

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF JUNE 15-19, 2015

Mon (15) _____

Tues (16) _____

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

HAS BEEN CANCELLED

Weds (17) _____

Thurs (18) _____

Fri (19) _____

8:00 a.m. Planning Commission Steering Committee
(Donna Drummond, 651/266-6556)

HAS BEEN CANCELLED

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

OLD BUSINESS

#15-033-859 New Plan Learning – Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood. 169 Jenks Avenue east of Agate between Lawson and Case. *(Jamie Radel, 651/266-6614)*

NEW BUSINESS

#15-037-595 Julin Moua – Reestablishment of a nonconforming use as a duplex. 723 Edmund Avenue between St. Albans and Grotto. *(Jake Reilly, 651/266-6618)*

#15-036-555 People Incorporated – Rezone from R4 One Family Residential to RT2 Townhouse Residential. 1784 Lacrosse Avenue, SE corner at White Bear Avenue. *(Bill Dermody, 651/266-6617)*

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes May 22, 2015

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 22, 2015, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, McMahon, Noecker, Padilla, Reveal, Thao, Wencl; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ward, and Wickiser.

Commissioners Absent: Mmes. *Merrigan, *Shively, *Underwood, *Wang, and Messrs. Connolly, and *Ochs.

Absent: *Excused

Also Present: Donna Drummond, Planning Director; Allan Torstenson, Merritt Clapp-Smith, Josh Williams, Bill Dermody, Jamie Radel, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 8, 2015.

Chair Wencl announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Donna Drummond reminded the commissioners about an email she sent about the American Planning Association (APA) discounted memberships for planning commissioners. Membership includes both the National APA and Minnesota State Chapter along with other benefits. Interested commissioners should mail a check made out to the City of Saint Paul to Ms. Drummond by Friday, May 29th. The due date is June 1st.

On Wednesday, City Council considered the appeal of Jack Kirr to a decision of the Planning Commission approving a site plan for a four-story mixed-use development at 735 Cleveland Avenue South. The Council denied the appeal.

IV. Zoning Committee

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

No new site plan review meetings on May 26th or June 2nd.

NEW BUSINESS

#15-030-336 Twin Cities Concrete Products – Rezoning from I1 Industrial & VP Vehicular Parking to T1 Traditional Neighborhood, and from R4 One-Family to RT1 Two-Family. 1474 – 1520 Minnehaha Avenue East, 685 Hazelwood Street, 1446 Beech Street, et al, between Hazelwood and Birmingham. (*Bill Dermody, 651/266-6617*)

Commissioner Edgerton stated he voted against this rezoning at the Zoning Committee meeting because of concern about loss of industrial land within the city. He recalled presentations from the Port Authority about the importance and value of industrial land in terms of jobs and tax base. Upon further discussion and consideration about this site, he understands why the proposed rezoning is OK in this case, and he will support it.

Commissioner Oliver echoed Commissioner Edgerton's sentiments, noting that in this case the site is a poor location for modern industrial use.

Commissioner Wickiser said that the taxes and jobs provided by industrial uses should be looked at together with vacancy and market demand in industrial areas.

Commissioner Lindeke recalled the December 2014 retreat about industrial land use, and said that some of the ways industrial uses are changing and new technologies may change our conversation.

Commissioner DeJoy said that if this were a site in the middle of an industrial park she would feel differently, but this site is in the middle of a neighborhood and would be fine for a school. She has concerns about loss of industrial land but this site is in a neighborhood.

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#15-024-667 James Hoye/Hoyeboy Automotive – Conditional use permit for an auto repair facility. 550 Como Avenue, SW corner at Burgess Street. (*Josh Williams, 651/266-6659*)

Commissioner Noecker asked about permit revocation procedures and what happens when violations of a conditional use permit occur.

Commissioner Nelson said the Planning Commission can revoke conditional use permits where violations of permit conditions have occurred after another public hearing to consider the situation, and noted a permit revocation case at the last Planning Commission meeting.

Commissioner Lindeke noticed that one of the problems at this location is cars parked in the bicycle lanes on Como Avenue, which need to be kept clear.

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#15-027-778 Gowshoua Vang – Reestablishment of nonconforming use as a duplex. 733 Blair Avenue, between Grotto and St. Albans. (Hilary Holmes, 651/266-6612)

Commissioner Nelson announced that his case has been laid over to the next Zoning Committee meeting on Thursday, May 28, 2015.

Commissioner Nelson also announced the items on the agenda at the next Zoning Committee meeting on Thursday, May 28, 2015.

V. **Ford Project Update and Study Trip Highlights** – Presentation by Merritt Clapp-Smith, PED and Kyle Makarios, Planning Commissioner and Ford Site Planning Task Force co-chair.

Merritt Clapp-Smith and Kyle Makarios, gave a power point presentation which can be viewed on the web page at: <http://stpaul.gov/index.aspx?NID=3430>

Commissioner Thao asked about the examples of large, publicly-owned redevelopment sites and whether they were owned by the particular municipalities they were developed in.

Ms. Clapp-Smith replied yes and noted this is similar to the large former Twin Cities Army Ammunition site owned by Ramsey County in Arden Hills.

Commissioner Makarios noted that the public entities often purchased and developed the public infrastructure, then sold off parcels for private development. Having the public entity do this on the front end put them in the driver's seat, so they could be more directive of the kind of development that occurred.

Ms. Clapp-Smith said so these public entities were essentially acting as the owner and master developer, with the government often putting in that up front investment for the really high quality infrastructure and public realm. But in a lot of these cases they are turning a very nice profit once that investment is made.

Commissioner Edgerton asked about the level of expenditures needed to do all this.

Commissioner Makarios said that one of the developers on the trip was asking all of these very detailed questions. He does not have a clear sense about what kinds of rents they can charge, for example, but the rents are high in many of these places so there is a lot of income to off-set the infrastructure costs.

Ms. Clapp-Smith added that energy costs are more expensive in Europe, which changes the cost dynamic when considering things like investing in district energy. The representative from Ryan Companies noted that the private sector here has a shorter two-year timeline for expected return on investment and the private market over there is used to longer timeframes.

Commissioner Ward said that the culture and lifestyles in these European communities is nothing like what we have in the United States. The cost of living and for energy is so much more expensive, so they invest in things like district energy because they need to. The densities of development are also much higher.

Commissioner Makarios agreed with a lot of what Commissioner Ward said but he did learn some history while over there as well. Copenhagen for instance, which is a very dense city, is doing incredible things with energy sustainability. This is partly because they have to - they're at low elevation next to the ocean, and with climate change they get bigger storms and they have to figure out how to deal with storm water so the city does not flood. So part of it is because they need to and part of it is deliberate planning choices that city leaders made in order to change the culture of the citizens.

Commissioner Wickiser would like to hear more about what the representative from Ryan Companies was talking about and private sector return on investment. He thinks the idea of public ownership and financing to invest in the things that people want, then selling sites for private development is an interesting concept that should be explored further. Maybe the Ford site is the place to model this as a model throughout the city. The developers are about making money, and if we could put together a financial model that could get them paid in the time frame they expect but being able to build the things that the public is asking for could be a really powerful tool.

