

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Anthony Housing **FILE #** 15-133-740
 2. **APPLICANT:** Park 24 LLC **HEARING DATE:** July 16, 2015
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 2301 Como Ave, SE corner of Doswell and Como
 5. **PIN & LEGAL DESCRIPTION:** 202923420072, St Anthony Park North Ex Swly 7 Ft For Ave And Ex Sely 5o Ft Measured At Ra To Sely L Lot 13 Blk 32; and 202923420073, Subj To Como Ave And Esmt The Sely 5o Ft Of Lot 13 And Nwly 1o Ft Of Lot 14 Blk 32; and 202923420074, Subj To Como Ave And With Esmt The Fol Part Of Lots 16 17 And 18 Wly Of Gove Pl And Ex Nwly 1o Ft Lot 14 And All Of Lot 15 Blk 32
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** §66.331; §61.501
 8. **STAFF REPORT DATE:** July 8, 2015 **BY:** Mike Richardson
 9. **DATE RECEIVED:** June 25, 2015 **60-DAY DEADLINE FOR ACTION:** August 24, 2015
-

- A. **PURPOSE:** Conditional use permit for a maximum height of 43 feet
- B. **PARCEL SIZE:** 15,295 – 16,919 square feet total. 2301 Como is 6,439 square feet, 2238 Doswell is 6,326 square feet, area of 2275-2283 Como to be added by adjustment of common boundary is approximately 2,530 – 4,154 square feet (at the time of this report, the exact adjustment distance has not been finalized).
- C. **EXISTING LAND USE:** Office/Retail
- D. **SURROUNDING LAND USE:**
 - Northeast: Single Family Residential (R3)
 - Northwest: Office/Retail (T2)
 - Southeast: Multi-family Residential (T2)
 - Southwest: Office (T2)
- E. **ZONING CODE CITATION:** §66.331(f) provides for a maximum height of forty-five (45) feet with a conditional permit in T2 districts; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** The applicant is requesting a conditional use permit for height for a proposed 25-unit mixed use development. The proposed project will demolish an existing office building at 2301 Como and the apartment building at 2238 Doswell. The applicant has requested an adjustment of common boundary (Z.F. 15-133559) to expand the 2238 Doswell property 18' – 25' to the southeast in order to accommodate the new building.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council has expressed support of the project.
- H. **FINDINGS:**
 1. The proposed mixed use development will have 25 residential apartment units and two commercial spaces (1,400 square feet) and will be 43 feet tall. Due to topography, the building will be three stories tall on Doswell Ave. and four stories tall on Como Ave. The retail space will be located on the first floor along Como Ave. Off-street parking will be located inside the building. A Conditional Use Permit is required to allow for the height of the building, above the 35 feet allowed by right in the T2 district. The property is currently in the process of an adjustment of common boundary (Z.F. 15-133559) with the

adjacent property (2275-2283 Como Avenue) to widen the parcel by 18-25 feet to the southeast. The land area within this additional 18-25 feet is being rezoned from B2 to T2 (Z.F. 15-133643).

2. §66.331(f) provides for "a maximum height of forty-five (45) feet with a conditional permit." The average height above average grade will be 43 feet. This height is appropriate at the is location because this location has been identified for more intensive development in both the Comprehensive Plan and St. Anthony Park Como 2030 Small Area Plan (specific policies are listed below in Finding 3.a). Due to topography, the height of the building along Doswell Ave. will be less than 35 feet tall minimizing any impact of height. Additionally, along Como Ave., the top floor will step back from the street further mitigating any impact from the height.

3. §61.501 lists five standards that all conditional uses must satisfy:

(a) *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 site of the proposed development is identified as a Mixed Use Corridor and Neighborhood Center in the Land Use Chapter for the Comprehensive Plan. The following Land Use Chapter policies support mixed-use development, such as the proposed project in Mixed-Use Corridors and Neighborhood Centers:

1.2 Permit high density residential development in Neighborhood Centers, Mixed-Use Corridors, the Central Corridor, and Downtown.

1.14 Plan for growth in Neighborhood Centers.

1.15 Promote Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences.

1.19 Promote conditions that support those who live and work in Neighborhood Centers, including frequent transit service, vibrant business districts, a range of housing choices, and community amenities.

1.23 Guide development along Mixed-Use Corridors.

1.24 Support a mix of uses on Mixed-Use Corridors.

1.25 Promote the development of more intensive housing on Mixed-Use Corridors where supported by zoning that permits mixed-use and multi-family residential development.

The proposed development is supported by the following objectives and strategies from the St. Anthony Park Como 2030 Small Area Plan:

CC1. Promote interesting and engaging architecture.

