensive Plan.

- Policy LU2.5 states that in order to provide for more efficient use of land for job-producing uses, Saint Paul should *encourage the redevelopment of sites on arterial streets zoned... T2 for use as employment centers... and [assemble] parcels to create sites sufficiently large to accommodate smaller scale... office use*. The site plan proposes the redevelopment of a number of small parcels to accommodate a single, larger office use, increasing the total number of jobs located at that site.
- More generally, Policy LU1.23 says to *guide development along Mixed-Use Corridors*. The future land use map in the Land Use Chapter of the Comprehensive Plan (Figure LU-B) identifies the project site as part of a Mixed-Use Corridors. The site plan relocates an existing use on a smaller site within the Snelling Ave Mixed-Use Corridor and allows for the potential redevelopment of the current bank site, which is underutilized.

2. *Applicable ordinances of the City of Saint Paul.*

The site plan is consistent with applicable ordinances including zoning standards for setbacks, building height, floor area ratio, parking, and Traditional Neighborhood design standards.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and*

The site does not have any unique geologic, geographic or historically significant characteristics. This Selby/Snelling area has an active commercial district with a number of older commercial buildings and this development, along with the Vintage project, will enhance the character of this area.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land*

uses.

The site plan is consistent with this finding. Surface water drainage will be directed to City storm sewers at a controlled rate. The parking lot will have landscaping to provide a visual buffer along Dayton Avenue. The building will not interfere with view, light or air.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The scale and location of the building, the traffic that would be generated by the bank and the landscaping for the parking lot are all consistent with this finding.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The project will provide landscaping to shade the building and parking lot. In addition, creating a Transit Oriented Development project at this location is consistent with energy conservation.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

The site plan is consistent with this finding. All traffic for the bank would enter and exit at a driveway on Dayton. No driveways are proposed on Snelling.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The site has adequate storm and sanitary sewer service. The stormwater system has been oversized and designed to accommodate drainage from the development plus additional drainage from an adjacent parking lot that would be built as part of the Vintage project.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

The site plan provides sufficient landscaping and parking.

10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

The site plan complies with the provisions of the Americans with Disabilities Act. Accessible parking spaces, routes and access to the building are provided.

11. *Provision for erosion and sediment control as specified in the "Minnesota Pollution Control Agency's 'Manual for Protecting Water Quality in Urban Areas'."*

The site plan is consistent with this finding. It has been reviewed and approved by the City's Water Resource Coordinator and by the Capitol Region Watershed District.

**J. STAFF RECOMMENDATION:**

Based on the findings above, the staff recommends approval of the site plan for the Associated Bank subject to the condition that if the adjacent parking lot proposed for the Vintage is not built, the parking lot for the Associated Bank parking lot must be built as shown in Alternative Plan A.

+



**UNION PARK DISTRICT COUNCIL**

1570 Concordia Avenue, Suite LL100, Saint Paul, MN 55104

☎ 651-645-6887 | ☎ 651-917-9991 | ✉ info@unionparkdc.org | 🌐 www.unionparkdc.org

October 16 2013

Josh Williams  
Dept. of Planning & Economic Development  
25 W 4th Street Suite 1300  
St. Paul, MN 55102

RE: Associated Bank Site Plan Approval for Dayton and Snelling

Dear Josh:

On October 8, 2013 the Union Park District Council Land Use Committee voted in unanimous support of the Associated Bank Site Plan for their new project located at the North East Corner of Dayton and Snelling Avenues.

Union Park District Council will continue to work with Ryan Companies to address neighborhood issues as the process for this redevelopment moves forward. UPDC believe that supporting Ryan Companies site plan for the bank, while continuing the community process, is the most efficient manner to move forward.