Ms. Clapp-Smith agreed and noted this is sometimes called green financing, and it's just starting to emerge in the United States. There is more of it going on in the east and west coast but there is an effort to bring it here as well. There are consultants who are working with the City on the Ford site, with Prospect North in Minneapolis, and with the Ramsey County Rice Creek Commons site (former TCAAP) right now to advance this discussion.

Commissioner Nelson asked about the status of the rail spur that goes into the Ford plant.

Commissioner Makarios said the CP Rail spur is currently unused and unlikely to be used, and there is also a rail yard on the site that is probably going to end up in the same master development plan as the Ford site itself. So CP Rail is likely to sell that and make that into one master development site. But then the spur that runs all the way down past W. 7th St. is definitely something that is being considered as part of the Riverview corridor study for possible transit use. Community members have voiced strong support for that idea or making it a sort of bike walking corridor, maybe with transit. The hope is to turn it into public use.

Commissioner Lindeke said another model of development closer to home is the public development of the Midtown Greenway and the development that has occurred along there in the Uptown area. He suggested the Ford Site task force members be encouraged to go over there to look at that. It is really a lot of development built around a dense urban node with an old movie theater next to it.

Ms. Clapp-Smith said that Councilmember Tolbert brought Rob Corey from Ford Land and one of his colleagues over to that area when they were in town to help them better understand the kind of market we have here in the Twin Cities. It was very eye opening for them. Being from Detroit, they have a completely different mindset about where the market is at, so that was a great example for them to see.

Commissioner Noecker said Ms. Clapp-Smith had talked about the importance of having a mix of housing types and affordable housing on the Ford site, and asked about examples they saw on the trip. Also, what are the tools and mechanisms available to achieve that?

Commissioner Makarios said that he asked a lot of questions about affordability because many of these neighborhoods are extremely unaffordable in his opinion. In Copenhagen they did social housing, their version of affordable housing, so there was some housing that was made to be more affordable for people of modest incomes. Also they have a much smaller range of incomes across the country. In Stockholm one of the guides said that they don't subsidize housing if somebody doesn't have enough money to afford housing. They give them more money to be able to afford the housing.

Ms. Clapp-Smith added that it is more expensive to be in the center of the city, but on the other side their transportation costs were a lot lower, and they have access to higher paying jobs. So you pay more for this kind of housing in these developments but some of the other costs are lower.

Commissioner Noecker said what about the second part of her question, how are we going to ensure affordability?

Ms. Clapp-Smith said Jamie Radel, Jennifer Jordan and other staff in PED are putting their heads to this. Ms. Clapp-Smith's guess is that if they do succeed in getting a really cool development that the prices are going to go through the roof. That is what happens to really good new developments of this type. So if we want affordability on the site we have to think intentionally about investing in affordable housing on the site.

Commissioner DeJoy said height and density are often issues we deal with in development. She noticed some of the buildings in the slides were very tall and other ones were 3-4 stories. She knows there are often concerns about blocking views with new development. Did they have a lot of controversy over those?

Commissioner Makarios said that not many of these developments had a lot of really tall buildings. It was not like New York City style development as most of the development was 4, 6 maybe 7 or 8 stories. The sense is that when you have mid-level buildings of that size it encourages people to be outside, making a more vibrant community rather than having everybody in a tower.

Ms. Clapp-Smith added that there were a couple of examples where developments were happening adjacent to existing neighborhoods, like the former Carlsberg Brewery that is in the middle of the city. They were keeping some of the older buildings that are cool looking and filling in with others and they have had heated discussions with the surrounding community about the heights that they were proposing. The tallest building they were proposing were 10 or 12 stories, so they are having some of these same conversations.

Commissioner Makarios noted that about half the Ford site is going to be under the Mississippi River Critical Area Corridor rules. There will likely be two different zones, so the western part of the site closest to the river will likely have a height limit of 40 or 48 feet and then a chunk with a 65 feet height limit. The eastern half of the site is not affected by that or the airport flight path height restrictions.

Ms. Clapp-Smith said that the flight path is just for a corner of the site and it's a 110 feet height limit.

Commissioner Makarios continued, so there is already an existing framework of regulations we must work within before we even think about what we want, but clearly the views to the river will be something we will be thinking about.

Commissioner Makarios announced that the Ford Site Planning Task Force will have another public open house meeting on Wednesday, May 27, 2015 at the Gloria Dei Lutheran Church at 7:00 p.m.

VI. Comprehensive Planning Committee

Commissioner Thao reported that at their last meeting they finished their review of the current draft of City comments on the Mississippi Critical Area rules. They anticipate the next meeting of the committee will be on June 2, 2015.

VII. Neighborhood Planning Committee

Commissioner Oliver announced the items on the agenda at the next Neighborhood Planning Committee meeting on Wednesday, May 27, 2015.

VIII. Transportation Committee

Commissioner Lindeke reported that at their last meeting an engineer from MnDOT gave an update on the Snelling Avenue bridge construction over the freeway. They also heard an update from Parks on the Grand Round project process and timeline. Finally, they considered Ramsey County's mill and overlay projects and recommended bike lanes on Cleveland, Lexington and Front. These projects now go to the City Council for the final recommendations to the county on whether to add bike lanes on those three streets.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force/Liaison Reports

Commissioner McMahon announced that the Hwy5 Interchange Task Force will be meeting on Tuesday, May 26th at the Saint Paul Jewish Community Center (JCC) at 6:00 p.m. and it is open to the public.

Commissioner Reveal announced that the West Side Task Force is meeting again on Thursday at 6:00 p.m. at the Neighborhood Development Alliance (NeDA) 481 South Wabasha Street, and that is also open to the public.

Commissioner Oliver announced that the Gateway Station Area Planning Task Force will be wrapping up over the next two Tuesdays. Their next meeting is on Tuesday, June 2 at the Sun Ray Library at 5:00 p.m.

Commissioner Thao announced that the Grand Round Committee will be meeting on Tuesday, June 16th and continuing the 3rd Tuesday of the month for the rest of the year.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:50 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: June 12, 2015
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of June 11, 2015, Zoning Committee Hearing

OLD BUSINESS

| | | <u>Staff</u> | <u>Recommendation Committee</u> |
|---|--|--------------|-------------------------------------|
| 1 | New Plan Learning (15-033-859) Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood | Approval | Approval (7 - 0) |

Address: 169 Jenks Ave
east of Agate between Lawson and Case

District Comment: District 6 recommended approval

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval

NEW BUSINESS

| | | <u>Staff</u> | <u>Recommendation Committee</u> |
|---|--|-----------------------------|--|
| 2 | Julin Moua (15-037-595) Reestablishment of a nonconforming use as a duplex | Approval with conditions | Approval with conditions (7 - 0) |

Address: 723 Edmund Ave
between St. Albans and Grotto

District Comment: District 7 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke , 0 letters