1.1 Ensure that design, materials, placement, and orientation of new development relate to scale and character of surroundings. Buildings should be sensitive to their relationship to adjacent properties, and sides facing a street should be architecturally treated as principal facades.

1.2 Entrances, retail frontages, and windows should face streets and public spaces to help make them safe, comfortable, and interesting to pedestrians.

CV1. Maintain and enhance the commercial character of Como Avenue.

1.1 Support proposals in the commercial core for mixed-use development with first floor commercial and upper floor housing.

H1. Promote mixed-use development, especially in the commercial core.

1.1 Support proposals in the commercial core for mixed-use development that includes new housing units.

1.2 Consider mixed-use development proposals that exceed three stories if they use design, location, and topography to limit the visual impacts of height and if they meet important core goals listed in the Como 2030 Plan.

T1. Make the pedestrian environment along Como Avenue attractive and safe for people of all ages.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The proposed development will have one vehicle curb cut on Doswell Ave. which will provide adequate ingress/egress to minimize traffic congestion. The project will also eliminate an existing curb cut on Como Ave. thus reducing auto conflicts with pedestrians along Como Ave.*
- (c) *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 proposed mixed-use building is consistent with the long-range plans and zoning for the area and its uses are complementary with the immediate area and will not endanger the public health, safety and general welfare.*
- (d) *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 uses proposed for the mixed-use building are allowed in the district and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- (e) *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 proposed development conforms to all other regulations in the T2 zoning district.*

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional use permit for a maximum height of 43 feet 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

RECEIVED
JUN 15 2015

Zoning office use only

File # 15-133740Fee: 300.00

Tentative Hearing Date:

7-16-15

BY: _____

202923420073# 202923420072**APPLICANT**Name Park 24, LLCAddress 1664 Grand Avenue, #3City St. Paul St. MN Zip 55105 Daytime Phone 651-492-1741Name of Owner (if different) Wesenberg Management Group, LLCContact Person (if different) Judd Fenlon Phone 651-492-1741**PROPERTY
LOCATION**Address / Location 2238 Doswell Ave. and 2301 Como Ave.

Legal Description _____

Current Zoning T2 & B2

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter 66, Section 66.331, Paragraph f of the Zoning Code.

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.

☒ Required site plan is attached

Applicant's Signature

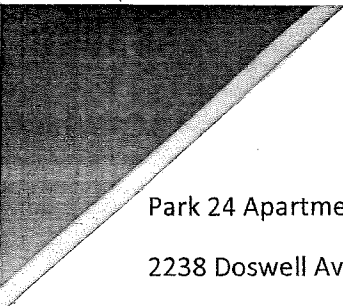
Wesley I. Wesenberg

Date

6-4-15

City Agent

add
6-15-15



Park 24 Apartments

2238 Doswell Avenue and 2301 Como Avenue

Height: The height of the proposed project is 42.16 feet above average grade. The project requests a 45' height allowance under a conditional use permit.

- The building is partly three story and partly four story. There are three stories (35' above the sidewalk) toward Como Avenue. The fourth floor steps back from the front elevation 8'. From Como Avenue the height of the building would comply with the 35' height limit, with additional height allowed per setback distance. The site has some grade change from the south to the north with the north side being approximately 6' higher than the south. This condition means the building is built into the grade minimizing the height on the north toward Doswell. From this area the building also has a three story look. The Doswell setback of the building ranges greatly from the south near Como to the north with greater setbacks occurring to the north. The building was designed with a series of four elements each stepping back to adjust for the curving street. Because of the unique triangular shape of the site, and the curve of the street three of the corners of the building are much closer to the property line. Although the majority of the structure would meet the 35' height limit with allowance for additional setback, these three corners do not. The majority of the building would meet the 35' height with additional allowable height per setback, however these three corners exceed the height limit.
- The proposed building is on the north side of the Como, and the SE side of Doswell. Adjacent properties are across Doswell over 80' away from the three identified corners, and north on Doswell approximately 75' from the NE corner of the proposed building. These neighboring properties have a higher ground plane than the proposed building. Because of the distance to adjacent structures the shadows from the building should not cause adverse impacts to light or air to these properties. The property to the east is a commercial service station, and also would not be adversely impacted by the proposed building.
- The proposed building use, type, and scale are generally comparable to the Small area Plan for the Neighborhood. The mixed use nature of the building, and the multiple access points fit the scale and character of the neighborhood.
- The use on this site is 25 units of housing and 1400 s.f. of commercial / retail. These are small uses that do not generate significant traffic. The existing uses on the site currently have two vehicular access points. The proposed project has just one. The one is located on Doswell, and taken in whole would help ease congestion on Como, and should not make any significant change on Doswell.
- The proposed use would not inhibit intended use or normal development of the adjacent area.

