



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Agenda

September 20, 2013
8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair

Barbara A. Wencil

First Vice Chair

Elizabeth Reveal

Second Vice Chair

Paula Merrigan

Secretary

Daniel Ward II

I. Approval of minutes of September 6, 2013.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

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

NEW BUSINESS

#13-226-244 Associated Bank (Snelling/Selby) – Rezone from B2 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood. 176 Snelling Avenue area bounded by Marshall, Snelling, Selby, and Saratoga. *(Josh Williams, 651/266-6659)*

#13-226-009 Associated Bank Drive-Through Sales – Conditional use permit for drive-through sales and services with modification of number of permitted lanes. 202 Snelling Avenue North, NE corner of Dayton Avenue. *(Josh Williams, 651/266-6659)*

#13-225-722 Elizabeth Palaima and Andrew Satrijo – Establishment of nonconforming use permit for use as a duplex. 1598 East Shore Drive between Idaho and Brighten Place. *(Bill Dermody, 651/266-6617)*

#13-225-917 Ace Auto Parts – Conditional use permit for outside auto sales with modification of 15,000 sq. ft. lot area requirement. 780 Rice Street, SE corner at Sycamore. *(Jake Reilly, 651/266-6618)*

Pat Connolly
Daniel Edgerton
Gene Gelgelu
William Lindeke
Kyle Makarios
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Betsy Reveal
Tony Schertler
Emily Shively
Robert Spaulding
Terri Thao
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

V. Plans for Snelling and W. 7th Arterial Bus Rapid Transit – Informational presentation by Charles Carlson and Katie Roth, Metro Transit.

VI. Comprehensive Planning Committee

VII. Neighborhood Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

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

WEEK OF SEPTEMBER 16-20, 2013

Mon (16)

Tues (17)

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

13th Floor – CHA
25 Fourth Street West

West Midway Industrial Strategy – Follow up discussion on the 3 previous meetings and presentations. *(Allen Lovejoy, 651/266-6226)*

Weds (18)

Thurs (19)

Fri (20)

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)*

NEW BUSINESS

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Informational Presentation... Plans for Snelling and W. 7th Arterial Bus Rapid Transit – Information presentation by Charles Carlson and Katie Roth, Metro Transit.

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

Minutes September 6, 2013

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 6, 2013, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Merrigan, Perrus, Reveal, Shively, Thao, Wang, Wencl; and Messrs. Edgerton, Lindeke, Makarios, Nelson, Ochs, Oliver, and Ward.

Commissioners Absent: Mmes. *Noecker, *Porter, and Messrs. *Connolly, *Gelgelu, *Schertler, *Spaulding, and *Wickiser.

*Excused

Also Present: Donna Drummond, Planning Director; Nancy Homans, Mayor's Office, Tom Beach, Department of Safety and Inspections, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes August 23, 2013.

MOTION: *Commissioner Shively moved approval of the minutes of August 23, 2013. Commissioner Reveal seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencl announced that at the Steering Committee meeting they talked about having a survey of Commissioners, in terms of doing a retreat, asking for their input and to see if people are interested and what they would be interested in. The information will be included in the next Planning Commission packet which commissioners should bring with them to the next meeting on September 20, 2013.

III. Planning Director's Announcements

Donna Drummond announced that on August 28th the City Council approved the Auto Body Text Amendments. The Council approved adding auto body uses to the T4 district and removed the B3 and B5 districts as recommended by the Planning Commission. Councilmember Khaliq is the councilmember of the ward that has Abra Auto Body on University Avenue. Councilmember Khaliq was aware of district council concerns about allowing auto body uses in B3, so he proposed an amendment to just add them to T4.

Also Ms. Drummond received a notice that the Metropolitan Council has vacancies for some of its committees and commissions. Because of redistricting the Metropolitan Parks Open Space Commission has all of its nine seats open. They advise the council on long range plans for the

metro area's regional parks system. They also have a Land Use Advisory Committee which has 4 vacancies. This committee advises the council on land use and local planning issues.

IV. Zoning Committee

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

Three items to come before the Site Plan Review Committee on Tuesday, September 10, 2013:

- Beacon Bluff Parcel 2, demolition of an existing building and pavement at 949 East 7th Street (south end of Parcel 2 bounded by East 7th, Forest and Bush).
- Regions Hospital, construct a new parking lot for hospital employees at 149 East University Avenue. (Rescheduled from September 3rd)
- Laurel Apartments, construct a new parking lot for an existing apartment building at 623 Laurel Avenue. (Rescheduled from September 3rd)

NEW BUSINESS

#13-216-391 Island Station Demo – Site plan review for the demolition of the existing Island Station Power Plant building. 380 Randolph Avenue. (*Tom beach, 651/266-9086*)

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

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, September 12, 2013.

V. Green Line Update: Ready for Rail Program, On the Green Line Marketing, Corridors to Careers and More – Informational presentation by Nancy Homans, Mayor Coleman's Policy Director.

Nancy Homans, staff in the Mayor's office gave an update on several initiatives related to the Green Line LRT, including the Ready for Rail Program, On the Green Line marketing, and more. She said that when doing the environmental work on the Central Corridor one of the greatest concerns was how this would impact small businesses on University Avenue. The decision had been made to construct the line under traffic which meant that they would not close down the street during construction. University Avenue is populated with many small businesses, with many of them vulnerable to impacts due to construction. There was a lot of concern and work around preparing for construction and working with the business community. Something called the Business Resources Collaborative was convened, and before construction began the Collaborative came up with three general areas for its work: 1) to help businesses prepare for construction, 2) to help businesses survive the construction period and 3) to thrive after construction was over. They also did a lot of work around job training and employment, specifically, how do the people who live in that area take advantage of the new employment opportunities on the corridor?

The Collaborative offered training around accounting, marketing, developing web sites, promotional materials, signage and all kinds of things that would suggest knowing who your customers are, staying in contact with customers during construction so they know how to get to your business, where parking is, etc. The Collaborative served about 400 businesses in preparation for construction. The bulk of work was about surviving through two years of construction. The biggest response to that challenge was the \$4 million Ready for Rail Forgivable Loan Program. Loans were offered up to \$20,000 tied to the loss of sales that businesses were able to document. Loans were provided to 206 businesses. Business owners were nervous about participating because they didn't want to take on more debt at a time when they were losing money, but they were told that if they were to go out of business the City would not go after their assets and the City would consider their application to forgive the balance of their loan. Three businesses have closed that were provided loans and the balance of those loans were forgiven. There is still some money left so in this second round the program is offering \$10,000 loans to businesses that were literally under construction for two years. The program has also expanded the service area. Initially, all of the loans were for businesses within one block of University Avenue and this was expanded beyond the one block because there were businesses that were impacted more than one block off the avenue.

Another huge issue of concern affecting businesses was the loss of 85% of the on-street parking on University Avenue. Some businesses had plenty of parking, especially around the Midway area, but others, particularly east of Lexington, had less off-street parking and so depended on the on-street parking. The City offered \$1.3 million in forgivable loans for people to improve the parking in their alleys or otherwise off-street. They were asked to work with their neighbors to share parking.

Better marketing of the area was another major initiative. Business owners said they wanted help promoting the area in general. The business community went to Metropolitan Council and asked for help with marketing. The Metropolitan Council devoted \$1.2 million to the On the Green Line marketing campaign. The upcoming event called "Open Streets" along University Avenue from Hamline to Marion Street on Sunday, September 15th 11:00a.m.-6:00p.m. is one of the major marketing events. The street will be closed to traffic and there will be room for walking, biking, dancing, listening to music and other activities. The event celebrates the end of construction and is a chance to meet the neighbors and business owners on University Avenue. Another component of thriving is cultural district development creating a market niche for efforts like Little Mekong, Historic Rondo, and the Creative Enterprise Zone. Little Mekong is developing an identity for the Western Station area, so if someone on the train wants to get off on Western they know that when they get off there are restaurants, shops and it is safe and people are going to be welcoming.

Commissioner Ward asked several questions. The first was related to real estate values and taxes. Has there been an effort to do a before LRT construction and after evaluation to determine if there has been land speculation or other changes and how far that impact may extend?

Next he asked if there was any way to document the overall losses to businesses that occurred during the two years of construction, including who suffered the losses and for how long, and whether the loan program was sufficient to address the need?

His third question related to damage to property that had been caused during construction through no fault to the contractor but collateral damage such as to foundations as a result of digging up the

street. What is the cost of those repairs, were those buildings in a condition where maybe they were beyond their serviceable life and how does the City look at preventing that?

Ms. Homans said regarding the studying of land values over time the Central Corridor Funders Collaborative has engaged the Wilder Foundation and its Research Center to study a number of indicators over time. They are in the middle of that process and land values is one of them they have been watching very closely. So far they have not seen evidence of major speculation, because the recession hit at the same time construction happened.

Ms. Homans said as far as documented losses, the Ready for Rail loan program collected data from the businesses that applied for loans. They were not able to establish any particular pattern why some businesses lost more than others, however, they found generally that restaurants didn't lose as much as small retail. They looked hard to see what the pattern was of why somebody lost 87% of their business and other lost 3%. What she came up with is that the businesses that were the smallest were most likely to lose the highest percent. However, because those businesses were so small the program was able to compensate them for all of their losses.

As for damage to buildings, she does not have enough information about that. That information has been collected and maintained by the contractor because of their legal responsibilities and they have not been very open about sharing that so the City has very little information.

Commissioner Ward said regarding damages, is there a possibility for the City to survey the businesses and asked whether they suffered any damage, and see if they needed additional assistance in resolving these issues?

Ms. Homans said the City can't really get involved in resolving these issues as it doesn't have any authority in the matter. Also we would have concerns about suggesting to a business that the City might be able to compensate them for damages. But she does know this is a problem and City officials have been an informal advocate in some cases where businesses weren't getting through to the contractor.

Commissioner Ward asked how to keep the momentum going for cultural district development, so that it helps businesses but also residents in the adjacent neighborhoods. He also asked about possible crime and whether there is a security plan in place for the business area or any additional program for neighborhood awareness and neighborhood meetings to encourage pride in ownership?

Ms. Homans said that the cultural districts are a long term economic development strategy that will also be a residential strategy. With respect to public safety there are a lot of cameras on University Avenue. They will also have the resources of Metro Transit Police on the Green Line. Generally the emphasis on economic development goes a long way toward preventing the kind of crime that is seen in some other places.

Commissioner Thao is the board chair of the Asian Economic Development Association that has been behind the Little Mekong effort. She clarified that a lot of the cultural district work is happening on the ground with the community organizations. There have long been discussions about quality of life issues. They know that better lights equal more safety. And they know that anything that benefits the commercial area will definitely have impact in residential areas. There has been some concern about the Open Streets event next week. They will be closing a huge

stretch of University Avenue on a Sunday, which is a prime business day for a lot of businesses. It's great that people will be able to bike and walk in the street, but that is a really big stretch and they are worried that it might trigger some of the construction memories, that closing down the street for a day might leave a negative impression. Events like this can be hard so soon after construction and the experience they have gone through. But the presentation has been helpful. There have been a lot of great lessons learned. The thrive piece of the strategy is really critical because everybody always talks about all the hype going into developing a corridor but what happens afterwards? Continuing to patronize the businesses is critical. Efforts to think through the whole plan on a holistic scale are very helpful.