Sincerely,

Bernadette Chlebeck  
UPDC Executive Director



## Capitol Region Watershed District

1410 Energy Park Drive, Suite 4 • Saint Paul, MN 55108  
T: (651) 644-8888 • F: (651) 644-8894 • capitolregionwd.org

October 17, 2013

Doug Harber  
Associated Bank  
2655 Campus Drive  
Plymouth, MN 55441

**RE: CRWD Permit 13-026 Associated Bank**

Dear Mr. Harber:

On October 16, 2013 the Capitol Region Watershed District Board of Managers reviewed your application for the above described project. A motion was made, seconded, and passed to approve the application with the following conditions:

1. Receipt of \$4,650 surety and recorded maintenance agreement.
2. Provide a copy of the NPDES permit.
3. Increase filtration volume to provide at least 3,949 cf of storage between the outlet invert elevation and the top of the sand. Currently, 1,993 cf is provided between elevation 926.3 and 925.56.
4. Clarify placement of the 4" draintile. Detail B on sheet C8-02 states the 4" draintile shall be on the sides and outlet, but sheet C5-01 indicates it is a 6" draintile.

**THE PERMIT HAS NOT BEEN ISSUED**, upon receipt of these items, the permit will be issued and work may commence. Please be aware that the permit states a meeting shall be held on site with District staff to inspect erosion and sediment control measures before grading can begin. If you have any questions, or to schedule this meeting, please contact me at 651-644-8888.