St. Anthony Park Community Council/ District 12
890 Cromwell Avenue,
Saint Paul, MN 55114
651/649-5992 TEL www.sapcc.org

ST. ANTHONY PARK



June 15, 2015

To whom it may concern:

It is my pleasure to write a letter of support for the development located on 2301 Como Ave, St Paul, MN 55108 on behalf of the St. Anthony Park Community Council (SAPCC).

In June 11, 2015 SAPCC Board of Directors passed a unanimous vote resolution in favor of the Park 24 development site plan application, conditional use application for building height and the developer's desire to adjust common boundary and rezone an 18' piece of land current part of Park Service's property to T2 and incorporate as part of this development.

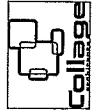
On behalf of the SAPCC, I thank you for your time consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suyapa Miranda".

Suyapa Miranda

Suyapa Miranda, Executive Director
SAPCC: Saint Anthony Park Community Council
<http://sapcc.org/suyapa@sapcc.org>
P: 651-649-5992,



www.college.com

Park 24
Como Avenue
St. Paul, MN

OWNER: PARK 24 LLC

DATE: May 22, 2013

PROJECT: PARK 24

DESIGNER: COLLEGE

CONTRACTOR: [blank]

DATE: May 22, 2013

PROJECT: PARK 24

DESIGNER: COLLEGE

CONTRACTOR: [blank]

DATE: May 22, 2013

PROJECT: PARK 24

DESIGNER: COLLEGE

CONTRACTOR: [blank]

DATE: May 22, 2013

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CONTRACTOR: [blank]