Hearing: closed

Motion: Approval with conditions

| | | <u>Recommendation</u> |
|----------|--|---|
| | | <u>Staff</u> <u>Committee</u> |
| 3 | <p>People Incorporated (15-036-555) Rezone from R4 One Family Residential to RT2 Townhouse Residential</p> <p>Address: 1784 Lacrosse Ave SE corner at White Bear Avenue</p> <p>District Comment: District 2 recommended denial</p> <p>Support: 1 person spoke, 0 letters</p> <p>Opposition: 3 people spoke , 7 letters</p> <p>Hearing: Open</p> <p>Motion: Lay over to July 2, 2015</p> | <p>Approval Laid over (7 - 0)</p> |

| | | <u>Recommendation</u> |
|----------|---|--|
| | | <u>Staff</u> <u>Committee</u> |
| 4 | <p>People Incorporated (15-036-227) Conditional use permit for a licensed human service community residential facility for 16 residents</p> <p>Address: 1784 Lacrosse Ave SE corner at White Bear Avenue</p> <p>District Comment: District 2 recommended denial</p> <p>Support: 1 person spoke, 0 letters</p> <p>Opposition: 3 people spoke , 7 letters</p> <p>Hearing: Open</p> <p>Motion: Lay over to July 2, 2015</p> | <p>Approval with Laid over conditions (7 - 0)</p> |

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, New Plan Learning Inc., File # 15-033-859, has applied for rezoning from VP Vehicular Parking, I1 Light Industrial, and I2 General Industrial to T1 Traditional Neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 169 Jenks Avenue, Parcel Identification Number (PIN) 30.29.22.13.0141, legally described as Soo Line Plat Number 5 vac alley in and Blk 1 In Deer Park Div and vac alley accruing and fol a 15 ft tract of land lying between Lots 8 and Lot 9 and Lots 6 thru Lot 10 Blk 1 In Elbra Div and in sd Soo Line Plat Number 5 vac st and alley accruing and the fol; the W 95.8 ft of Lot A lying S of ext N L of Lawson St and N of ext S L of Jenks St; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 28, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking rezoning to T1 traditional neighborhood of the portion currently zoned VP vehicular parking of this parcel to allow for the construction of a new gymnasium for the school. The current VP zoning only allows for the use of that area as a parking lot. In addition, they are seeking to rezone the remaining portions of the parcel that are currently zoned I1 light industrial and I2 general industrial to T1 traditional neighborhood consistent with the Land Use Plan element of the Comprehensive Plan. The applicant has been asked to provide an existing conditions plan for the entire parcel, a site plan for the entire parcel that includes striping of the southern parking lot, and an analysis to determine the feasibility of using the southern parking lot for bus parking and student pick up.
2. The proposed zoning is consistent with the way this area has developed. T1 traditional neighborhood zoning provides for reasonable use and reuse of the existing buildings built as industrial buildings on this site, and allows for a transition between residential neighborhoods and more intense commercial or industrial uses. This area has developed with sharp transition between residential and the more intense industrial uses and the T1 district would provide a more graded transition.
3. The proposed T1 zoning is consistent with the Comprehensive Plan. This parcel is guided as Established Neighborhood under the Comprehensive Plan.

moved by _____
seconded by _____
in favor _____
against _____

The T1 Traditional Neighborhood district reinforces the uses identified in that future land use category.

4. The proposed T1 allows residential, office, commercial, and very limited production and processing (specifically agriculture) that are compatible with the surrounding residential, park, and industrial uses.
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."* This rezoning from I1 light industrial, I2 general industrial, and VP vehicular parking to T1 traditional neighborhood is not spot zoning as it allows for the uses in the adjacent residentially zoned districts as well as some office and commercial uses allowable in the industrial districts. The T1 district will serve as a transition between the residential uses and the more intense industrial uses.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of New Plan Learning Inc. for rezoning from VP Vehicular Parking, I1 Light Industrial, and I2 General Industrial to T1 Traditional Neighborhood for property at 169 Jenks Avenue be approved.

Stiffler, Elizabeth (CI-StPaul)

From: Beeman, Monica (CI-StPaul)
Sent: Friday, March 21, 2014 2:08 PM
To: Deborah Rathman; Beach, Tom (CI-StPaul)
Cc: 'John Young'; Murat Arabaci; Mustafa Icel; ucoban@newplanlearning.org; St Martin, Paul (CI-StPaul); Stiffler, Elizabeth (CI-StPaul); Kuebler, David (CI-StPaul)
Subject: RE: Meeting with District 6

Deborah,

I appreciate both concept plans and the additional information you have provided regarding the proposed charter school and it's operation in terms of loading and unloading of buses, parent drop off and pickup, staff/visitor parking as well as details about current student number and potential future expansion.

Here are my comments regarding the current proposal for 200 students with about 5 buses.

230

1. The most reasonable proposal for bus loading is the one which uses the curb space between Jenks and Lawson however to maintain good lines of sight at the intersection of Agate and Jenks exiting onto Agate the last bus will likely interfere and so only four buses can be fit.
2. Public Works will require that the existing driveways that are blocked by bus activity be removed and replaced with vertical curb and that with any future expansion in student population a bus bay will be required to prevent narrowing of the street in a poor way. Students must be able to board from a hard surface our typical bay is 6 foot wide. I do not know if this will require dedication of right of way or alteration of the sidewalk but all must meet City standards. I would be happy to go over these details with you.
3. The last bus would need to wait at the curb line south of Jenks, out of the line of sight for the intersection and move forward only when other buses are loaded or simple stagger bus arrival dismissal accordingly so loading occurs directly on the block in front of the school.
4. With that said it may make some sense to just do a bus bay now as there are quite a few driveways that will need to be removed and replaced with vertical curb.
5. No other school related activity should happen on the street. This means parent drop off and pick up should be done through the large parking lot using the aisleway closest to the street and the pattern should be a one-way operation entering from Agate into the lot and exiting from Jenk back onto Agate. This will provide good separation between buses and cars and keep the intersection of Jenks and Agate clear with good lines of sight as well as the lines of sight between parking lot driveway and intersection. The driveways to the large parking lot should be signed as one-way in and out and consideration should be given to narrowing the Agate driveway to prevent wrong travel.
6. All student should move up onto the public side walk and cross Jenks at the intersection again where the lines or sight are clear and pedestrians are expected.
7. If there is no stop sign on Jenks for traffic entering Agate a Stop sign should be installed and a marked crossing although not necessary at a stop control may be considered. Installation must be done by the City of St Paul within the public right of way and paid for by the school as these improvements are directly related to the school development.

8. No parking other than parallel parking is allowed on the public street so the little proposed piece of 90 degree parking at the dead end on Jenks would not be allowed. This interferes with turn around needed for public street and makes accessing the back of the building a problem from an emergency stand point.

Let me know if you would like to meet to discuss any of these items further. We have many schools in St Paul and our number one priority is to get the safety practices in place at the start and so all parties understand what can be done for safety and that safety is shared responsibility.

Monica M. Beeman, P.E.
City of Saint Paul
Dept of Public Works, Traffic Engineering
800 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1660
(651) 266-6214

From: Deborah Rathman [mailto:drathman.riveraarch@qwestoffice.net]
Sent: Wednesday, March 19, 2014 12:10 PM
To: Beeman, Monica (CI-StPaul)
Cc: 'John Young'; Murat Arabaci; Mustafa Icel; ucoban@newplanlearning.org
Subject: FW: Meeting with District 6

Hi Monica
Below are the schools responses in red to your bus related questions.

Thanks for your time.

Deborah Rathman, AIA LEED AP
Rivera Architects Inc.