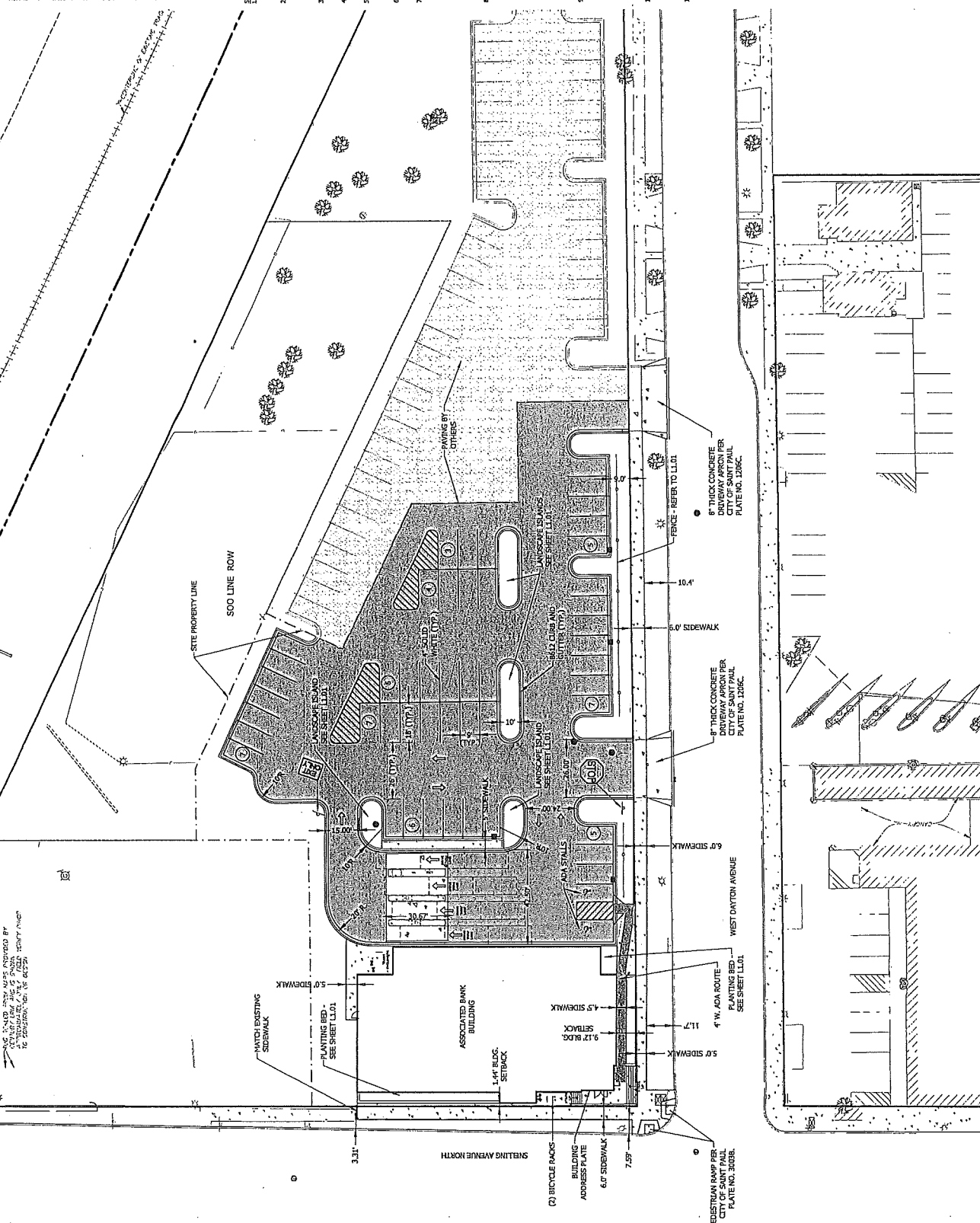
Sincerely,

A handwritten signature in black ink, appearing to read "Forrest J. Kelley", is written over a horizontal line.

Forrest J. Kelley, PE  
Regulatory and Construction Program Manager