DATE: May 22, 2013

PROJECT: PARK 24

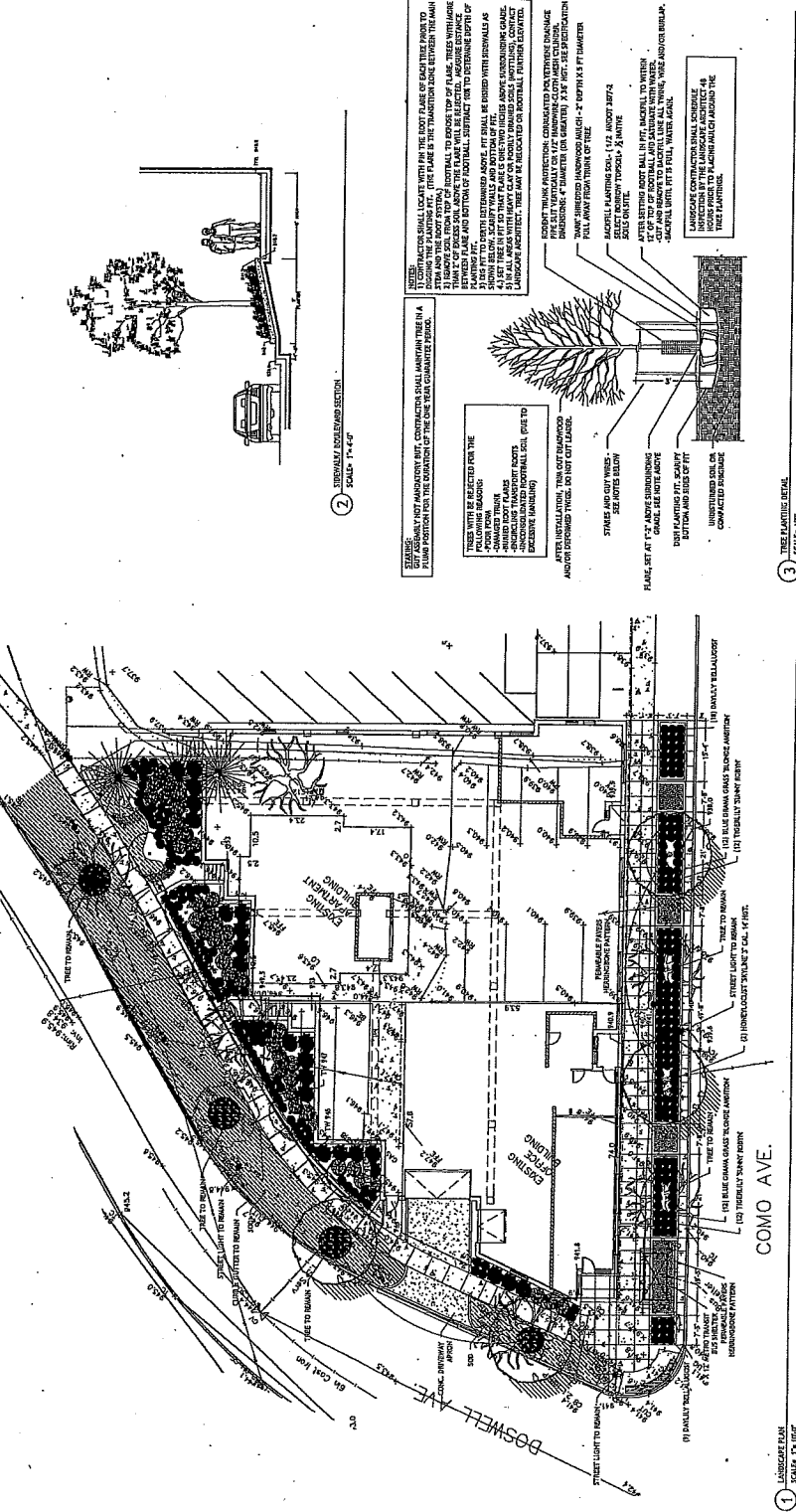
DESIGNER: COLLEGE

CONTRACTOR: [blank]

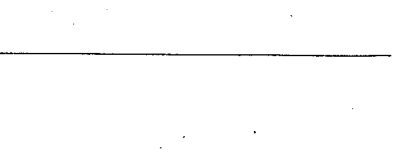
DATE: May 22, 2013

PROJECT: PARK 24

DESIGNER: COLLEGE



1. All quantities, unless otherwise noted, shall be verified and adjusted to reflect the actual conditions of the site. Verify all quantities with the contractor prior to starting.
2. Locate all utilities, including (but not limited to) water, gas, sewer, and electric. The contractor shall be responsible for locating and marking all utilities prior to construction.
3. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
4. The contractor shall be responsible for all construction and installation work, including but not limited to planting, grading, and hardscape.
5. The contractor shall be responsible for the maintenance and care of the landscape for a period of one year after completion.
6. The contractor shall be responsible for the removal and disposal of all debris and waste materials.
7. The contractor shall be responsible for the protection of all existing trees and structures on the site.
8. The contractor shall be responsible for the installation of all irrigation systems and other water management features.
9. The contractor shall be responsible for the selection and procurement of all plants and materials.
10. The contractor shall be responsible for the coordination of all construction activities with the other trades.
11. The contractor shall be responsible for the safety of all workers and the public during construction.
12. The contractor shall be responsible for the cleanup and restoration of the site after construction.
13. The contractor shall be responsible for the final inspection and approval of the landscape.
14. The contractor shall be responsible for the ongoing maintenance and care of the landscape.
15. The contractor shall be responsible for the replacement of any plants or materials that die or become damaged.
16. The contractor shall be responsible for the removal and disposal of all plants and materials that are no longer needed.
17. The contractor shall be responsible for the installation of all lighting and other electrical features.
18. The contractor shall be responsible for the selection and procurement of all furniture and fixtures.
19. The contractor shall be responsible for the coordination of all construction activities with the other trades.
20. The contractor shall be responsible for the safety of all workers and the public during construction.
21. The contractor shall be responsible for the cleanup and restoration of the site after construction.
22. The contractor shall be responsible for the final inspection and approval of the landscape.
23. The contractor shall be responsible for the ongoing maintenance and care of the landscape.
24. The contractor shall be responsible for the replacement of any plants or materials that die or become damaged.
25. The contractor shall be responsible for the removal and disposal of all plants and materials that are no longer needed.



LANDSCAPE PLAN
SCALE: 1" = 10'



Park 24
Camp Avenue
St. Paul, MN

OWNER: Park 24 LLC

DATE: 05/24/2016
PROJECT: PARK 24 LLC
PROJECT ADDRESS: 100 CAMP AVENUE, ST. PAUL, MN 55105
PROJECT NO: 100 CAMP AVENUE, ST. PAUL, MN 55105
PROJECT NO: 100 CAMP AVENUE, ST. PAUL, MN 55105

General Notes:
1. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Collage 1 Architects
100 Camp Avenue, Suite 200
St. Paul, MN 55105
Phone: 612.222.1111
Fax: 612.222.1112
www.collageusa.com

Collage 1 Architects
100 Camp Avenue, Suite 200
St. Paul, MN 55105
Phone: 612.222.1111
Fax: 612.222.1112
www.collageusa.com