Drathman.riveraarch@qwestoffice.net

Phone: 651.222.3245

Cell: 651.214.6768

Fax: 651.222.4998

From: Mustafa Icel [mailto:icel@mssonline.org]
Sent: Tuesday, March 18, 2014 11:56 AM
To: Deborah Rathman
Cc: Murat Arabaci; ucoban@newplanlearning.org; John Young; Ken Rivera
Subject: Re: Meeting with District 6

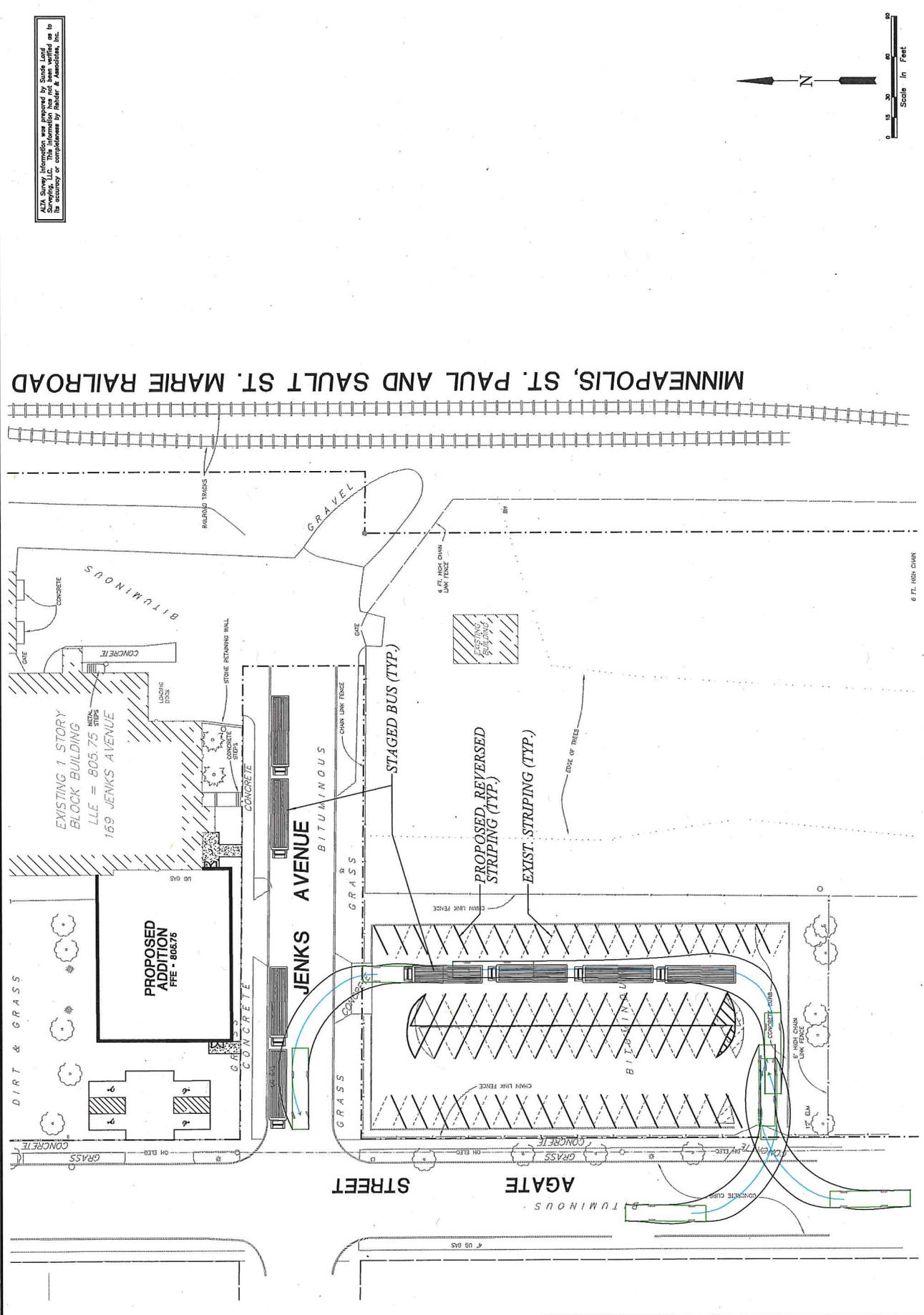
PROJECT NO. 141-2603.012 DRAWING FILE 2003012.DWG
 651-456-0033 • Fax: 651-456-0727 • email: info@hehler.com
 6440 Eckstein Drive, Suite 110 • Eden Prairie, Minnesota 55324
Hehler & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors

PRELIMINARY
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Date: _____
 Reg. No.: _____

Issued
 MINNESOTA PROFESSIONAL ENGINEERS BOARD

BUS TURNING EXHIBIT
 PHASE 3
 MINNESOTA MATH & SCIENCE ACADEMY
 CITY OF ST. PAUL

SHEET NUMBER
BT



ALL Survey Information was prepared by State Licensed Surveyors, LLC. This information has not been verified as to its accuracy or completeness by Hehler & Associates, Inc.

Issued

PRELIMINARY

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

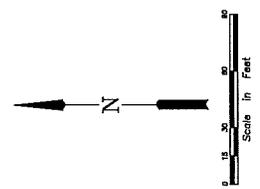
Date: _____
Reg. No.: _____

PROJECT NO. 141-2603.012 DRAWING FILE 2003012.DWG

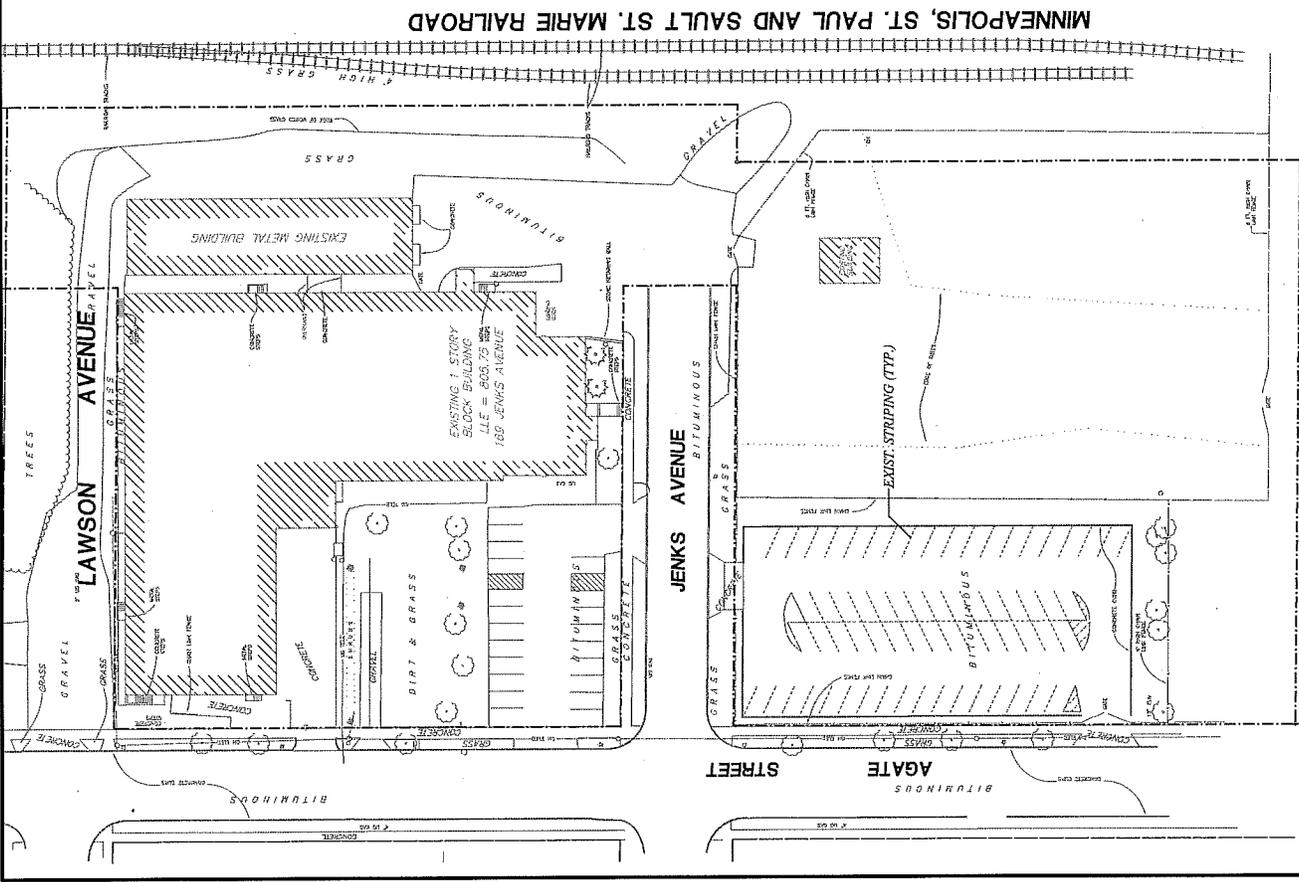
440 Franklin Drive, Suite 110 • Eden Prairie, Minnesota 55349
612-432-0441 • Fax: 612-432-0727 • email: info@hendler.com