Commissioner Ochs asked about statistics kept on businesses in the area that have moved, closed, are still open, or new businesses that have arrived as a result.

Ms. Homans replied that the Metropolitan Council has maintained the best records in terms of the names of the businesses that have come and gone. The businesses Ready for Rail served with loans were retail type businesses, the ones that actually depend on walk-in traffic. Of those businesses, three have closed and asked for forgiveness of the balance of their loan.

Commissioner Lindeke was involved with the first open streets event in Minneapolis on Lyndale and a lot of the same concerns were brought up from the businesses there. But it turned out afterwards that for most of the businesses it was their number one sales day of the year. It's not true for every business, like an auto body shop but he encouraged the people on University to be as open as they can during that Sunday because afterwards they will be very pleased.

Ms. Homans added that other open streets events have focused more on the health aspects of biking and walking. The University Ave. event has tried to fashion this around business support. Event organizers have visited with all of the businesses and in some cases they have tried to make a different kind of access arrangements from the back so that cars can get in and out. Latuff Brothers auto repair shop is not open on Sundays but they are so excited about this event that they are going to have a lot of activities in their parking lot. This event is bringing people and introducing them to University Avenue. Everyone will be watching closely how this turns out.

VI. Comprehensive Planning Committee

Commissioner Merrigan reported that at the last meeting discussion continued about the West Midway Industrial Strategy.

VII. Neighborhood Planning Committee

Commissioner Oliver reported that the Neighborhood Planning Committee meeting on Wednesday, September 11, 2013 has been cancelled.

VIII. Transportation Committee

Commissioner Wang announced that at the last meeting they discussed the transportation elements of the West Midway Industrial Strategy and they also discussed the downtown bus stop improvements around Central Station.

Commissioner Wang announced the items on the agenda for the next Transportation Committee meeting on Monday, September 9, 2013.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force/Liaison Reports

Commissioner Nelson announced that the Shepard Davern Area Planning Task Force will be meeting on Wednesday, September 11, 2013, at the St. Paul Jewish Community Center; at 4:00 p.m. The focus of discussion will be housing issues.

Commissioner Reveal announced that the West Side Flats Task Force will be meeting at 6:00 p.m. on Thursday, September 12, 2013 at the Neighborhood Development Alliance Office (NeDA). The discussion will be on proposed building heights and a review of draft development guidelines.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:35 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



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

**Tuesday, September 17, 2013
2nd Floor Conference Room
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Western U Plaza 376 University Avenue West (at Western) Multi-use development on former Old Home Dairy site
10:00	Regional Ballpark 351 East 5 th Street (at Broadway) Grading and rerouting utilities to prepare site for construction of the ballpark (additional plans will be submitted at a future date for the ballpark)

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, Parks and other departments. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

Tuesday, September 24, 2013
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Storage building for Light Rail Operations and Maintenance Facility 340 Broadway 23' x 56' storage building located to the east of the main building

Applicants should plan to attend this meeting.

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If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, September 12, 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 AUGUST 29, 2013, ZONING COMMITTEE MINUTES

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

NEW BUSINESS

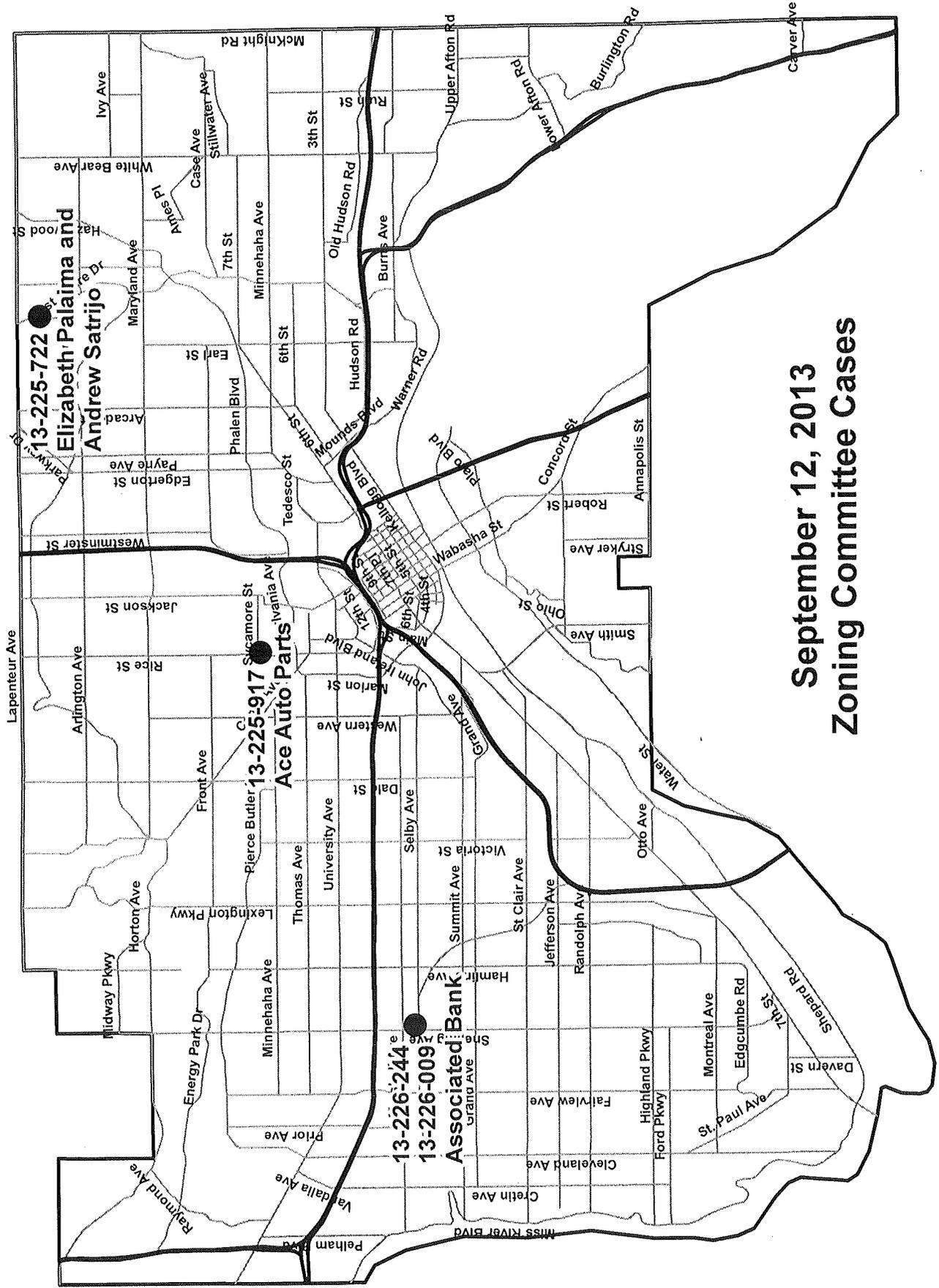
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Conditional use permit for outside auto sales with modification of 15,000 sq. ft. lot area requirement
780 Rice St, SE corner at Sycamore
B3
Jake Reilly 651-266-6618

ADJOURNMENT

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

ZONING COMMITTEE MEMBERS: Call 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.



**September 12, 2013
Zoning Committee Cases**

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Associated Bank
 2. **APPLICANT:** Associated Bank et al **HEARING DATE:** September 12, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 176 N. Snelling et al; area bounded by Marshall, Snelling, Selby, and Saratoga
 5. **PIN & LEGAL DESCRIPTION:** Rezoning to T2 traditional neighborhood: 032823220015; 032823220014; 032823220013; 032823220012; 032823220011; 032823220010; 032823220009; 032823220016; 032823220017; 032823220018; 032823220019; 032823220020; 032823220021; 032823220022; 032823220023; 03282322007; 03282322006; 03282322005; 03282322004 (see file for legal descriptions). Rezoning to T3 traditional neighborhood: 032823220102; 032823220103; 032823220104; 032823220105; 032823220106; 032823220107; 032823220098; 032823220099; 032823220100; 032823220101 (see file for legal descriptions).
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** RM2, B2, B3, VP, and I1
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** September 3rd, 2013 **BY:** Josh Williams
 9. **DATE RECEIVED:** August 13, 2013 **60-DAY DEADLINE FOR ACTION:** October 12, 2013
-

- A. **PURPOSE:** Rezone from B2 Community Business, B3 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood.
- B. **PARCEL SIZE:** approx. 225,085 sq. ft.
- C. **EXISTING LAND USE:** Mix of commercial, residential, accessory parking, and industrial.
- D. **SURROUNDING LAND USE:**
 - North: Electrical substation (B3) / railroad right-of-way (RM2)
 - East: Residential (RM2) / office (OS)
 - South: Residential (RM2) / retail/commercial (B2)
 - West: Multi-family residential (RM2) / Retail/commercial (B2)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** For purposes of this discussion, the properties north of Dayton and east of Snelling will be collectively referred to as the "north block", and those on the block bounded by Selby, Snelling, Dayton, and Saratoga as the "south block". Based on review of aerial photography, the north block appeared to be in primarily residential use as recently as 1985, with the exception of a now vacant gas station at the southeast corner of Snelling and Marshall. Properties at 1563, 1559, and 1555 Dayton (north block) rezoned from RM2 to P1 (now VP) in 1986. In the following few years, additional properties on Dayton east of Snelling were converted to commercial and accessory uses. Also in 1986, properties at 1536 and 1540 Dayton (south block) were rezoned from RM2 to B2. The remainder of the B2 zoned property on the south block bounded by Selby, Snelling, Dayton and Saratoga was given that designation sometime prior to 1986. A 1935 insurance map shows commercial uses along the Snelling frontage and mid-block on the south block. Zoning records show incremental conversion of the south block from residential to commercial uses beginning around 1950. On the south block, the applicant requests rezoning of all B2 parcels as well as an additional 6 RM2 parcels to T3 traditional neighborhood. On the north block, the applicant is requesting rezoning of parcels zoned B3, RM2, VP, and I1 to T3 traditional neighborhood.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 13 made a recommendation for approval of this application.
- H. **FINDINGS:**

1. The applicant is requesting rezoning of two adjacent sets of parcels to accommodate planned redevelopment. The block bounded by Selby, Snelling, Dayton, and Saratoga ("south block") consists of B2 zoned parcels occupied by the bank branch and associated parking, and five RM2 zoned parcels immediately to the east that are currently occupied by single family homes. The applicant is requesting to rezone all of the described south block parcels to T3 traditional neighborhood in order to accommodate a planned mixed-use development.

The parcels north of Dayton and east of Snelling ("north block") are, from west to east: six B3 zoned parcels along Snelling Avenue (one occupied by a small lender, the remainder vacant), a single RM2 zoned parcel on which sits an unoccupied single family residential structure, six VP zoned parcels (five in use as accessory parking for the bank branch on the south block, one the site of a single family residential structure), three additional RM2 zoned parcels occupied by two single family residential structures and a portion of one industrial structure, and two irregularly shaped I1 zoned parcels occupied by the remainder of the industrial structure. The applicant is requesting to rezone all of the described north block parcels to T2 traditional neighborhood in order to accommodate a bank branch and regional headquarters building. A shared community lot serving businesses located within the Selby and Snelling commercial node may also be constructed on the north block.