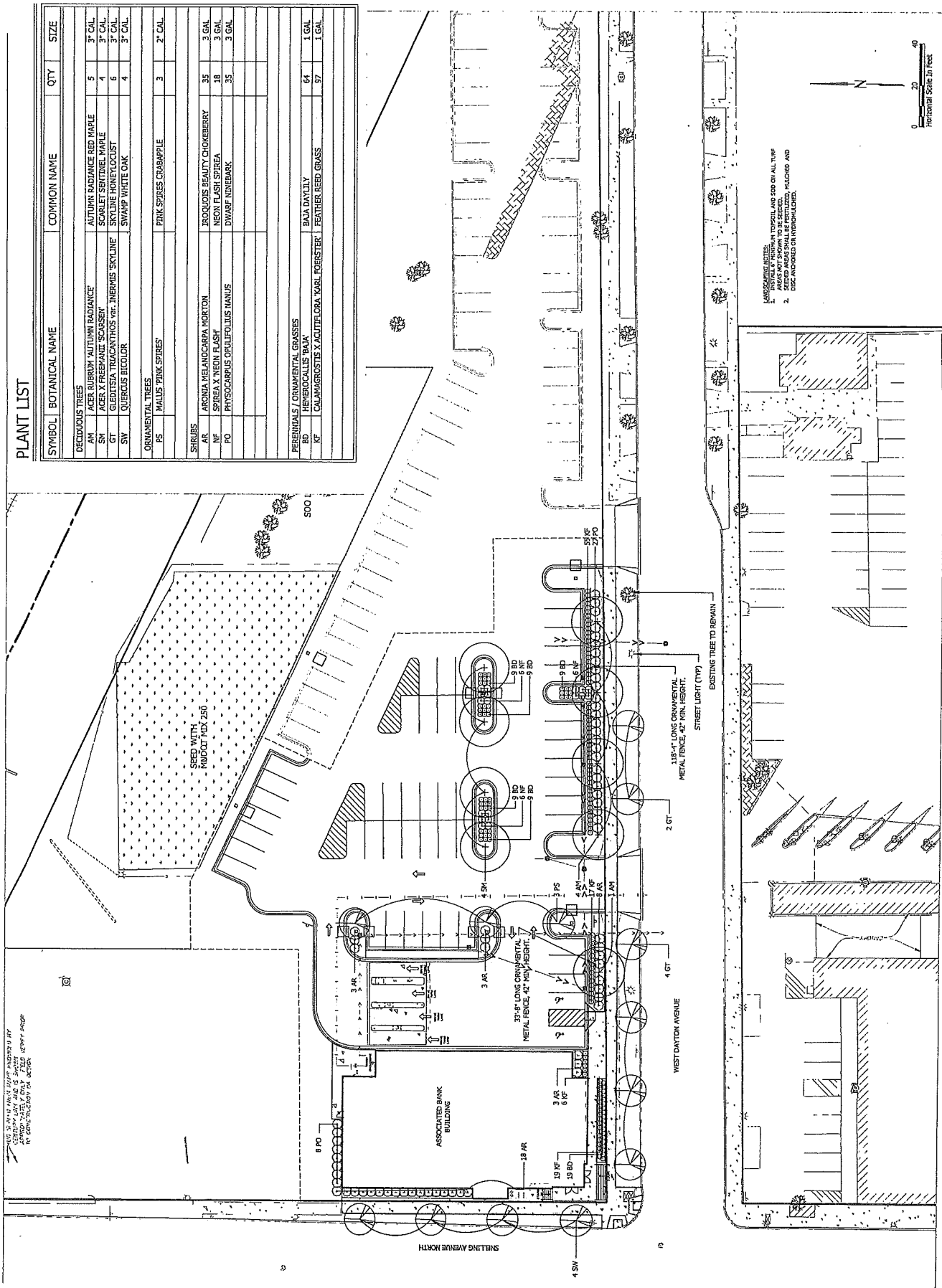
cc: David Ahrens, Stantec  
Wes Saunders-Pearce, City of St. Paul  
Tom Beach, City of St. Paul  
Anca Sima, City of St. Paul  
Todd Shoemaker, Wenck Associates