Hendler & Associates, Inc.
Civil Engineers, Planners and Land Surveyors

All Survey information was prepared by South Land Surveying, LLC. This information has not been verified as to its accuracy or compliance by Hendler & Associates, Inc.



- LEGEND**
- PROPOSED STD. CURB BITUMINOUS
 - ▨ PROPOSED CONCRETE
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - EXISTING WATERMAN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE



MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD

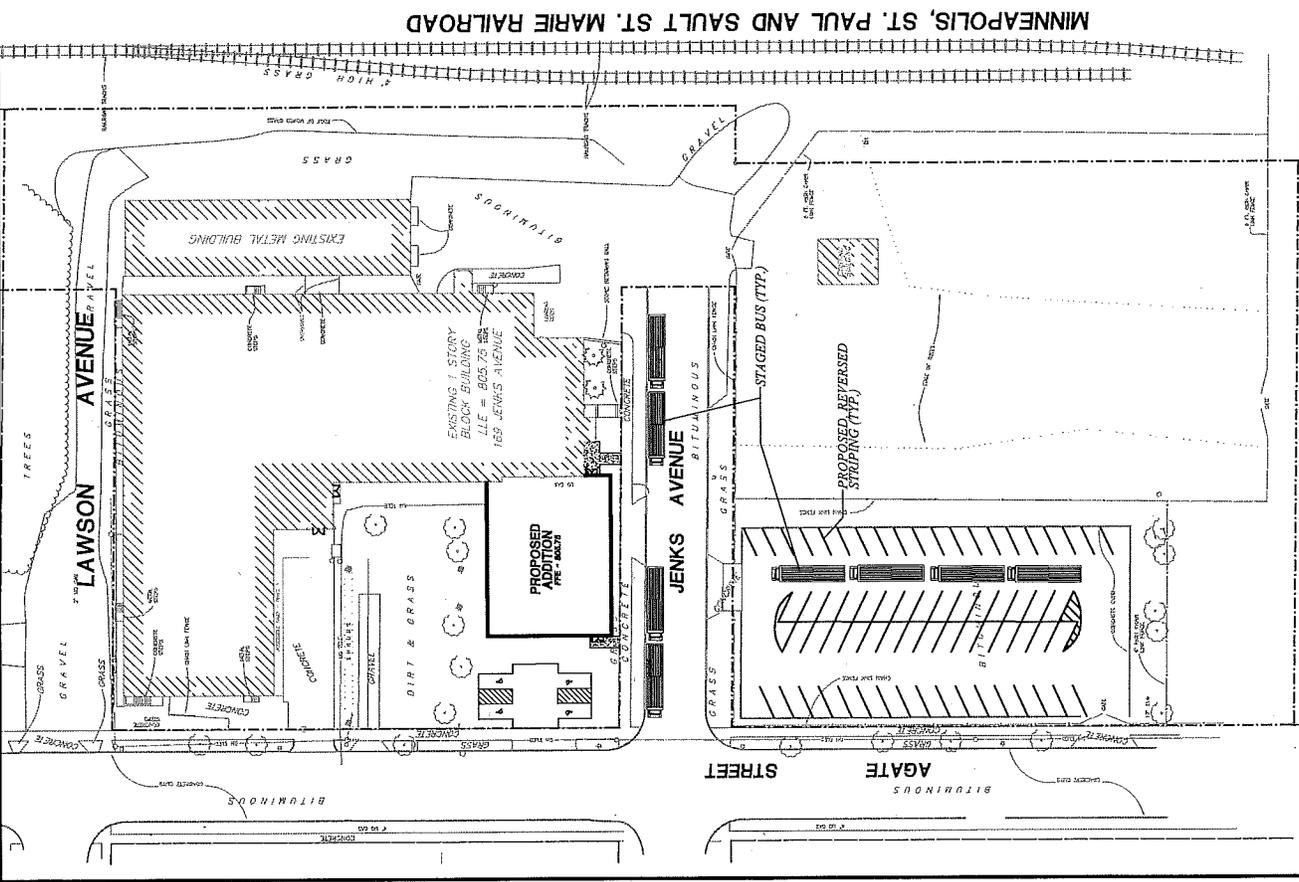


PARKING STALL COUNT

| LOT | EXISTING STD STALLS | EXISTING HC STALLS | EXISTING TOTAL STALLS | PROPOSED STD STALLS | PROPOSED HC STALLS | PROPOSED TOTAL STALLS |
|----------------|---------------------|--------------------|-----------------------|---------------------|--------------------|-----------------------|
| NORTH OF JENKS | 21 | 2 | 23 | 0 | 4 | 4 |
| SOUTH OF JENKS | 66 | 0 | 66 | 67 | 0 | 67 |
| TOTAL | 87 | 2 | 89 | 67 | 4 | 71 |



ALTA Survey information was prepared by Susie Lind and is to be used for informational purposes only. It is not to be used for the accuracy or completeness by Rehder & Associates, Inc.