2. The proposed zoning is consistent with the way this area has developed. The area requested for rezoning includes both areas that have long been in commercial use as well as areas that were until relatively recently in residential uses. The south block has been in commercial use along the Snelling frontage and at mid-block since as early as 1925. The latter half of the 20th century saw conversion of additional portions of the block from residential to commercial uses. Zoning records are incomplete, but review of aerial photography suggests that the north block was mostly or completely in relatively low density residential use as recently as 1985. Around that time, conversion of the block to commercial uses began, resulting in the present mix of commercial and residential uses. The current zoning of the properties in question reflects this varied history.

The proposed T2 and T3 zoning would codify the existing mixed use character of the area. Snelling Avenue is an important multi-modal transportation corridor. It carries large amounts of automotive traffic, and the Metropolitan Council is seeking to implement Arterial Bus Rapid Transit along the corridor. The Minnesota Department of Transportation also recently completed a plan which identified improvements to better accommodate and improve safety for pedestrians and bicyclists within the Snelling right-of-way.

Concurrent with the rezoning request, the applicant is currently seeking zoning approvals for the construction of a new bank branch and regional office at the northeast corner of Snelling and Dayton on the north block and for a higher density mixed use developments on the portions of the south block proposed for rezoning. These projects are representative of the types of development allowed under the respective proposed zoning designations (T2 on the north block, T3 on the south block). In turn, the zoning designations are consistent with the existing mixed-use character of the area and the location along an important multi-modal transportation corridor. Specifically, the proposed T2 zoning of the north block will allow slightly lower density uses, as well as the possibility of drive-through facilities for sales or service, uses appropriate for a site along a major thoroughfare which carries large amounts of automotive traffic and is proximal to an interstate highway. At the same time, it requires a transit-oriented design, and allows for increased density as the modal split shifts toward transit users, pedestrians, and bicyclists. The proposed T3 zoning of the south block allows higher-density mixed-use development, and takes advantage of the location along a major transit line, including a planned Arterial BRT stop on the Snelling face of the south block.

3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter of the Saint Paul Comprehensive Plan identifies the area as part of a Mixed-Use Corridor. Policy LU 1.21 of the Comprehensive Plan calls for "accommodating growth" and "providing housing

at densities that support transit" within mixed-use corridors. The proposed zoning will allow higher density residential development along the Snelling mixed-use corridor and will also accommodate new commercial space. The Snelling Hamline Neighborhood Plan encourages transit-oriented development and new construction that complements existing structures; design standards that are part of the proposed traditional neighborhood zoning will provide a basis for meeting these objectives.

4. The proposed zoning is compatible with the mixed-use character of the surrounding area. Adjacent to the south block, the other three corners of the intersection of Snelling and Selby, as well as the corresponding block faces along those streets, are characterized by commercial uses. To the northwest, southwest, and southeast, these areas transition to residential areas zoned RT1 (two-family residential). The eastern-most portion of the south block and the area immediately across Saratoga from the south block are characterized primarily by lower-density residential, but are zoned RM2 multifamily residential. The dimensional and density standards for RM2 are very similar to those for T2; this similarity, combined with the design standards for traditional neighborhood zones make for an appropriate transition from the proposed T3 zone to the remaining residential-zoned areas to immediately to the east of the south block. The proposed mixed-use project on the south block will result in the removal of most of the existing low density residential structures from the block.

The north block will be adjacent to B3 zoning to the west across Snelling, RM2 zoned railroad right-of-way directly to the north, and RM2 zoned residential areas along Saratoga to the southeast. The proposed T2 zoning is compatible with these surrounding zoning districts.

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 zoning are for relatively large contiguous areas and would establish a use classification consistent with the surrounding properties. The proposed zoning would not constitute spot zoning.
 6. The petition for rezoning was found to be sufficient on August 26th, 2013: 50 parcels eligible; 34 parcels required; 34 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning from B2 Community Business, B3 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood.



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) 266-8589

Zoning Office Use Only
 File #: 13-226244
 Fee: 2700.00
 Tentative Hearing Date:
9-12-13 *REC 26-13*

APPLICANT

Property Owner Associated Bank/Liberty State Bank
 Address 10708 West Janesville Road, MS # 7614
 City Hales Corner St. WI Zip 53130 Daytime Phone 414-525-3269
 Name of Owner (if different) _____
 Contact Person (if different) David Knight Phone 414-525-3269

PROPERTY LOCATION

Address/Location Multiple - See Attached Owners Reports
 Legal Description Multiple - See Attached Owners Reports
 Current Zoning Multiple (see Map)
 (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,
Associated Bank/Liberty State Bank, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a multiple (over 24 properties) zoning district to a zoning
 district, for the purpose of:
 a TN2 or TN3 zoning, depending on the attached
 project plans.

RECEIVED
 AUG 26 2013

(attach additional sheets if necessary)

Per _____

Attachments as required: Site Plan Consent Petition Affidavit

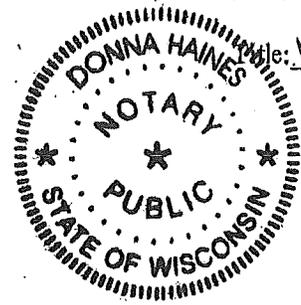
Subscribed and sworn to before me

this 20 day

of Aug, 2013

Donna Haines
 Notary Public
 Exp 10-20-2013

By: David Knight, DAVID KNIGHT
 Fee owner of property



File: VP-REAL ESTATE SERVICES



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 #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Dennis & Kathryn Getten
 Address 202 Snelling Avenue North
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 202 Snelling Avenue North
 Legal Description: See attached Owners Report
 Current Zoning _____
 (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,
Dennis & Kathryn Getten, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

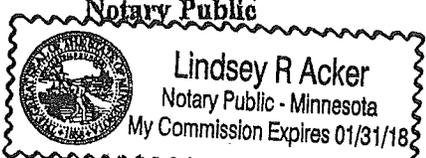
this 7th day

of August, 2017

Lindsey Acker

By: Kathryn Getten
Dennis Getten
 Fee owner of property

Title: _____





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 #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Rachel L. Brown
 Address 1529 Selby Avenue
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1529 Selby Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (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 482.367(6) of Minnesota Statutes,
Rachel L. Brown, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 12th day

of August, 20 13

Andrei M. Shofman
 Notary Public

By: [Signature]
 Fee owner of property
 Title: _____





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 #: _____

Fee: _____

Tentative Hearing Date: _____

APPLICANT

Property Owner Pamela V Drake
 Address 1535 Selby Avenue
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1535 Selby Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (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,
Pamela V Drake, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

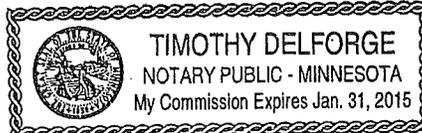
this 9th day

of August, 2013

By: Pamela V. Drake
 Fee owner of property

Title: _____

[Signature]
 Notary Public





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 26 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6689

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Chad & Kristin Ellsworth
 Address 1532 Dayton Avenue
 City St Paul st. MN. Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1532 Dayton Avenue
 Legal Description See attached Owners Report
 _____ Current Zoning _____
 (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(6) of Minnesota Statutes,
Chad & Kristin Ellsworth, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

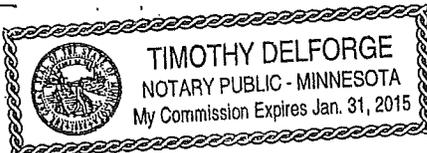
this 12th day

of August, 2013

By: [Signature]
 Fee owner of property

Title: _____

[Signature]
 Notary Public





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) 286-8589

Zoning Office Use Only

File #: _____

Fee: _____

Tentative Hearing Date: _____

APPLICANT

Property Owner Joseph & Alexandra Mayo-Cullen
 Address 1526 Dayton Avenue
 City St. Paul St. MN Zip 55404 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1526 Dayton Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (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,
Joseph & Alexandra Mayo-Cullen, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

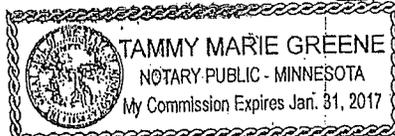
this 10 day

of August, 2013

Tammy Marie Greene
 Notary Public

Alexandra Mayo-Cullen
 By: Joseph Mayo-Cullen
 Fee owner of property

Title: Owners





UNION PARK DISTRICT COUNCIL

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

p 651-645-6887 | f 651-917-9991 | e info@unionparkdc.org | w www.unionparkdc.org

September 5, 2013

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

RE: Ryan Companies US, Inc. application for zoning change

Dear Josh Williams:

On September 4, 2013 the Union Park District Council (UPDC) Board of Directors voted to support the Ryan Companies application for Rezoning and Conditional Use Permit applications for the Ryan development at Selby & Snelling and Selby & Dayton.

For the past year Ryan Companies has been attending UPDC Land Use Committee to inform the public on the process and plan for redevelopment. UPDC is aware of resident concerns and hopes to continue working with Ryan Companies to address questions and concerns as the project moves forward.

Supporting Ryan Companies application will ease the process in moving forward and working with the community.

Sincerely,

Bernadette Chlebeck
UPDC Executive Director

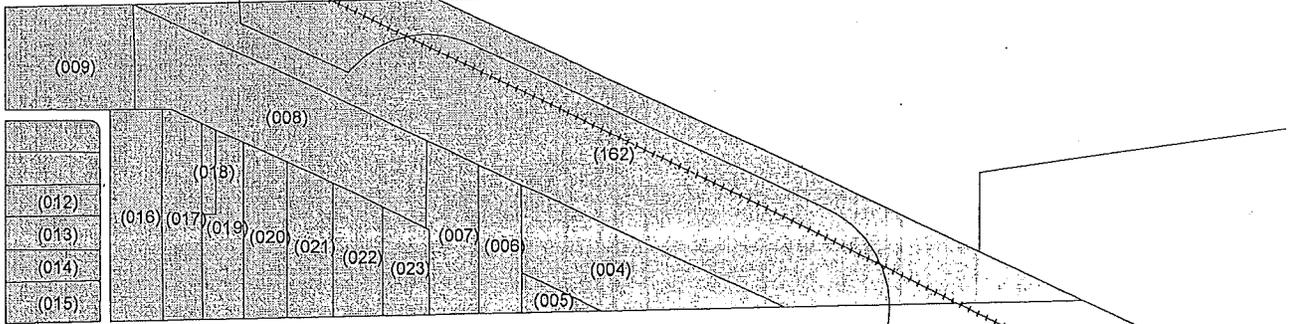
100-94

IGLEHART

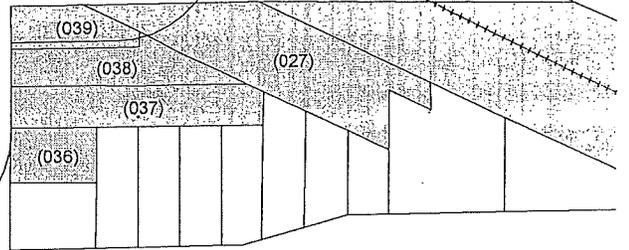
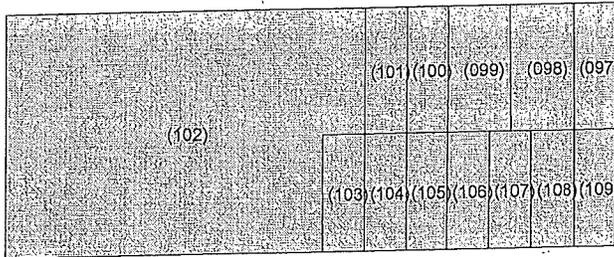
7-18-13