DATE: May 24, 2016
SITE PLAN APPLICATION

NO.	DATE	REVISION
1	05/24/2016	ISSUED FOR PERMIT

ELEVATIONS

MATERIAL INDEX

- | | | | |
|---|--------------------------------------|----|-------------------------------|
| 1 | FACE BRICK #1 | 9 | PREFINISHED METAL TRIM |
| 2 | FACE BRICK #2 | 10 | PREFINISHED METAL PARAPET CAP |
| 3 | DECORATIVE MASONRY | 11 | COMPOSITE WINDOWS |
| 4 | CEMENT BOARD LAP SIDING | 12 | ALUMINUM STOREFRONT |
| 5 | CEMENT BOARD FLAT PANEL | 13 | METAL RAILING |
| 6 | PREFINISHED METAL PANEL (FLAT) | 14 | PREFINISHED METAL BALCONIES |
| 7 | CEMENT BOARD STUCCO FINISH (COLOR 2) | 15 | GARAGE DOOR |
| 8 | BURNISHED BLOCK | 16 | MODULAR RETAINING WALL |



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

DETAIL



Part 24
Cerro Avenue
100 Park Hill

OWNER: Park Hill LLC
ARCHITECT: Collage Architects
DATE: 05/25/2018

Collage Architects
100 Park Hill
100 Park Hill
100 Park Hill

Collage Architects
100 Park Hill
100 Park Hill
100 Park Hill

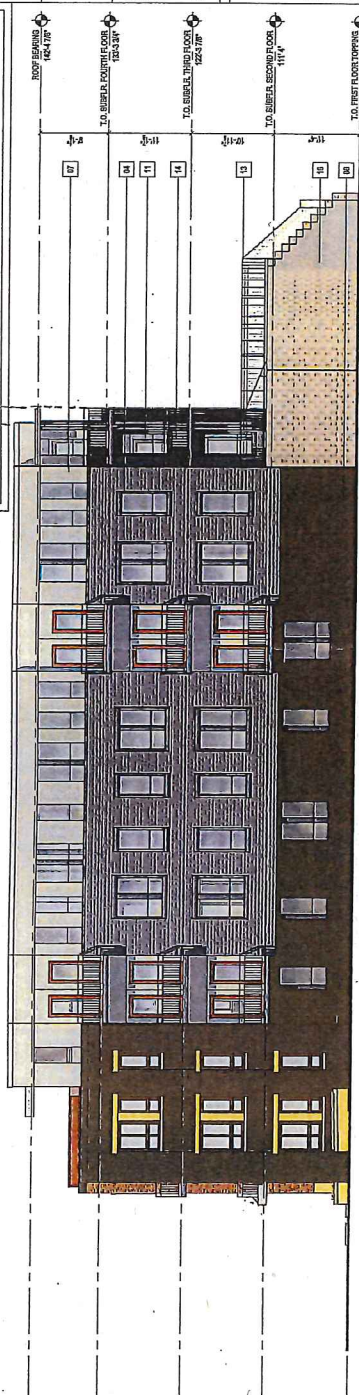
DATE: 05/25/2018
SITE PLAN APPLICATION

NO.	DATE	REVISION
1	05/25/2018	ISSUED FOR PERMIT
2	06/01/2018	REVISED PER CITY COMMENTS
3	06/01/2018	REVISED PER CITY COMMENTS
4	06/01/2018	REVISED PER CITY COMMENTS
5	06/01/2018	REVISED PER CITY COMMENTS
6	06/01/2018	REVISED PER CITY COMMENTS
7	06/01/2018	REVISED PER CITY COMMENTS
8	06/01/2018	REVISED PER CITY COMMENTS
9	06/01/2018	REVISED PER CITY COMMENTS
10	06/01/2018	REVISED PER CITY COMMENTS
11	06/01/2018	REVISED PER CITY COMMENTS
12	06/01/2018	REVISED PER CITY COMMENTS
13	06/01/2018	REVISED PER CITY COMMENTS
14	06/01/2018	REVISED PER CITY COMMENTS
15	06/01/2018	REVISED PER CITY COMMENTS
16	06/01/2018	REVISED PER CITY COMMENTS
17	06/01/2018	REVISED PER CITY COMMENTS
18	06/01/2018	REVISED PER CITY COMMENTS
19	06/01/2018	REVISED PER CITY COMMENTS
20	06/01/2018	REVISED PER CITY COMMENTS

ELEVATIONS

MATERIAL INDEX

- 1 FACE BRICK #1
- 2 FACE BRICK #2
- 3 DECORATIVE MASONRY
- 4 CEMENT BOARD LAP SIDING
- 5 CEMENT BOARD FLAT PANEL
- 6 PREFINISHED METAL PANEL (FLAT)
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- 15 GARAGE DOOR
- 16 MODULAR RETAINING WALL



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



1 NORTH ELEVATION
1/16" = 1'-0"

[illegible][illegible][illegible][illegible]

SITE PLAN LEGEND:

	CONCRETE/PAVEMENT AS SPECIFIED (PAV OR MAU)
	PROPERTY LINE
	CURB AND GUTTER/SEWER NOTES TOP OF CUT OR WALK, UNPAVED SEE PLAN
	TRAFFIC DIRECTIONAL ARROWS
	SEW AND RPTV MANHOLE, DROP DOWNHOLE REQUIRED, 18" DIA MIN. 12" DIA. RPTV
	ST-8 STOP
	ST-4 STOP
	CA - CLOSURE ON PAVING ONLY

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.COM
(800) 252-1667 TOLL FREE
(817) 464-5222 LOCAL

1-800-252-1667

1-800-252-1667

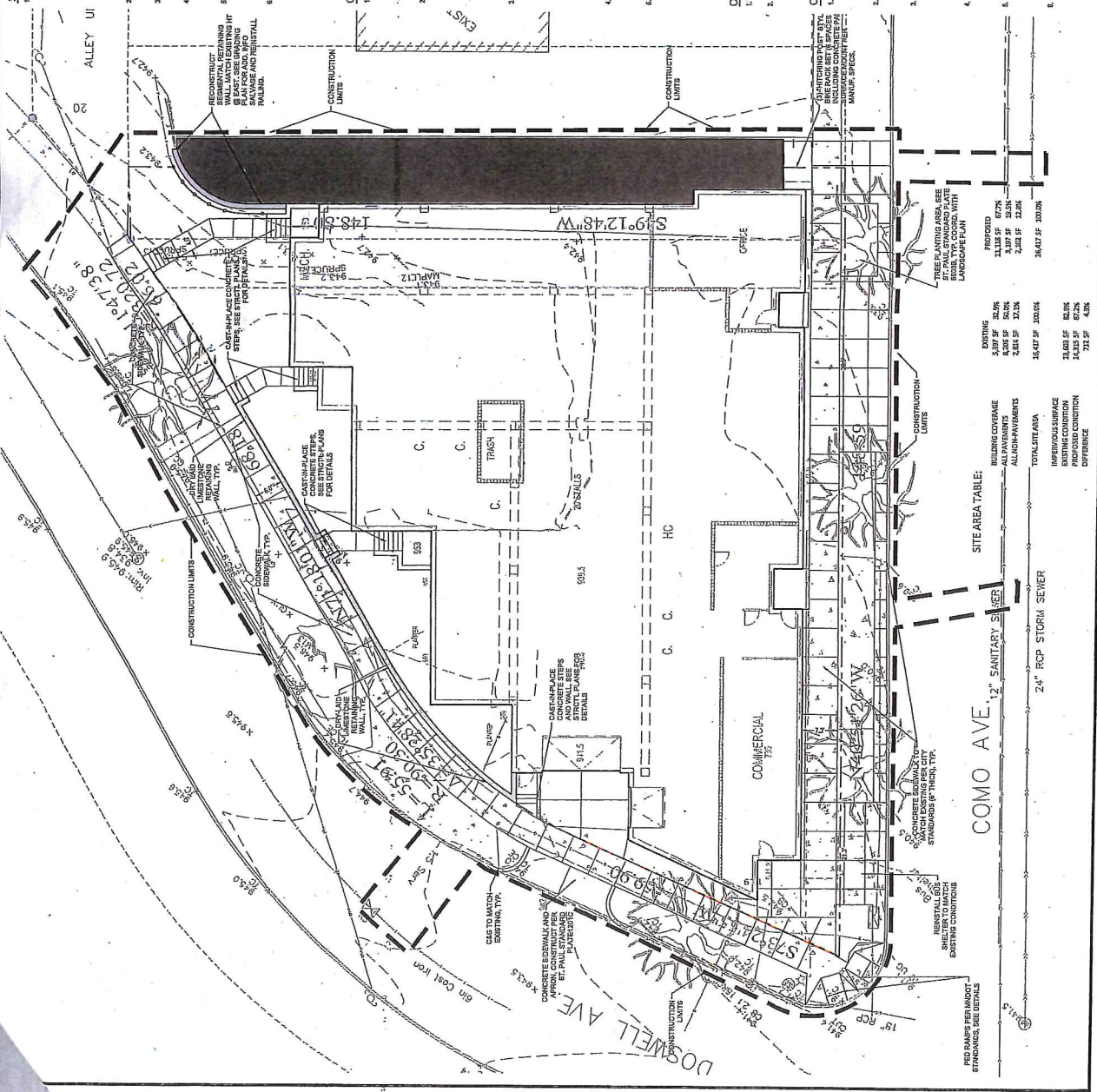
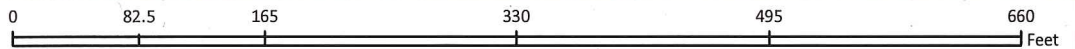
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Diagram illustrating the site area table, showing various components and their dimensions:

- COMO AVE. 12' SANITARY SEWER
- 24" RCP STORM SEWER
- PERVIOUS SURFACE
- EXISTING CONDITION
- PROPOSED CONDITION
- DIFFERENCE
- TOTAL SITE AREA
- ALL NON-PAVEMENTS
- ALL PAVEMENTS
- BUILDING COVERAGE
- SITE AREA TABLE



FILE NAME: St Anthony Housing

Aerial

APPLICATION TYPE: CUP

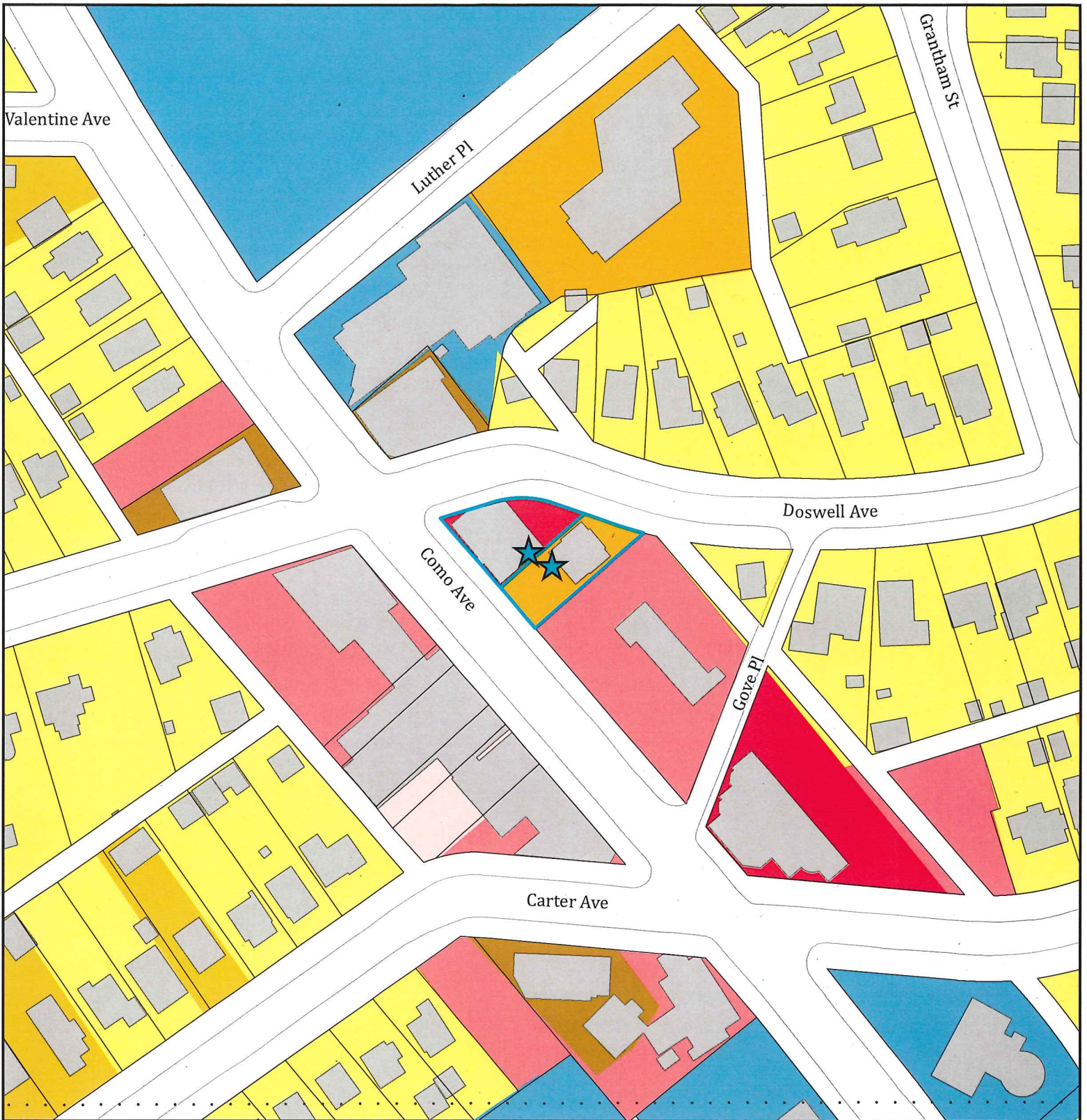
 Subject Parcels

FILE #: 15-133740 DATE: 6/25/2015

PLANNING DISTRICT: 12

ZONING PANEL: 1





FILE NAME: St Anthony Housing

APPLICATION TYPE: CUP

FILE #: 15-133740 DATE: 6/25/2015

PLANNING DISTRICT: 12

ZONING PANEL: 1