MINNEAPOLIS, ST. PAUL AND SAULT ST. MARIE RAILROAD

city of saint paul
planning commission resolution
file number
date

WHEREAS, Julin Moua, File # 15-037-595, has applied for a reestablishment of a nonconforming use as a duplex under the provisions of §62.109 of the Saint Paul Legislative Code, on property located at 723 Edmund Ave, Parcel Identification Number (PIN) 35.29.23.14.0049, legally described as Chute Brothers Division no 6 Lot 20; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 11, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant, Julin Moua, has applied for a reestablishment of a nonconforming use as a duplex for the property at 723 Edmund Avenue. The application is required because the building has been vacant for more than one year.
2. The Planning Commission has established guidelines for applications for nonconforming use permits for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:
 - A. *Lot size of at least 5,000 square feet with a lot width or front footage of 40 feet.* This finding is met. The lot size is approximately 5,040 square feet with a 40-foot frontage.
 - B. *Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet.* This condition is met. According to measurements provided by the realtor, the two units are each 1,383 sq. ft. The combined gross living area is approximately 2,766 square feet.
 - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum.* This condition is met. There are three parking spaces for vehicles to the rear of the structure, off the alley.
 - D. *All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)* This condition is met. Other than exterior finishing, all remodeling work will take place inside the structure.

moved by _____

seconded by _____

in favor _____

against _____

- E. For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution. This condition is met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.*
3. Section 62.109(e) states: *When a 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 met. According to city records the property has been registered in the past as a two unit structure and information provided by the applicant shows that it is currently configured as a duplex, including with separate HVAC units and metering units. The continued use as a duplex is a reasonable use of this property.*
 2. *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use. This finding is met. The proposed use as a duplex is equally appropriate to the previous use as a duplex.*
 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. The proposed use as a duplex will not be detrimental to the existing character of development in the immediate neighborhood. Reestablishing the nonconforming use will put a structure back into service that has been vacant for the past three and a half years. The proposed use as a duplex fits in with the surrounding neighborhood and adjacent one and two family structures*
 4. *The proposed use is consistent with the comprehensive plan. This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, the District 7 plan states the goal of "Increasing the level of home ownership and rental property for people with a variety of income levels and housing needs (H6, p.4).*
 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 5/20/2015: 20 parcels eligible; 14 parcels required; 14 parcels signed.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Julin Moua for a reestablishment of a nonconforming use as a duplex at 723 Edmund Ave is hereby approved, subject to the condition that the applicant adhere to all applicable code requirements and receives a certificate of occupancy for a two-unit building.

Request for Continuance

Date June 10, 2015

Gaius Nelson, Chair
Zoning Committee
City of Saint Paul
1400 City Hall Annex
Saint Paul, Minnesota. 55102

Re: Zoning Files # 15-036-555 & 15-036-227

Dear Mr. Nelson:

I am the applicant or the applicant's duly appointed representative for this zoning file.

I request a continuance of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on June 11, 2015.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for June 19, 2015, will also be continued.

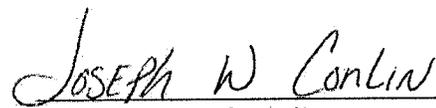
I request that the Zoning Committee continue the public hearing for this zoning file to July 2, 2015, I understand that the Planning Commission would then be scheduled to make their decision on July 10, 2015.

I am aware of and understand the statutory requirements found in Minn. Statue § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. §15.99 by 21 days to August 4, 2015, to accommodate the continuance I am requesting.

Sincerely,



Signature of Applicant or
Applicant's duly appointed
representative



Printed name of Applicant or
Applicant's duly appointed
representative

From: Shelly [<mailto:jenshelly92@aol.com>]
Sent: Wednesday, June 10, 2015 10:27 AM
To: Dubruiel, Paul (CI-StPaul)
Subject: People, Inc

Dear Paul,

I am writing you in regards to the Mental Health Crisis center being proposed for at 1784 LaCrosse Ave in St. Paul. I ask that you not approve that proposal. It is my understanding that some of the clients to this center could very well have a criminal record. With two elementary schools within a block, this would put our children at risk. There are also 2 city playgrounds within two blocks. Since the crisis center residents come and go freely, this puts our children even more at risk.

This is a well established family neighborhood. The danger that this center puts our children in is not acceptable. Please vote this proposal down.

Thank you for your consideration of this matter.

Shelly Olmstead
Sent from my iPad

Spot Zoning Law & Legal Definition

Spot zoning is a provision in a general zoning plan which benefits a single parcel of land by creating an allowed use for that parcel that is not allowed for the surrounding properties in the area. Because of implications of favoritism, spot zoning is not favored practice. A less controversial zoning practice is granting a zoning variance to an existing commercial business, allowing a non-conforming use for the time being, or a grandfathered right to continue a use existing when the zoning plan was adopted and which will terminate if the building is torn down.

Whether the exception applied to a single property is reasonable and supported by the facts, often turns on public interest, the effect the spot zoning has on the current uses of neighboring properties, and any ramifications created by the zoning.

Who is my advocate -- to help my neighborhood to help guide or direct us in the ins and outs of zoning

On June 11th at 3:30pm the Zoning and Planning City of St Paul (3rd floor, City Hall) will make their decision to our city council.

Regarding Women's Wellness Center 1784 LaCrosse Ave –across from Cesar Chavez School on White Bear Ave.

People Inc. is requesting to re-Zone and asking for a conditional use permit and parking variance. People Inc. proposes a **Mental Health Crisis center for 16 adults,**

- 16 adult men and women crises mental health clients
 - Clients revolving every 1-10 days.
 - Each client is allowed a vehicle and will use them if they own them.
 - Each client allowed visitor's usually after 3:00pm
 - Each client has social worker coming each day
 - Clients can come and go freely as they want,
 - 530 different adults up to 1,000 revolving residents.
 - Many have criminal back grounds
 - Staff has and will drive car we do live in Minnesota and have weather and winters
-
- ❖ This is a danger to our Children (background check cannot be done properly in a crisis situation it takes 1-7 days)
 - ❖ confirmed that some do have criminal backgrounds
 - ❖ This is a solid neighborhood with children and families many who have lived here 30+ years
 - ❖ 11 Schools within 10 block area
 - ❖ 2 City Playgrounds within 2 blocks
 - ❖ A Church one house down on Case and White Bear already monopolizes on street parking all weekend long

- ❖ This area already has parking problems {10-60 extra vehicles is unacceptable}
- ❖ City took out 5 parking spots just this year from Ames Place cul-du-sak
- ❖ Additional 20 from around the school taken at same time since first of year
- ❖ The program this big with 16 mentally ill clients is only as good as the staff and can change to a divesting degree

Please speak out let the Zoning board and City Council person know how you feel about this before the decision is made. Email for Zoning-

Paul.dubruiel@ci.stpaul.mn.us

I personally went though years to have my house re-zoned and yet this property is flying though the system without any input from the school staff, parents, teachers, and community. Which after the fact they will be upset to know there may have been something they could have done maybe.

Our street Ames Place was shut off this year/ we had no notice - no meetings or input till the trucks where outside ripping up my road.

Now none of my customers or teacher , parents , and visitors garbage truck buses , ambulance can make the turn on the cul-da-sac due to the fact it was not made large enough.

A (substandard turnaround)

And all of us have to now drive 3 blocks around the area to get back out White Bear Ave. This Street never had any accidents it was just unusual. The Case and White Bear intersection is and always was a accident intersection.(It makes no sense I was on the area plan and we questioned it at the time but was told not to worry there would be meetings and input if it ever came up. I called immediately and was told nothing I could do its going in no stopping it. They took out 5 parking spots plus additional 20 around the school itself.