ASBURY

(136)

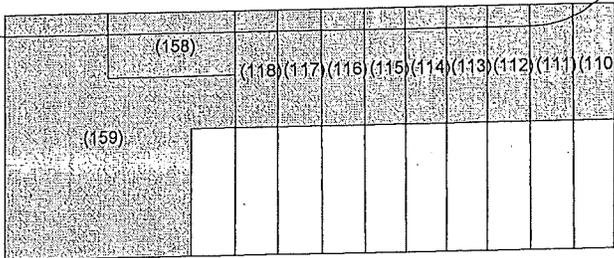


DAYTON



SELBY

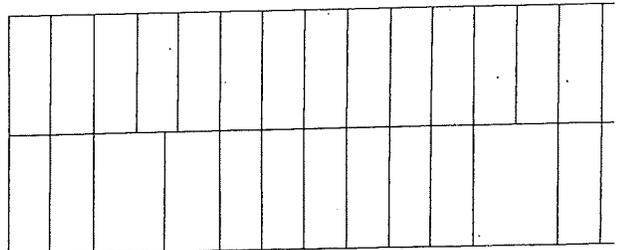
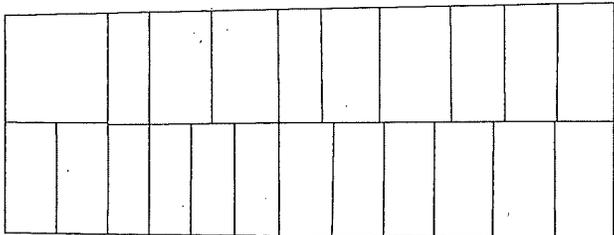
SNELLING



SARATOGA

HAGUE

HAGUE



LAUREL

LAUREL

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: 8-26-13

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 8-26-13

PARCELS ELIGIBLE: _____

PARCELS ELIGIBLE: 50

PARCELS REQUIRED: _____

PARCELS REQUIRED: 34

PARCELS SIGNED: _____

PARCELS SIGNED: 34

CHECKED BY: Paul Dubruel

DATE: 8-26-13

ZONING FILE _____

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Associated Bank/Liberty Bank, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

DAVID KNIGHT
NAME

10708 W. JAMESVILLE RD, HALES CORNERS,
ADDRESS WI 53130

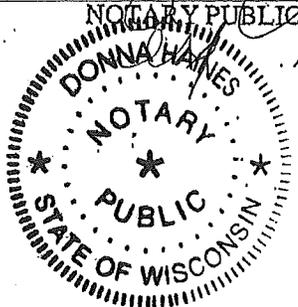
414.525.3269
TELEPHONE NUMBER

RECEIVED
AUG 26 2013

Per _____

Subscribed and sworn to before me this
20 day of Aug, 2013

Donna Hanes



10202013



Associated

AFFIDAVIT OF ASSOCIATED BANC-CORP

STATE OF WISCONSIN)
 ss.
COUNTY OF BROWN)

I, Dwayne W. Daubner, being duly sworn on oath, depose and state as follows:

1. That I am the Director of Corporate Governance of Associated Banc-Corp, a Wisconsin corporation and a federally regulated bank holding company and that I have the power and authority under applicable law, and the Bylaws of Associated, to execute this Affidavit on behalf of Associated Banc-Corp.

2. That on October 16, 2003, First Federal Capital Corp, La Crosse, Wisconsin, acquired Liberty Bancshares, Inc., St. Paul, Minnesota, and its wholly owned subsidiary, Liberty State Bank. That on said date, Liberty State Bank merged with an into First Federal Capital Bank, all as evidenced by the approval of the Office of Thrift Supervision dated August 28, 2003, and confirmed November 13, 2003, copies of which are attached hereto.

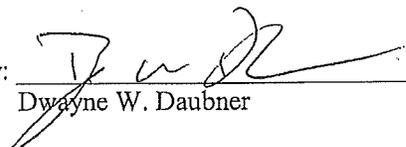
3. That on October 29, 2004, First Federal Capital Corp, the parent corporation for First Federal Capital Bank, La Crosse, Wisconsin, merged with and into Associated Banc-Corp, as approved by the Federal Reserve Bank of Chicago, a copy of which is attached hereto.

4. That as of the close of business on February 18, 2005, Associated Banc-Corp effected a corporate reorganization wherein its wholly owned subsidiary, First Federal Capital Bank, was merged with and into Associated Bank, National Association, as evidenced by the order of the Office of the Comptroller of the Currency, a copy of which is attached hereto.

5. That pursuant to certain transactions set forth above, Associated Bank, National Association, as of this date, is a national banking association which assumes all obligations of, and holds and has full authority to exercise all powers, rights, duties, and privileges previously held by Liberty State Bank and/or First Federal Capital Bank, their predecessors and/or successors.

ASSOCIATED BANC-CORP

(SEAL)

By: 
Dwayne W. Daubner

Subscribed and sworn to before me
This 4th day of June, 2013


Notary Public, State of Wisconsin
My commission expires:

CITY OF SAINT PAUL

RECEIVED

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

AUG 26 2013

Per _____

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

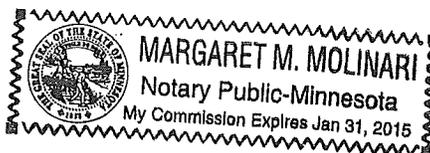
Tony Barranco, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 18 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Tony B
NAME
50 S. 10th St Suite 300
Minneapolis MN 55403
ADDRESS
612-492-4339 (o)
612-702-7310 (c)
TELEPHONE NUMBER

Subscribed and sworn to before me this

23 day of August, 2013

Margaret M. Molinari
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Dennis & Kathryn Getten, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

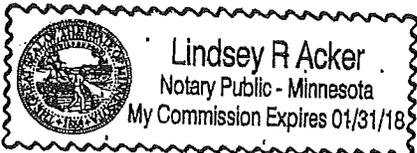
Kathryn M. Getten
Dennis P. Getten
NAME

202 N. SNELLING AVE.
ADDRESS ST. PAUL, 55104

651-645-5881
TELEPHONE NUMBER

Subscribed and sworn to before me this
7th day of August, 2013.

Lindsey R Acker
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSBY)

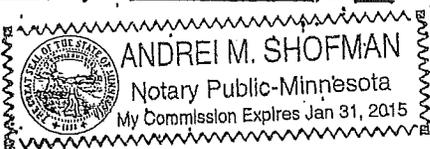
The petitioner, Rachel L Brown, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Rachel Brown RLB
NAME

1529 Selby Ave
ADDRESS St. Paul, MN 55104

651-659-9609
TELEPHONE NUMBER

Subscribed and sworn to before me this
12th day of AUGUST, 2013.



NOTARY PUBLIC

Andrei M. Shofman

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Pamela V Drake, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Pamela V. Drake

Pamela V. Drake

NAME

1535 Selby Avenue, St. Paul, MN 55104

ADDRESS

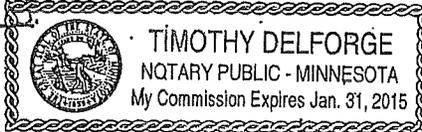
651-644-4269

TELEPHONE NUMBER

Subscribed and sworn to before me this

9 day of August, 2011

[Signature]



NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Chad & Kristin Ellsworth, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

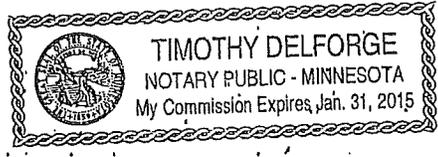
Chad & Kristin Ellsworth
NAME

1532 Dayton Ave, St. Paul, MN 55124
ADDRESS

651-233-3533
TELEPHONE NUMBER

Subscribed and sworn to before me this
12 day of August, 2013.

[Handwritten Signature]



NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Joseph & Alexandra Mayo-Cullen, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

Joseph Mayo-Cullen

1526 Dayton Ave

612-267-2840

Alexandra Mayo-Cullen

NAME

1526 Dayton Ave

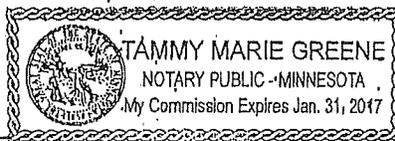
ADDRESS

651-291-7564

TELEPHONE NUMBER

Subscribed and sworn to before me this
10th day of AUGUST, 2013

Tammy Marie Greene
NOTARY PUBLIC



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Associated Bank/Liberty State Bank
(name of petitioner)
to rezone the property located at Multiple Addresses (See Owners Reports)
from a multiple zoning district to a TN2/TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN2/TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Associated Bank/Liberty State Bank to a TN2/TN3 zoning district.
(name of petitioner) TN3

RECEIVED

AUG 26 2013

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0022	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0021	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0020	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0019	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0018	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0017	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0016	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0010	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0011	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0012	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0013	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0014	Liberty State Bank	[Signature]	8/20/2013

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Associated Bank/Liberty State Bank
(name of petitioner)
to rezone the property located at Multiple Addresses (See Owners Reports),
from multiple zoning district to a TN2/TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN2/TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Associated Bank/Liberty State Bank to a TN2/TN3 zoning district.
(name of petitioner)

RECEIVED

AUG 26 2013

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0102	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0103	Lbb Ltd. Ptnshp.	[Signature]	8/20/2013
03-28-23-22-0104	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0105	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0100	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0101	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0009	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0007	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0006	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0064	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0065	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0023	Liberty State Bank	[Signature]	8/20/2013

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Tony Barranco of Ryan Companies US, Inc.
(name of petitioner)

to rezone the property located at 176 Snelling Ave N (and additional parcels),
from a various zoning district to a TN3 zoning district and

2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Tony Barranco Ryan Companies US, Inc. to a TN3 zoning district.
(name of petitioner)

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0015	Dennis Gatten	<i>[Signature]</i>	8-13-13
03-28-23-22-0098	Joseph Cullen	<i>[Signature]</i>	8/12/13
03-28-23-22-0107	Rachel Brown	<i>[Signature]</i>	8/12/13
03-28-23-22-0099	Chad Ellsworth	<i>[Signature]</i>	8/12/13
03-28-23-22-0106	Pamela Drake	<i>[Signature]</i>	8/12/13

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

RECEIVED

AUG 26 2013

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

- 1. A copy of the petition of Tony Barranco of Ryan Companies US, Inc. to rezone the property located at 176 Snelling Ave. N. from a various zoning district to a TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