W:\07 Programs\Permitting\2013\13-026 Associated Bank\Board Action 13-026 Associated Bank.docx



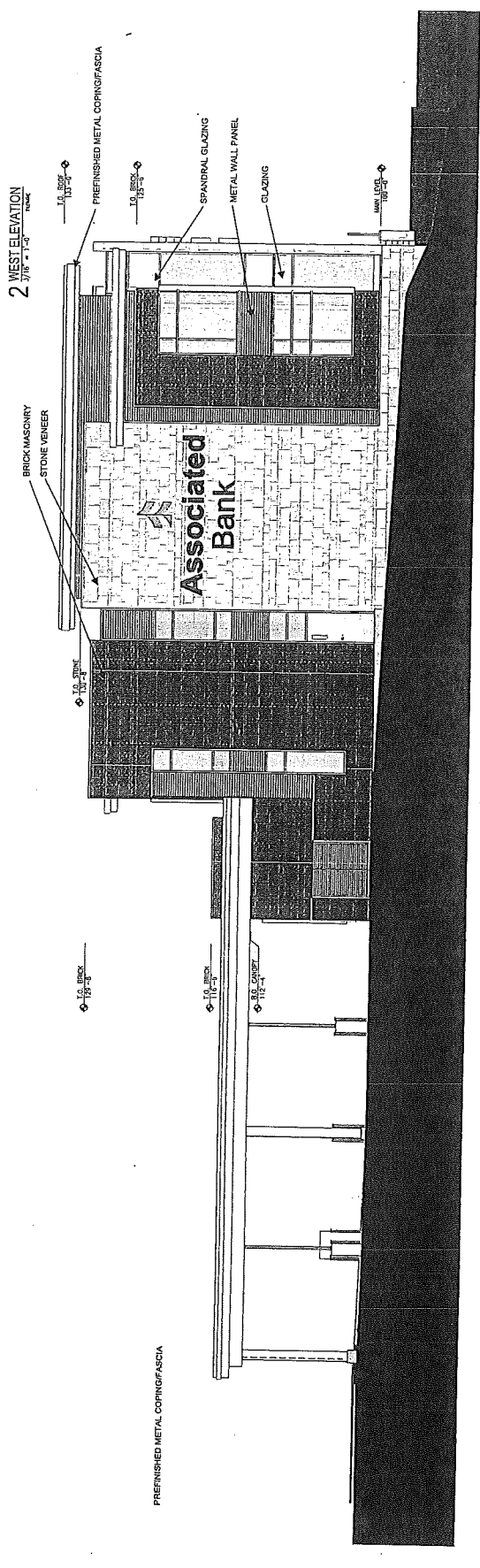
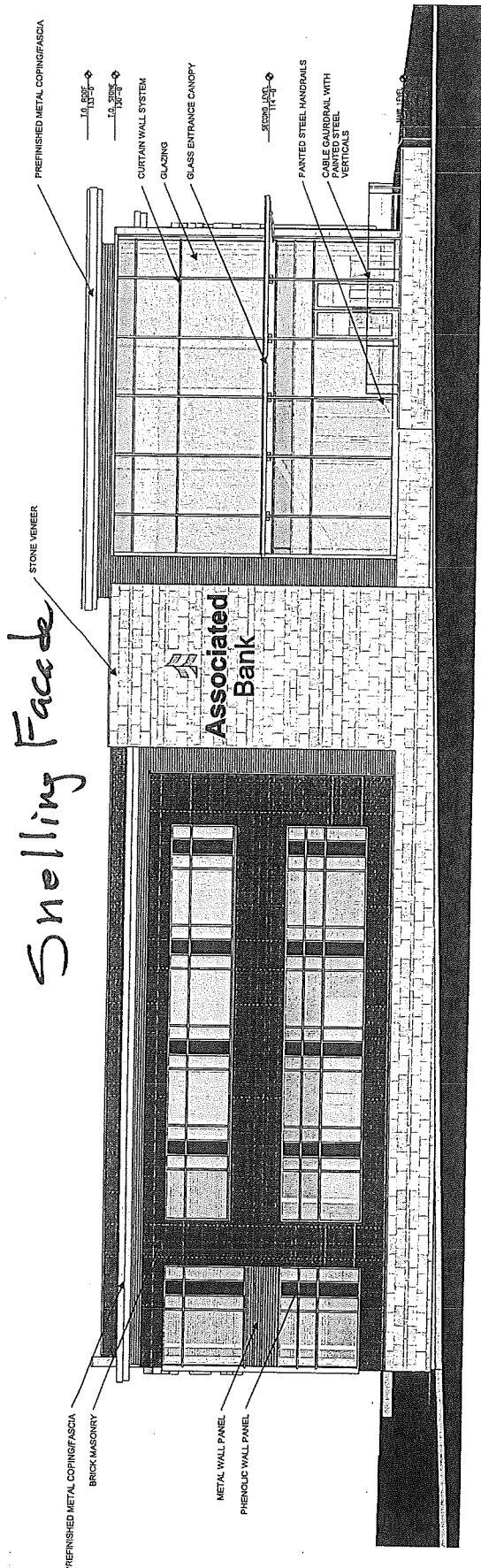
## PLANT LIST