Conditional Use Permit

E when building use change to a new use that require more off-street parking

Findings

#2. nonconforming with regard to provision of 5-6 parking spaces required for the proposed use.

*(why only 5-6 spaces when we know there will be ---maintenance help, clients, staff, social workers medical staff, and visitors.)

*Counting ally for 3 spaces unacceptable use.

*The garage space would be unacceptable use due to deliveries. For such a large facility food and commodities being delivered.

**#3-b Rt1 (allows 6 or fewer to be serve
RT2 change facility shall serve 16 or fewer facility residents**

*(Does that mean all facility and residents for the 1-10 days plus social worker and medical staff.

list of 5 standards all conditional uses must satisfy

4-b The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. Zoning committee report states -the proposed use will maintain existing vehicular access to off-street parking via the ally ---traffic generation is similar to the previous use.

*This was a used by Sisters with virtually no vehicles and for many years very few living there
* You are proposing quit a big change in use and traffic around this area.

4-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.
Zoning committee report states- this condition is met as the proposed use is similar in anticipated traffic and noise impact to the sites previous uses. Additionally most residents are expected to not have vehicles and public transit is available on white bear ave. Also a small expansion on building. Overall the use will not be detrimental to the existing character of development in the area or endangered the public health, safety and general welfare

*Nothing similar in anticipated traffic and noise compared to previous use

*Per Police Records there current location 103 calls in one Year

* Residents are able to bring vehicles and they will

* Bus on White Bear Ave is 80 which runs once a hour only.

*Small area expansion should not happen without proper parking

*10 schools 2 playgrounds and numerous daycares

Cesar Chavez School

Nokomis Montessori Magnet school

East Heights Elementary

L'Etoile Du Nord French Immersion

Achieve Language Academy

St Pascal School

Parkway Montessori Middle School

East St Paul Lutheran School

Little School of Montessori

Cornerstone Montessori School

Montessori Center of Minnesota

*There program only as good as the staff

4-d the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district

Zoning Committee Report states: condition is met surrounding area is developed and the proposed use will have no effect on improvement of the surrounding property

*Cesar Chavez School just purchased property across the street for development and this is a huge effect on their improvement to their property.

This building should be taken down there is no adequate parking anywhere around and they have been tax exempt.

All Disabilities and Mental health have down sized housing residents in such large facilities.

let's improve our area not tear it apart.

Alternate Findings....

1. – (stays the same)

2. The rezoning is not consistent with the way that the land in the area has developed. The blocks between Case and Ames East of White Bear are zoned exclusively single family. There is no RT2 zoning adjacent to this property nor does the property abut any higher use zoning districts. Though White Bear Avenue has developed with many zoning districts, there is no RT2 Zoning on the entire 3 ½ miles of White Bear Avenue in the City of Saint Paul.

3. The proposed rezoning is not consistent with the Comprehensive Plan. The Comprehensive Plan has been amended in this area to include the White Bear Avenue Plan Summary. The White Bear Area Plan was completed in 2001 after extensive review and input from the community. The area between Case and Ames had intense review and was an area with significant changes recommend to the Public Works Department. There were many parcels on White Bear Avenue rezoned at that time. There were no efforts during this extensive discussion and review of the area zoning to rezone this parcel.

4. The proposed rezoning is not accompanied by any plan to change the physical characteristics of the property to allow it to meet any potential goals of the Comprehensive Plan to increase density. The applicants proposed use of the structure is for a use first permitted in a single family zoning district. The proposal to rezone is not to maximize any land use; it is only to avoid the petitioning process for the proposed use of the land in the more restrictive zoning district.

5. The proposed rezoning is a “spot zoning” and spot zonings are illegal in Minnesota. Localized rezoning in Saint Paul is designed to expand commercial hubs or to create buffers from more intense uses to more passive uses. Minnesota Courts have stated that this term “applies to zoning changes, typically limited to small plots of land, which establishes a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”

a. The proposed change is to a “small plot of land... within a larger zoned property.”

b. The proposed change is inconsistent with the surrounding uses, if the goal of the applicant was to allow more density on the property a rezoning to RT1 would be consistent with a land use across White Bear Avenue. That zoning has not been selected because the proposed use of the facility would still need to comply with the petitioning process.

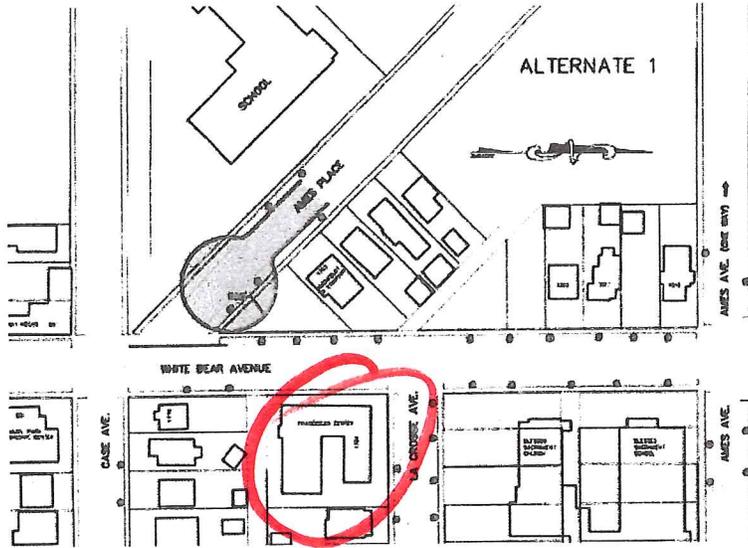
c. By definition this is a spot zoning, being used to create a use of the land that could be achieved in the current zoning district.

Alternative Conclusion:

Based on findings 2 through 5 the proposed rezoning is denied.

FIGURE 1: AMES PLACE ALTERNATIVES

Recommended Alternative:



Other Alternatives Considered:



FIGURE LU-F. EMPLOYMENT DISTRICTS

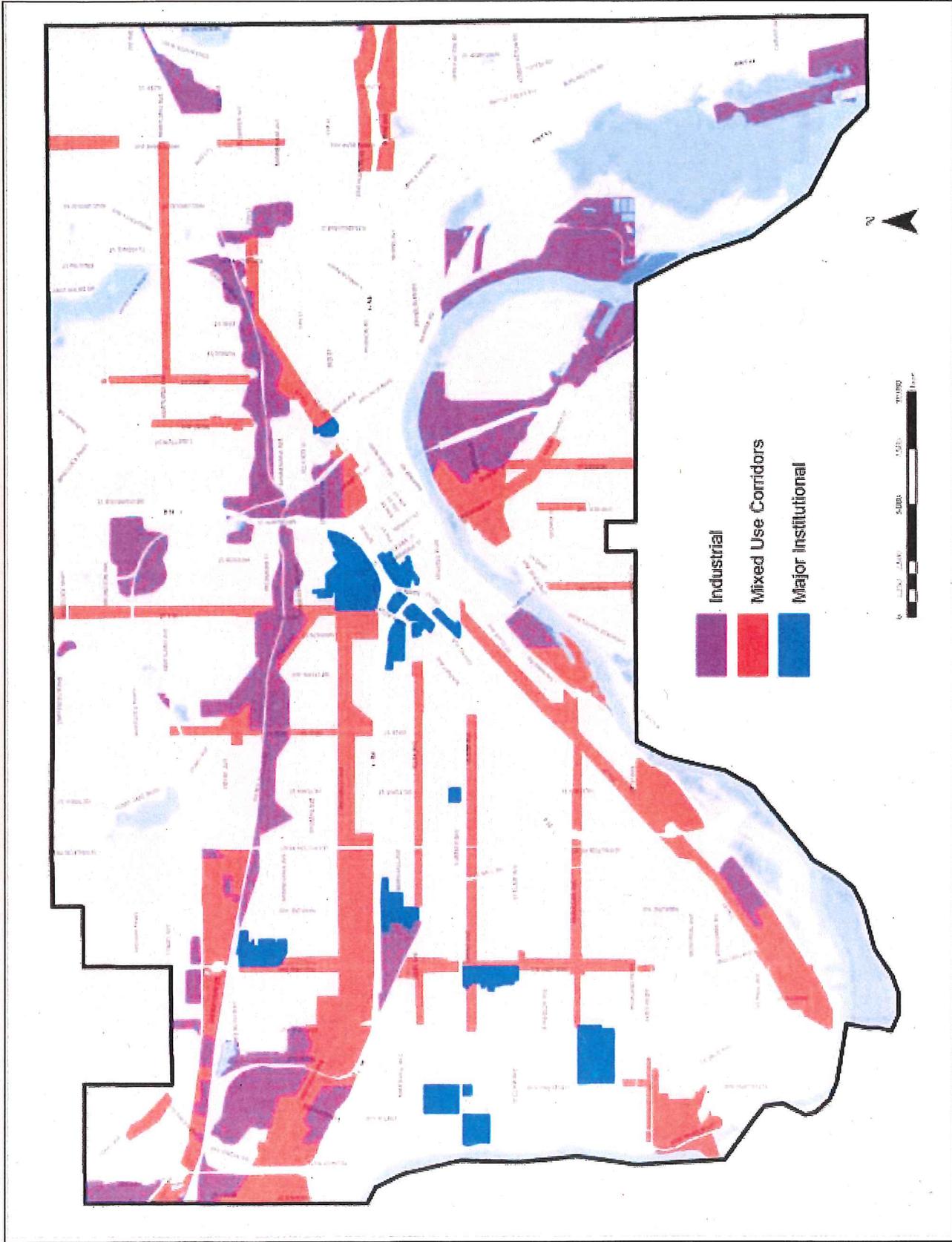
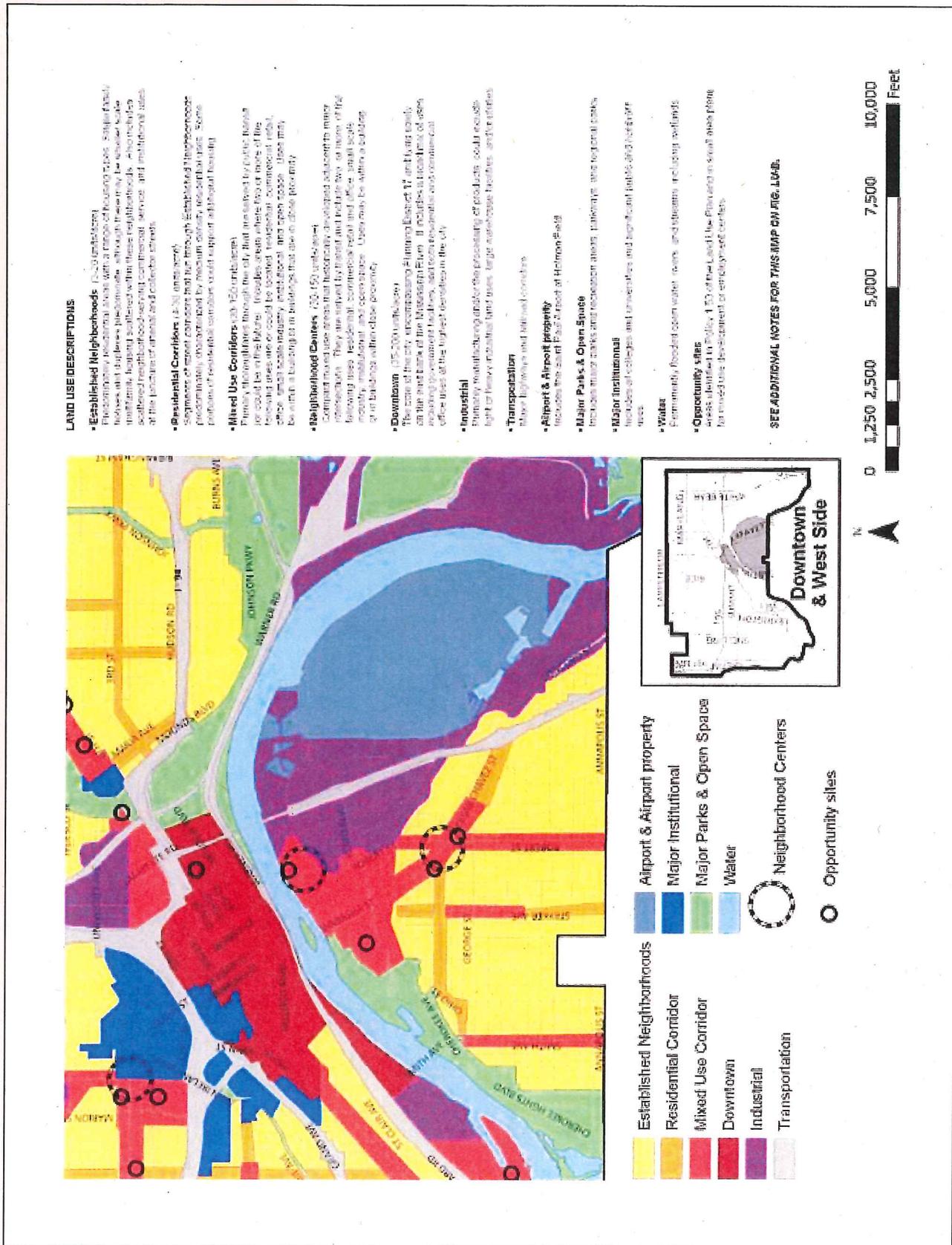


FIGURE LU-J. GENERALIZED 2030 LAND USES, DOWNTOWN AND WEST SIDE





Saint Paul
PUBLIC SCHOOLS

Hazel Park Preparatory Academy
Independent School District 625

1140 White Bear Avenue
Saint Paul, MN 55106-3098

Telephone: (651) 293-8970 • Fax: (651) 293-8976 • www.spps.org

June 6, 2016

To whom it may concern,

It has come to our attention that a halfway house is planning to move into this community. The proposed location of this building is in the vicinity of three elementary schools and a playground located just across the street from it. Children walk to and from school each day past the proposed location of the group home. We are not opposed to the purpose of this building, but we are opposed to the location among the presence of very young children.

We, as educators, at Hazel Park Preparatory Academy believe that a location for the group home would be best placed away from the presence of so many children, possibly over 2000 students.

Your acknowledgement of our concerns for students, families and the community would be greatly appreciated.

Sincerely,

Dr. Delores Henderson, Principal

Hazel Park Preparatory Academy Educators