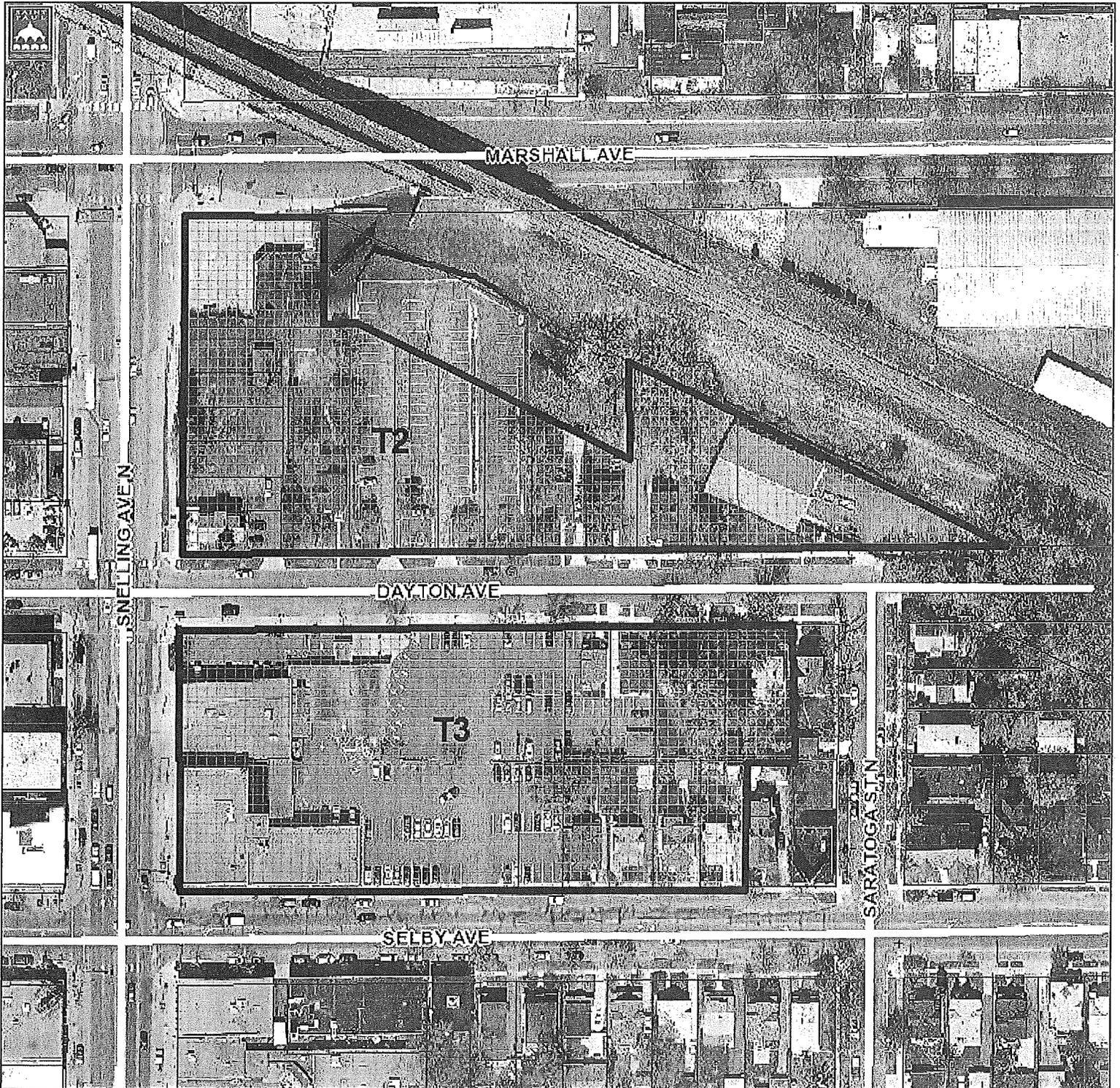
Tony Barranco of Ryan Companies US to a TN3 zoning district.

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

Table with 4 columns: ADDRESS OR PIN #, RECORD OWNER, SIGNATURE, DATE. Contains handwritten entries for 1558 Selby Ave and 1521 Selby Ave.

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

Associated Bank Rezoning



□ Parcel Boundary



IGLEHART

SNELLING

DAYTON

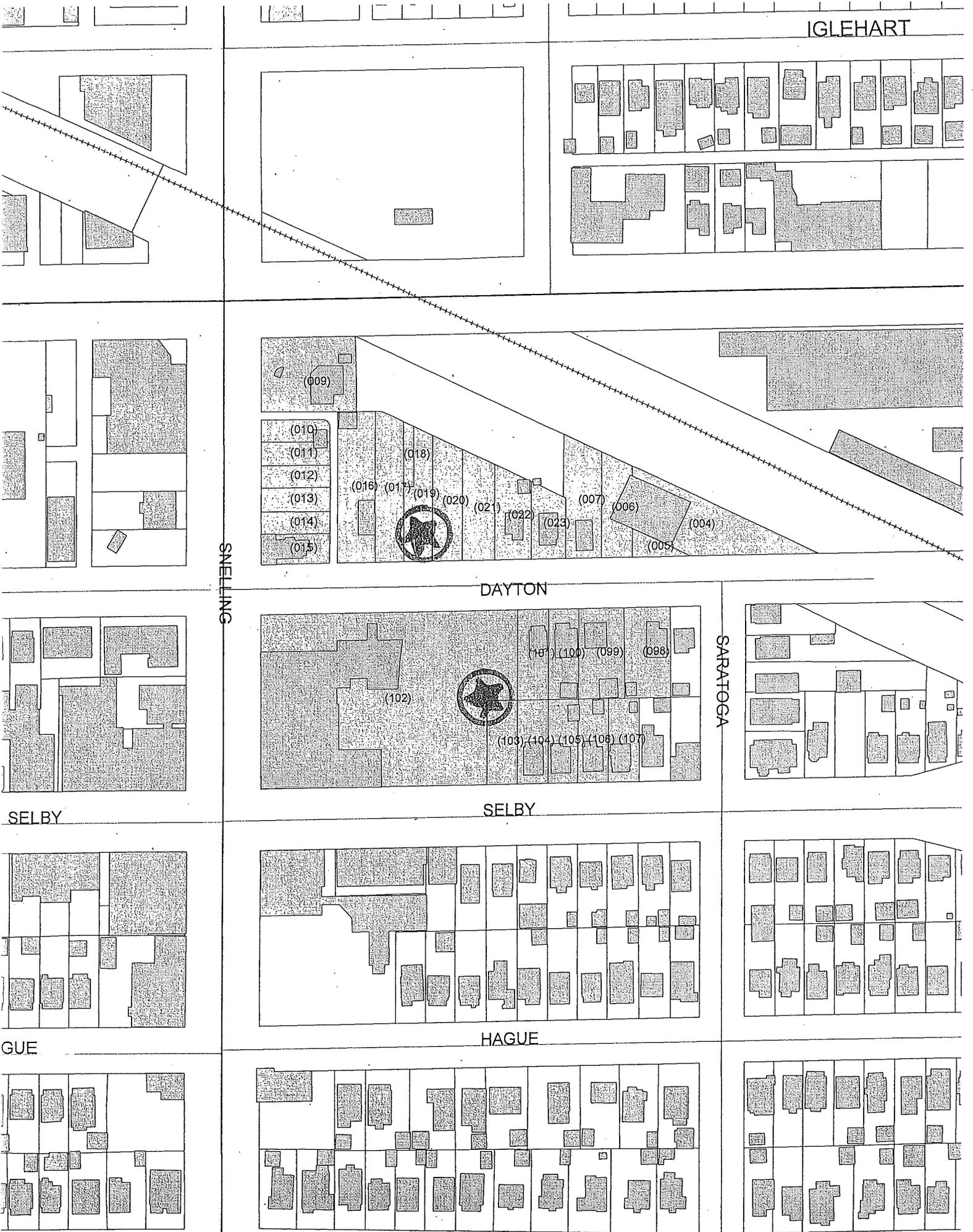
SARATOGA

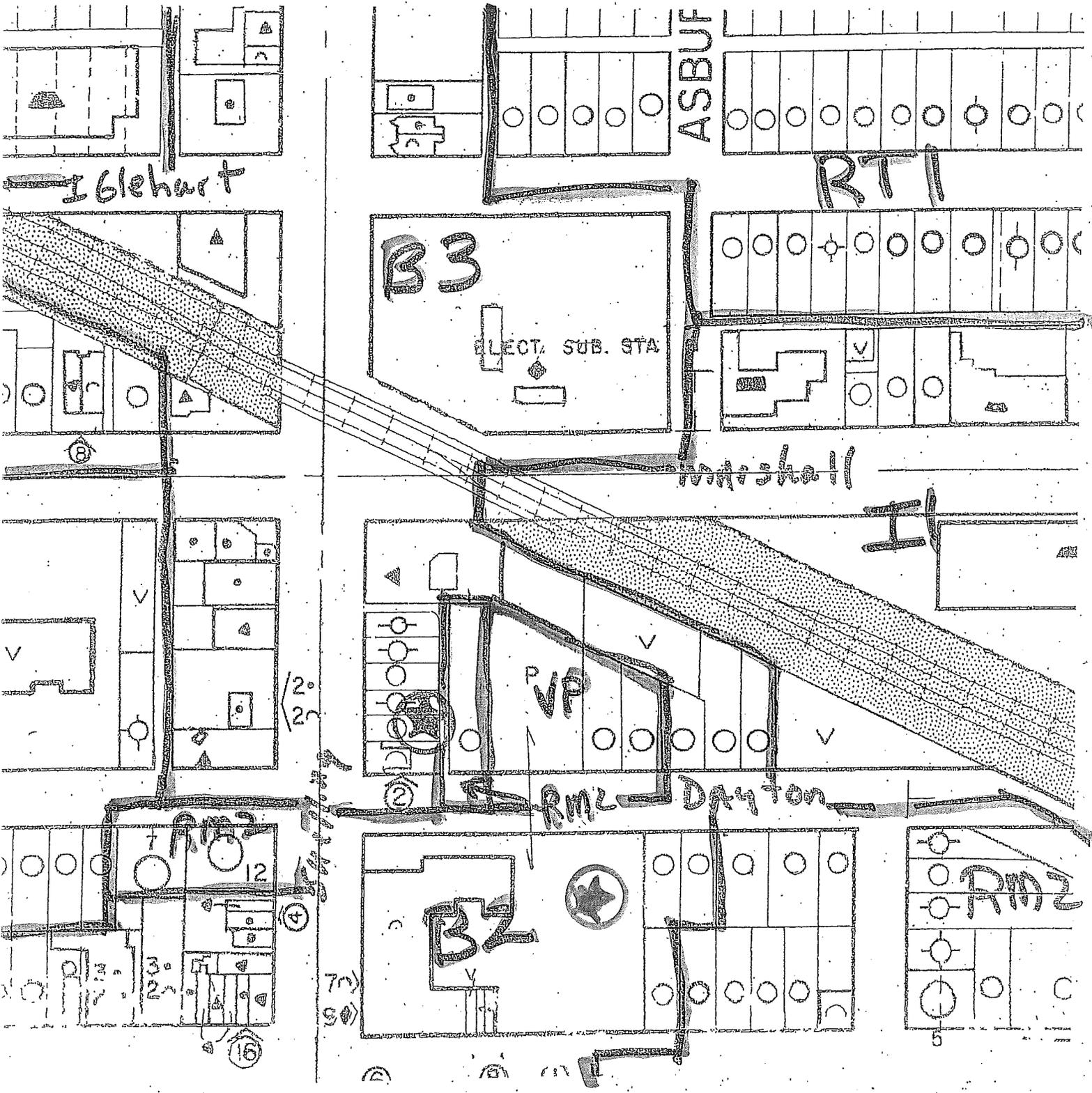
SELBY

SELBY

GUE

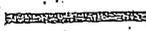
HAGUE





APPLICANT Associated BANK
 PURPOSE REZONE
 FILE # 13-226244 DATE 8-26-13
 PLNG. DIST 13 Land Use Map # 18
 Zoning Map # 14