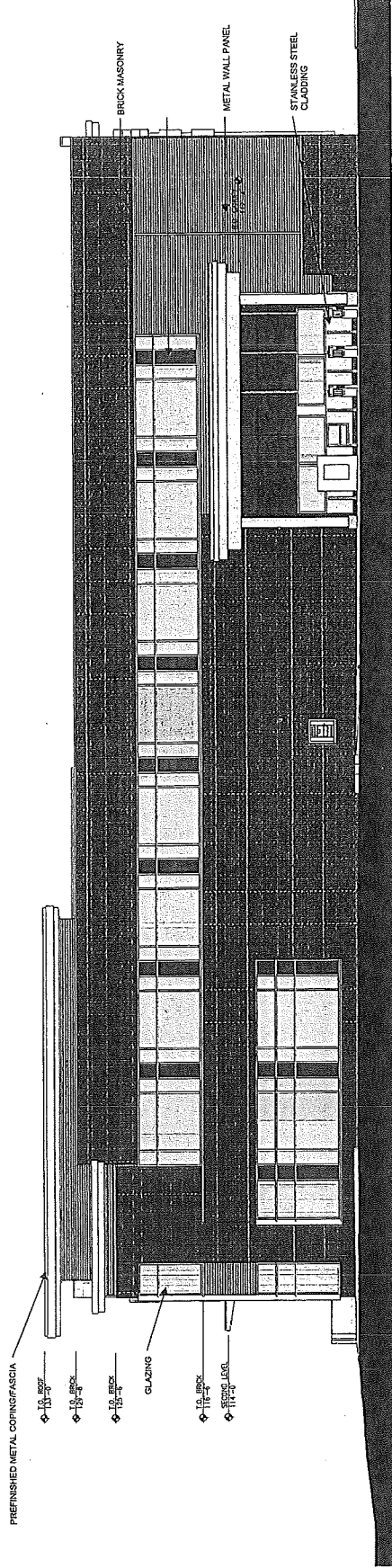
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
<b>DECIDUOUS TREES</b>				
AM	ALDER BURNING MOUNTAIN RADIANC	ALTUNUS RADIANC RED MAPLE	5	3" CAL
SN	ALDER X FREEMANT SCARSEN	SCARLET SENTINEL MAPLE	4	3" CAL
GW	GLADIOLA TRICANTHOS var. INERMIS SKOLINE	SKOLINE HONEYLOCUST	5	3" CAL
ST	QUERCUS BICOLOR	SWAMP WHITE OAK	4	3" CAL
<b>ORNAMENTAL TREES</b>				
PS	MAHOG 'PINK SPIRES'	PINK SPIRES CHAMPAGNE	3	2" CAL
<b>SHRUBS</b>				
AR	ARONIA MELANOCARPA MORTON	IRIDOLIS BEAUTY CHOKEBERRY	35	3 GAL
NS	SPIREA X 'NEON FLASH'	NEON FLASH SPIREA	18	3 GAL
PO	PHYSCARRUS OPULIFOLIUS MANUS	DWARF YEWBARK	35	3 GAL
<b>PERENNIALS / ORNAMENTAL GRASSES</b>				
BD	HENEOCALLIS 'BAW'	BAJA DAYLILY	64	1 GAL
KT	CALAMAGROSTIS X ACUTIFLORA 'KARL FROEISER'	FEATHER REED GRASS	97	1 GAL