Saint Paul Department of Planning and Economic Development and Ramsey County

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Residential

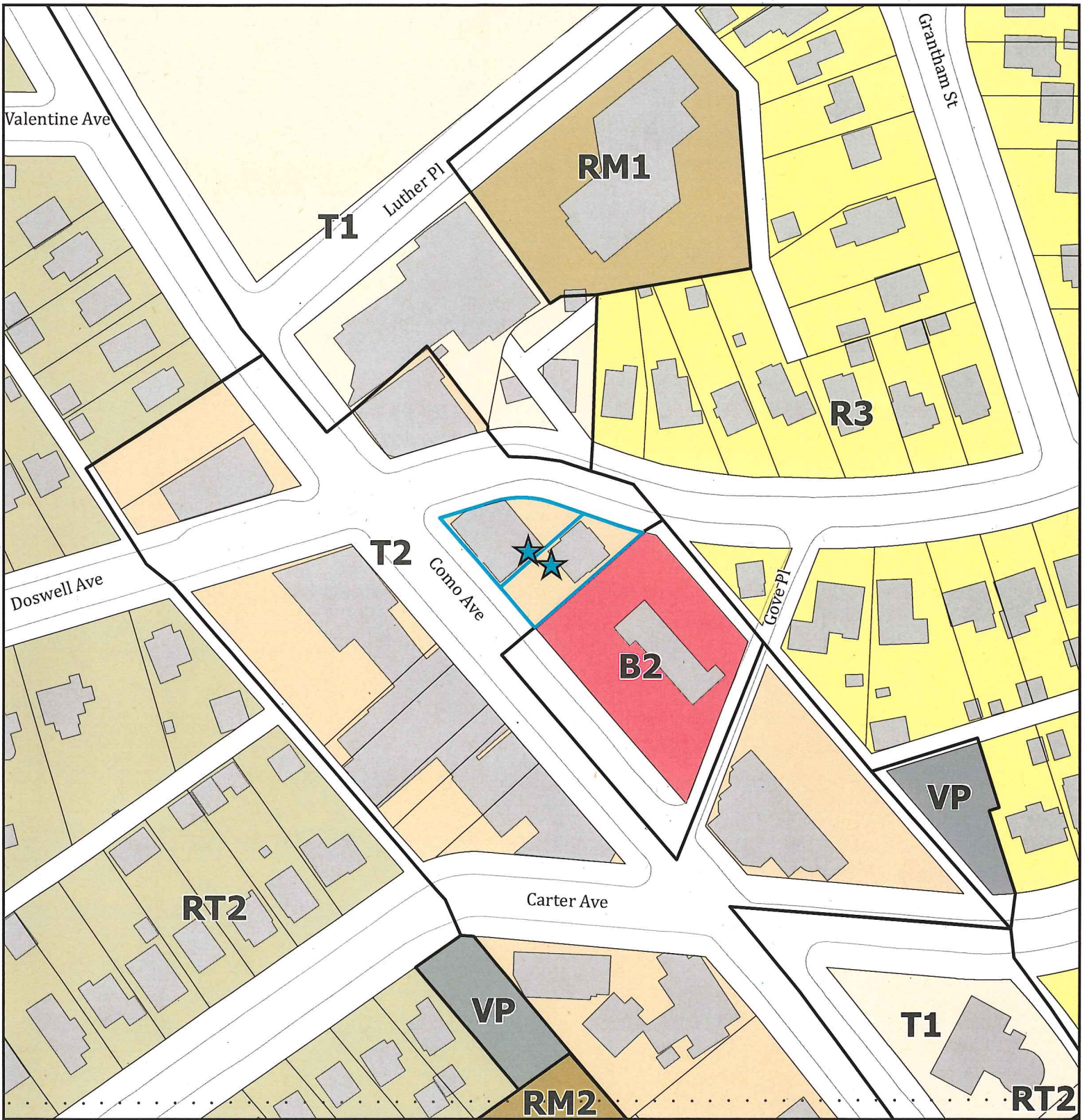
Mixed Use Commercial and Other

Institutional

Subject Parcels

Section Lines





FILE NAME: St Anthony Housing

APPLICATION TYPE: CUP

FILE #: 15-133740 DATE: 6/25/2015

PLANNING DISTRICT: 12

ZONING PANEL: 1

Saint Paul Department of Planning and Economic Development and Ramsey County

Zoning

- R3 One-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- B2 Community Business

- VP Vehicular Parking
- Subject Parcels
- Section Lines