LEGEND

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



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Associated Bank **FILE #** 13-226-009
 2. **APPLICANT:** Ryan Companies **HEARING DATE:** September 12, 2013
 3. **TYPE OF APPLICATION:** Conditional Use Permit w/modification
 4. **LOCATION:** 202 Snelling Ave N, NE corner of Dayton Avenue
 5. **PIN & LEGAL DESCRIPTION:** 032823220015; 032823220014; 032823220013; 032823220012; 032823220011; 032823220016; 032823220017; 032823220018; 032823220019; 032823220020; 032823220021 (see file for legal/tax descriptions)
 6. **PLANNING DISTRICT:** 13 **PRESENT ZONING:** B3
 7. **ZONING CODE REFERENCE:** § 65.513; § 61.501; § 61.502
 8. **STAFF REPORT DATE:** September 3, 2013 **BY:** Josh Williams
 9. **DATE RECEIVED:** August 20, 2013 **60-DAY DEADLINE FOR ACTION:** October 19, 2013
-

- A. **PURPOSE:** Conditional use permit for drive-through sales and services with modification of number of permitted lanes and required stacking.
- B. **PARCEL SIZE:** approx. 50,600 sq. ft.
- C. **EXISTING LAND USE:** Commercial/vacant
- D. **SURROUNDING LAND USE:**
 - North: Vacant commercial (B3) / railroad right-of-way (RM2)
 - East: Single family residential (RM2) / industrial (I1)
 - South: Bank branch office (B2)
 - West: Auto sales / medical office (B3)
- E. **ZONING CODE CITATION:** §65.513 lists standards and conditions for drive through sales and services in the T2 traditional neighborhood district; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** Properties immediately east of the project site at 1563, 1559, and 1555 Dayton (north side) and 1536 and 1540 Dayton (south side) were rezoned from RM2 to P1 (now VP) and B2, respectively, in 1986. The single-family house at 1565 Dayton has been vacant since 2008. The structure at 202 Snelling has a current commercial Certificate of Occupancy, and was also certified for residential use until 2006.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 13 Council made a recommendation for approval of this application.
- H. **FINDINGS:**
 1. Associated Bank owns or has site control of all the property for which the conditional use permit is being sought, and is seeking to construct a new branch bank and regional office on the site. Ryan Companies, on behalf of Associated Bank, has also applied for the rezoning of all parcels to T2 traditional neighborhood.
 2. §65.513 lists standards and conditions for drive-through sales and services in the T2 traditional neighborhood district:
 - (a) *Drive-through lanes and service windows shall be located to the side or rear of buildings, shall not be located between the principal structure and a public street, and shall be at least sixty (60) feet from the closest point of any residentially zoned property or property occupied with a one-, two-, or multiple-family dwelling.* This condition can be met, subject to approval of the rezoning request of the applicant. The drive-through lanes and service windows will be located to the rear of the building. Provided the rezoning application is approved, there will be no residentially zoned properties or properties occupied by residential uses within 60 feet of the drive-through lanes or service windows.

- (b) *Points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property.* This condition can be met, subject to approval of the rezoning request of the applicant. The proposed point of egress is located approximately 150 feet east of the intersection of Dayton and Snelling and approximately 200 feet from the nearest residentially zoned property.
 - (c) *Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.* This condition is met. The applicant is aware of and agrees to meet the condition. The nearest property in residential use will be located across Dayton Avenue.
 - (d) *A six-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.* This condition can be met, subject to approval of the rezoning request of the applicant. If the rezoning application is approved, there will be no property line adjoining an existing residence or residentially zoned property.
 - (e) *Stacking spaces shall be provided for each drive-through lane. Banks, credit unions, and fast-food restaurants shall provide a minimum of four (4) stacking spaces per drive-through lane. Stacking spaces for all other uses shall be determined by the zoning administrator.* The applicant is seeking a modification of this condition. Lot dimensions and possible configurations limit the space available for stacking to three (3) spaces per lane. The applicant also intends to seek modification of condition §65.513 (f), which limits the number of drive-through lanes to three (3), in order to include a fourth lane. If both conditions are modified as allowed, the total number of stacking spaces available would be the same (twelve (12)) as it would be if both conditions were met.
 - (f) *There shall be no more than one (1) drive-through lane and no more than two (2) drive-through service windows, with the exception of banks, which may have no more than three (3) drive-through lanes.* The applicant is seeking modification of this condition. The proposed site plan has four (4) drive-through lanes.
 - (g) *The number of curb cuts shall be minimized. In light rail station areas, there shall generally be no more than one (1) curb cut on a block face per drive-through. Drive-through sales and services are prohibited along the entire length of block faces adjacent to light rail transit station platforms.* This condition is met.
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 Saint Paul Comprehensive Plan identifies Snelling Avenue as a Mixed-Use Corridor, with a mixture of residential and commercial uses. The proposed use is consistent with Strategy LU 1.24 to "support a mix of uses on Mixed-Use Corridors."
 - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Public Works Traffic Operations has reviewed the site plan. There is adequate ingress and egress with two entrances/exits to the property.
 - (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. If the proposed rezoning is approved, the use will put an established business in an area zoned T2. This use is consistent with the mixed use character of the area and the predominant commercial character of Snelling Avenue.
 - (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 use will not prevent the development and improvement of other businesses in the area. As the property

immediately adjacent to the bank will be zoned T2 (if approved), the bank at Dayton and Snelling will not prevent the adjacent properties from T2 uses.

(5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. Subject to approval of the requested modifications, the use will in all other respects conform to all applicable regulations of the T2 district.

4. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met. The applicant is seeking modifications of §65.513 (e) and (f) in order to allow four (4) drive-through lanes (maximum of three (3) allowed) and three (3) stacking spaces per lane (minimum of four (4) required). Due to lot size, configuration, and location, T2 site design standards, and the need to provide accessible parking spaces in proximity to the building, the possible locations and configurations for drive-through lanes on the site, and the total space available for those lanes, are limited. Based on operations at the current branch building just to the south, the applicant anticipates a need for four (4) drive-through lanes. The site will accommodate three stacking spaces for each lane, yielding a total of twelve (12) spaces, the same number that would be required based on the maximum number of allowed lanes and minimum number of stacking spaces per lane required by §65.513. The proposed modifications are in response to unusual hardship created by site conditions, and will not impair the intent of the special condition to limit drive-through capacity and the associated traffic generation and site design impacts. The drive-through lanes are located adjacent to the structure and generally away from lot lines. The proposed modification will not interfere with reasonable enjoyment of adjacent properties and is consistent with the health, morals, and general welfare of the community.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for drive-through sales and services with modification of number of permitted lanes and required stacking spaces, subject to the following additional condition(s):
1. Approval by the City Council of the rezoning as requested by the applicant in zoning file #13-226-244
 2. Site plan approval
 3. Final plans approved by the Zoning Administrator for this use shall be in substantial conformance 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

13-226009

300.00

Permit Hearing Date

9-12-13

PD=13

032823 220015 ETA1

APPLICANT

Name Tony Barranco

Address Ryan Companies, 50 South 10th Street, Suite 300

City Minneapolis St. MN Zip 55403 Daytime Phone 612-492-4339

Name of Owner (if different) Associated Bank/Liberty State Bank

Contact Person (if different) David Knight Phone 414-525-3269

PROPERTY LOCATION

Address / Location NE Corner of Snelling & Dayton Avenues

Legal Description Multiple

Current Zoning B2. TN2 Proposed

(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.

65 513

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.

See attached Explanation & Site Plan

Required site plan is attached

Applicant's Signature Tony Barranco Date 8/20/13 City Agent add

8-20-13

Conditional Use Permit Application – Snelling & Dayton Avenues

Explanation & Meeting of General Standards

The property is being proposed as the location of a new branch bank to be owned and operated by Associated Bank. The property is currently owned by the bank, and the property and adjacent parcels are currently proposed to be rezoned from B2 to TN2 or TN3, as part of the approval process for a mixed-use project being proposed on the east side of Snelling Avenue between Selby and Marshall.

The bank is seeking a conditional use permit that would allow for four rather than three drive-through lanes in the redeveloped branch. (The proposed TN2 Zoning allows for three lanes.) The existing bank has eight lanes, and the proposed bank will need at least four to meet business requirements for the project. In addition, the bank is seeking approval of a drive-through design that will allow three rather than four cars to stack in each lane. (The proposed TN2 zoning requires stacking for four.) This request is driven by the physical dimensions of the property. In order for the drive-through lanes to stack four cars, the lanes would have to be located alongside and parallel to Snelling Avenue. Project design to date has sited the bank building in that location to achieve the aesthetic objective of having buildings rather than parking or drive areas fronting Snelling. The project can continue to meet this objective if the drive-through lanes are allowed to stack three rather than four cars at a time. In addition, the drive-through lanes have been designed to run north to eliminate any potential headlight impact to nearby residential properties (see that attached Site Plan for detail).

We believe the slight modifications to the conditions described above can be granted in full compliance with the general standards stated in Section 61.501 of the current City Zoning Code. In specific, we believe that allowing the redeveloped bank to have four rather than three drive-through lanes, and allowing each lane to stack three rather than four cars, will:

Condition (a): “be in substantial compliance with the St. Paul Comprehensive Plan and any applicable subarea plans which were approved the City Council;

Condition (b): “provide adequate ingress and egress to minimize traffic congestion in the public streets;

Condition (c): “not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare;

Condition (d): “not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and

Condition (e): “in all other respects, conform to the applicable regulations of the district in which it is located.”

Finally, at a recent meeting with the Union Park District Council (UPDC), a discussion took place regarding the modifications requested above. We expect a letter of support from the UPDC for these modifications shortly.

Comment from Justin Stuebs, Project Manager, Rinka Chung Architecture, Lead Architect for the proposed Redevelopment of the Associated Bank Branch at the NE corner of Snelling and Dayton Avenues in St. Paul, MN

In regards to the Conditional Use Permit Application for the redeveloped bank, I have outlined the municipal code section requirements for the drive through lanes, and the proposed modification in red.