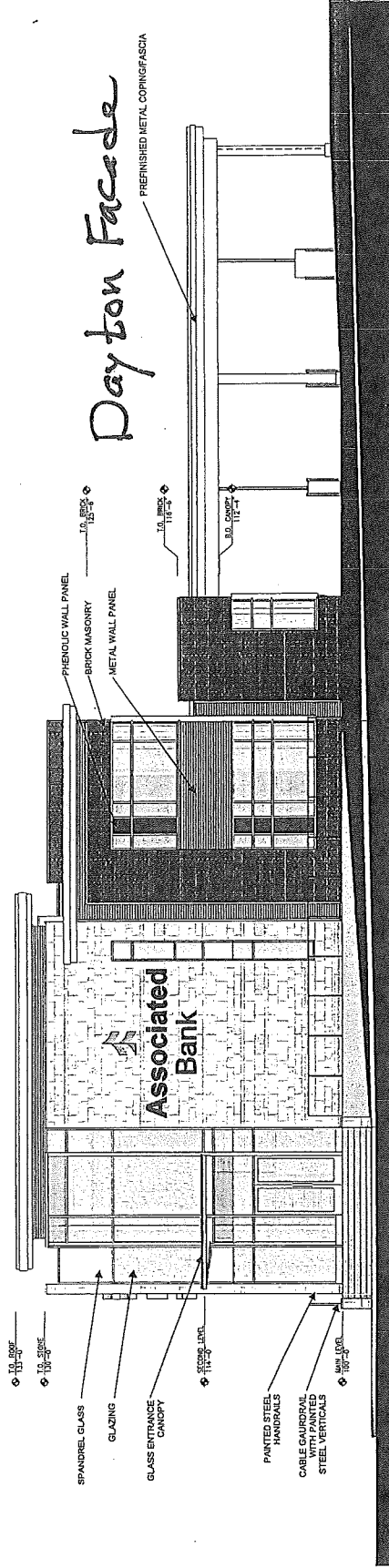






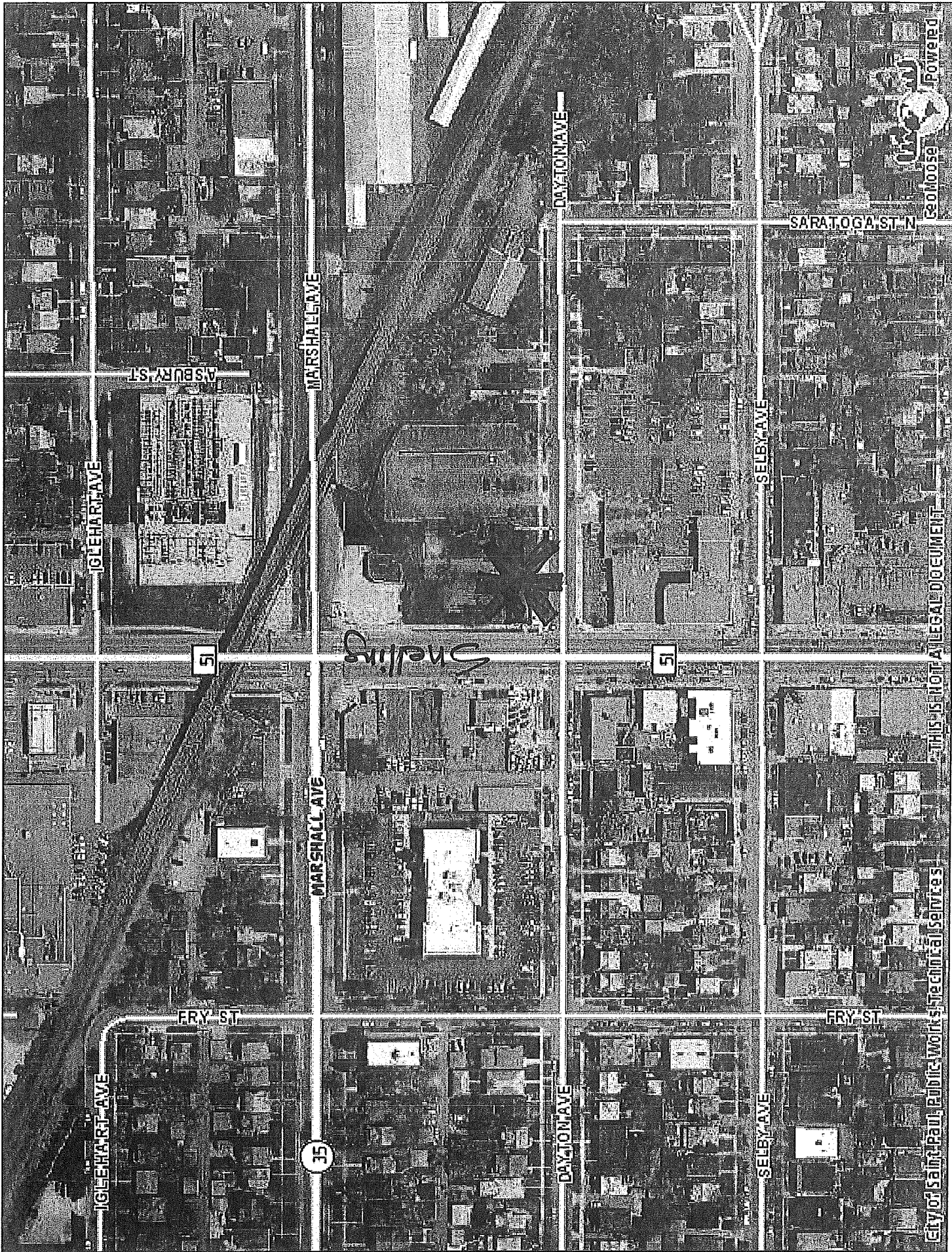


2 EAST ELEVATION  
 3/16" = 1'-0"



1 SOUTH ELEVATION  
 3/16" = 1'-0"







# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map