Section 65.513. Drive through sales and services primary and accessory

Standards and Conditions, section (e) states: Stacking spaces shall be provided for each drive through lane. Banks, Credit Unions, and Fast Food restaurants shall provide a minimum of (4) stacking spaces per drive through lane. Stacking spaces for all other uses shall be determined by the zoning administrator. **PROPOSED CONDITIONAL USE:** The redeveloped bank would accommodate three (3) stacking spaces per drive through lane.

Standards and Conditions, section (f) states: There shall be no more than (1) drive through lane and no more than (2) drive through service windows, with the exception of bank, which may have no more than three (3) drive through lanes. **PROPOSED CONDITIONAL USE:** The redeveloped bank would be allowed four (4) drive through lanes.

Justin Stuebs
Project Manager

RINKA CHUNG ARCHITECTURE INC

756 north milwaukee street suite 250
milwaukee wisconsin 53202
414 431 8101 phone
jstuebs@rinkachung.com
www.rinkachung.com



UNION PARK DISTRICT COUNCIL

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

p 651-645-6887 | f 651-917-9991 | e info@unionparkdc.org | w www.unionparkdc.org

September 5, 2013

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

RE: Ryan Companies US, Inc. application for zoning change

Dear Josh Williams:

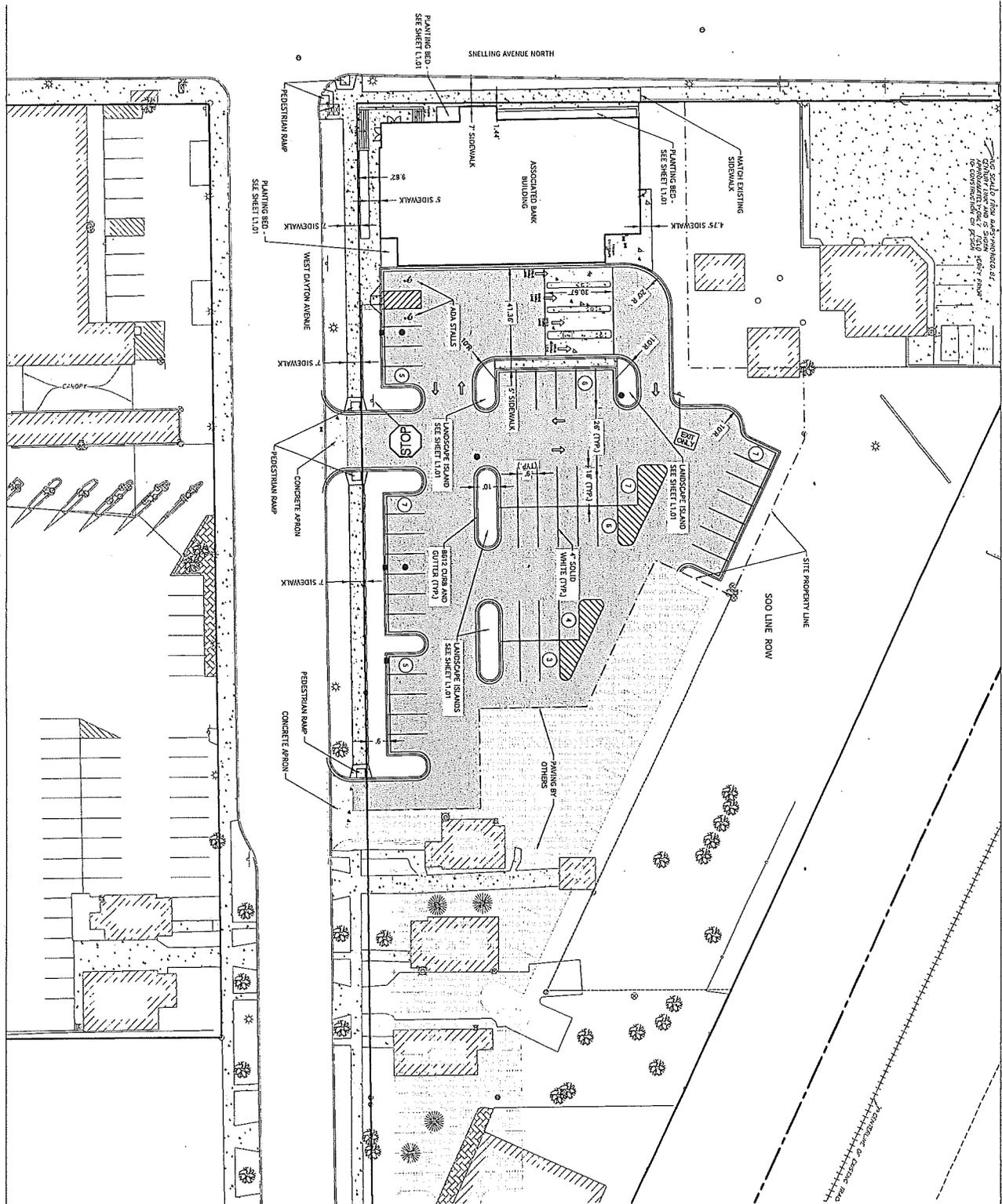
On September 4, 2013 the Union Park District Council (UPDC) Board of Directors voted to support the Ryan Companies application for Rezoning and Conditional Use Permit applications for the Ryan development at Selby & Snelling and Selby & Dayton.

For the past year Ryan Companies has been attending UPDC Land Use Committee to inform the public on the process and plan for redevelopment. UPDC is aware of resident concerns and hopes to continue working with Ryan Companies to address questions and concerns as the project moves forward.

Supporting Ryan Companies application will ease the process in moving forward and working with the community.

Sincerely,

Bernadette Chlebeck
UPDC Executive Director



THESE PLANS SHALL BE CONSIDERED AS A PART OF THE SUBMITTAL TO THE CITY OF ST. PAUL, MINN. FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SITE DATA

AREA OF DEVELOPMENT: 12 (APPROXIMATE)
 TOTAL SITE AREA: 44,174 SF (0.99 AC)

PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)
1	PROPOSED OFFICE BUILDING	12,000
2	PROPOSED PARKING	1,200
3	PROPOSED LANDSCAPE ISLANDS	1,200
4	PROPOSED SIDEWALKS	1,200
5	PROPOSED CONCRETE APRONS	1,200
6	PROPOSED PEDESTRIAN RAMPS	1,200
7	PROPOSED PAVING	1,200
8	PROPOSED PLANTING	1,200
9	PROPOSED UTILITIES	1,200
10	PROPOSED SIGNAGE	1,200
11	PROPOSED LIGHTING	1,200
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87	PROPOSED STORAGE	1,200
88	PROPOSED WASTE	1,200
89	PROPOSED UTILITIES	1,200
90	PROPOSED SIGNAGE	1,200
91	PROPOSED LIGHTING	1,200
92	PROPOSED FURNITURE	1,200
93	PROPOSED SECURITY	1,200
94	PROPOSED MAINTENANCE	1,200
95	PROPOSED STORAGE	1,200
96	PROPOSED WASTE	1,200
97	PROPOSED UTILITIES	1,200
98	PROPOSED SIGNAGE	1,200
99	PROPOSED LIGHTING	1,200
100	PROPOSED FURNITURE	1,200

- NOTES:**
1. ALL DIMENSIONS SHALL BE TO THE ADJUTANTIAL PLANS FOR EXACT BUILDING DIMENSIONS AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
 2. ALL DIMENSIONS WITH CURBS & GUTTERS SHALL BE TO THE FACE OF CURBS & GUTTERS. ALL REMAINING DIMENSIONS ARE TO BE STIPED AS SHOWN.
 3. ALL CURBS SHALL BE TO BE 2' UNLESS OTHERWISE NOTED. ALL CURBS SHALL BE TO BE 2" TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
 4. SITE ELEVATIONS, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 5. REFER TO LANDSCAPE PLANS FOR SITE FINISHINGS.
 6. THERE ARE NO STRUCTURE IMPROVEMENTS INTO THE PUBLIC RIGHT OF WAY.

AB Cost Center: 80082
 AB Branch No.: RCA Project No.: 80082
 Sheet Title: **SITE PLAN**

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DAYTON & SNELLING
 ST. PAUL, MN
 Issue Date AUGUST 27, 2013

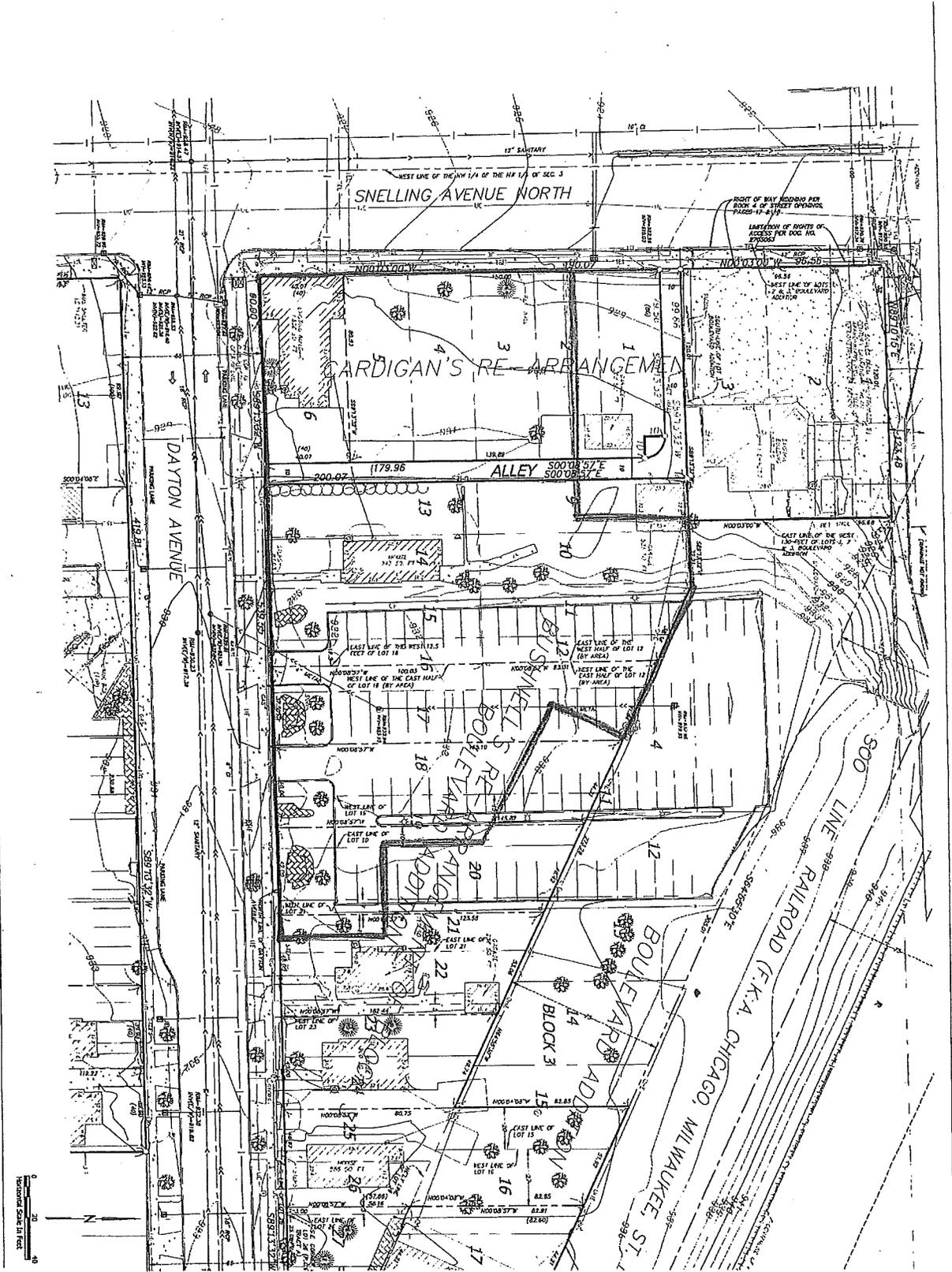
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Associated Bank