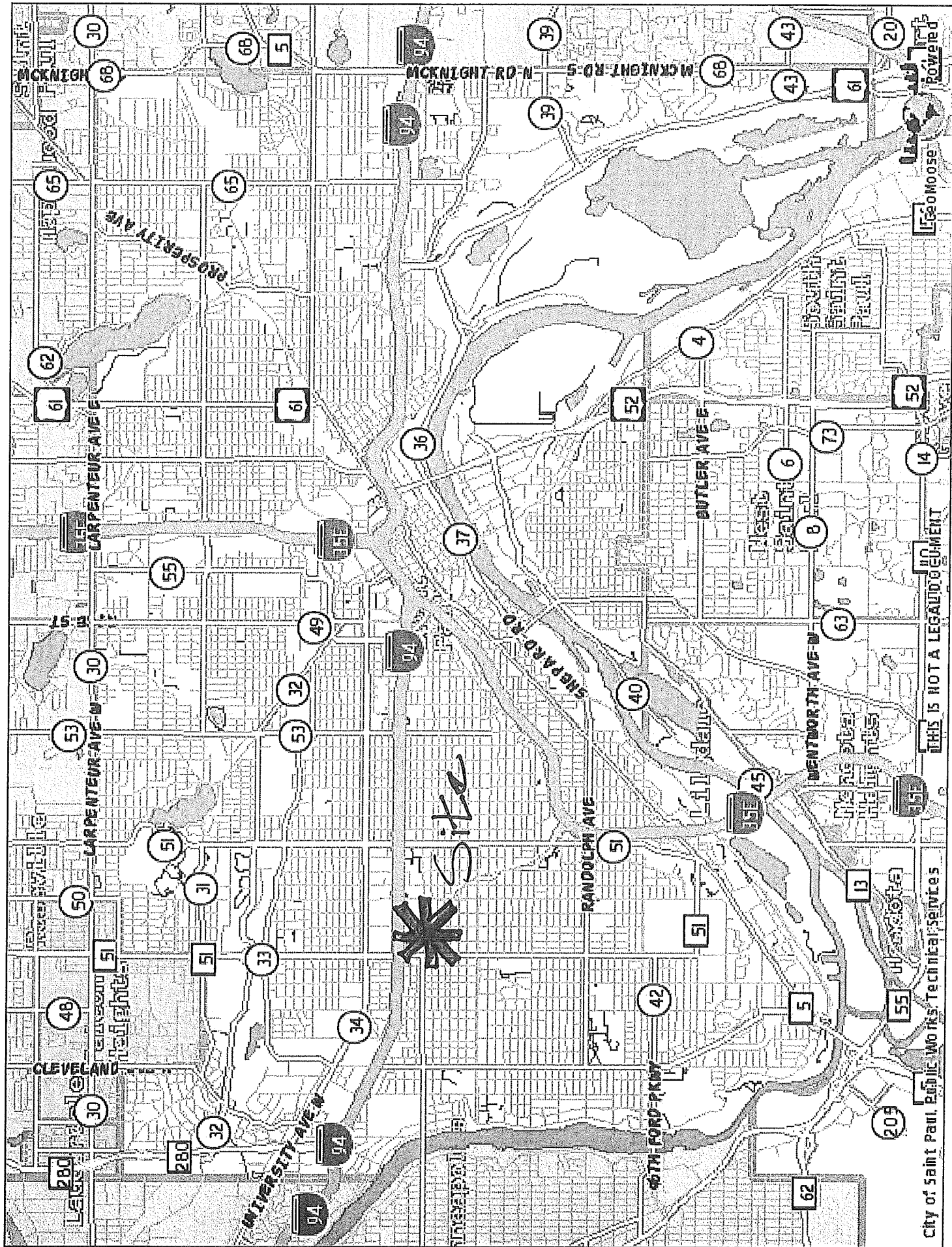
# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

☒ Show Dashboard ☒ Show Reference Map







City of Saint Paul, Public Works, Technical Services

THIS IS NOT A LEGAL DOCUMENT