222 West Highway 24
 St. Paul, MN 55115
 www.associatedbank.com

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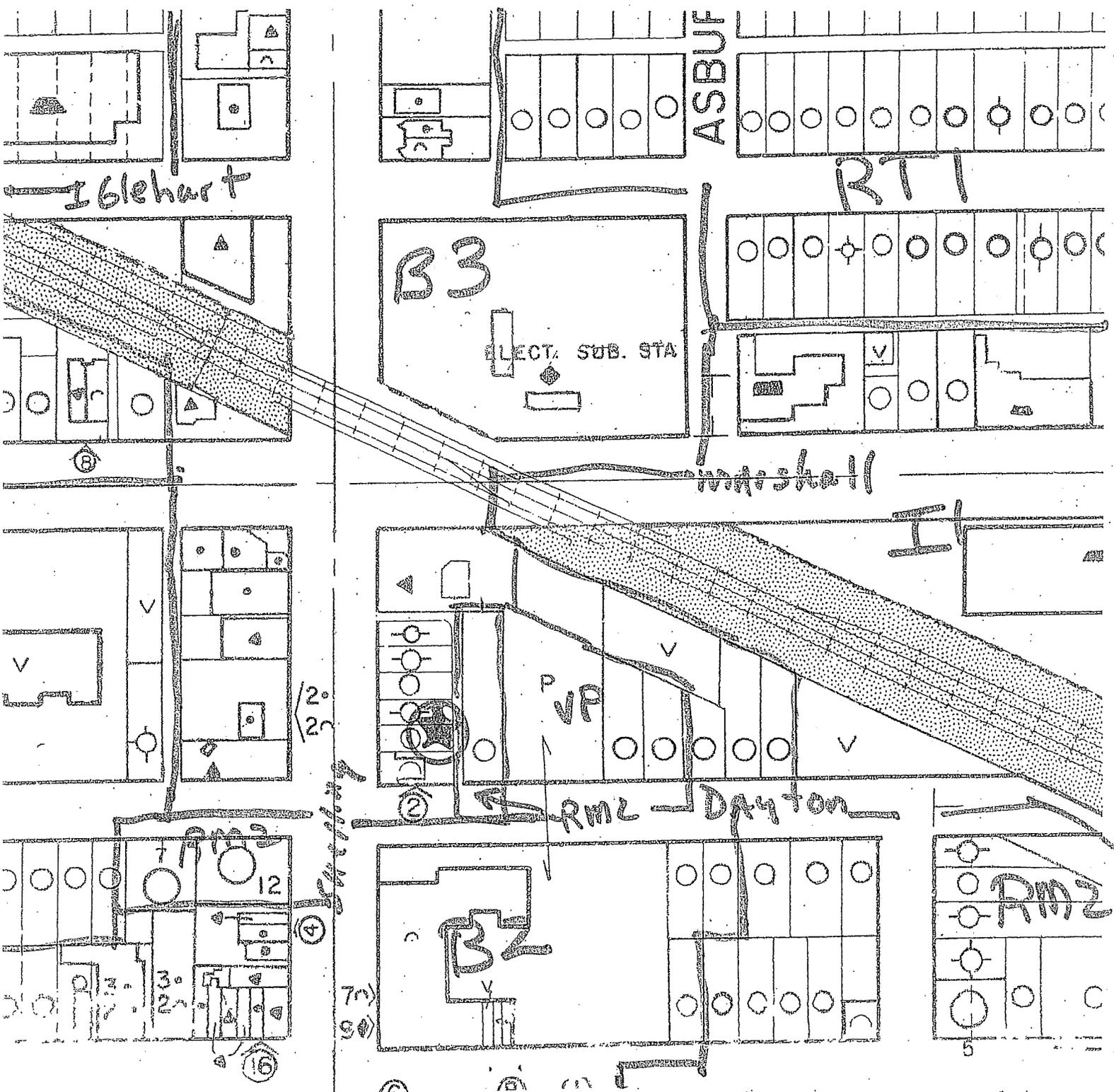
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AB Cost Center: 80082
 AB Branch No.:
 RCA Project No.: 80082
 Sheet Title
**EXISTING
 CONDITIONS
 PLAN**

ASSOCIATED BANK

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 ST. PAUL, MN
 Issue Date AUGUST 27, 2013

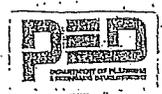




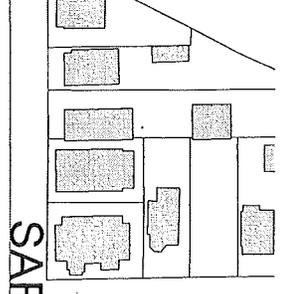
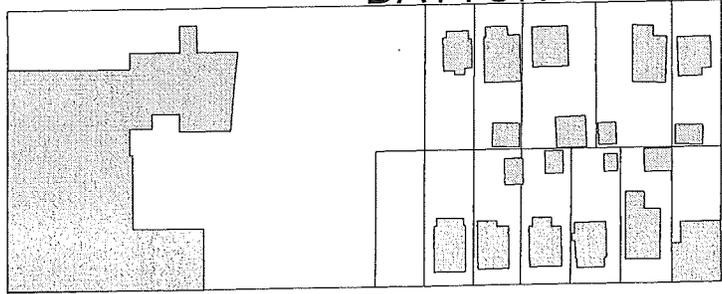
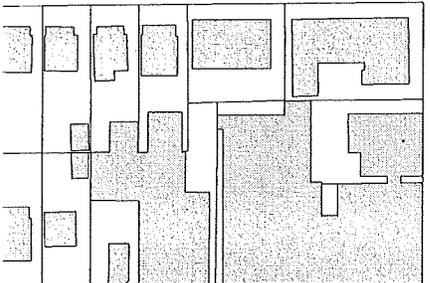
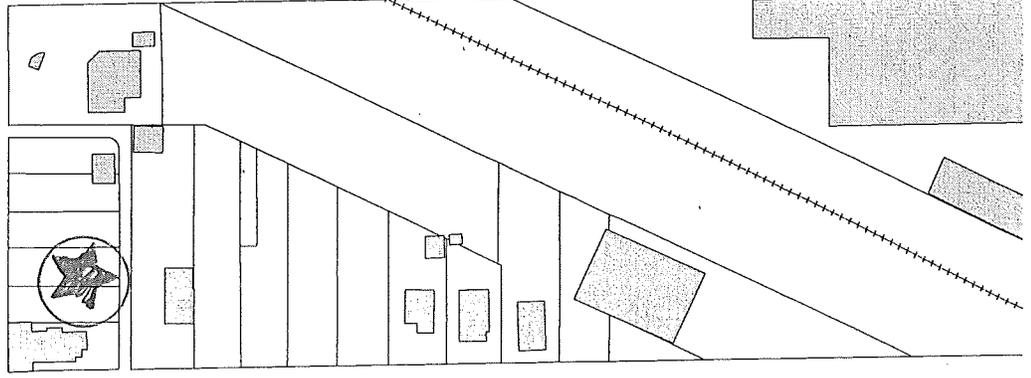
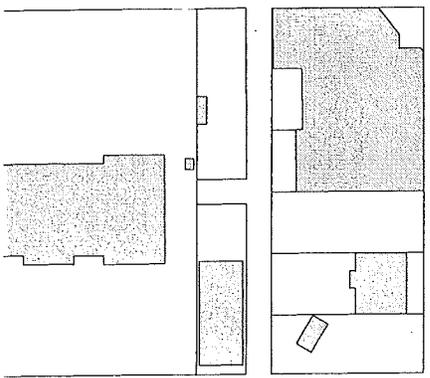
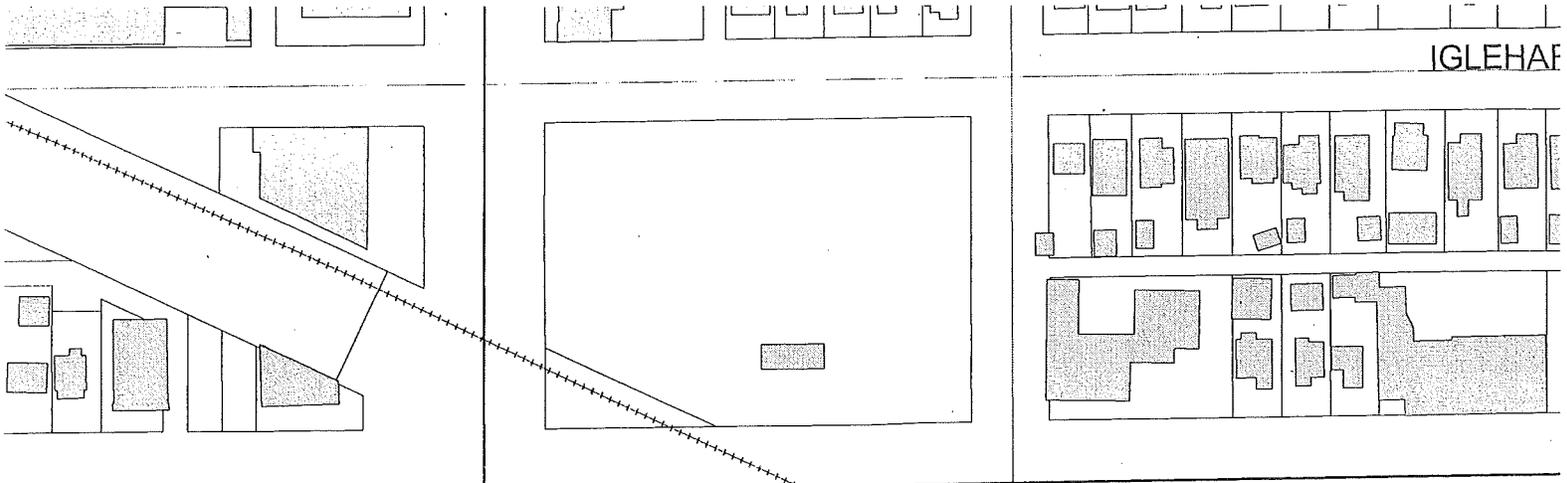
APPLICANT Ryan Co. (Tony Barranco)
 PURPOSE CU P w/mod
 FILE # B-226009 DATE 8-26-13
 PLNG. DIST 13 Land Use Map # 18
 Zoning Map # 14

LEGEND

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



IGLEHAF



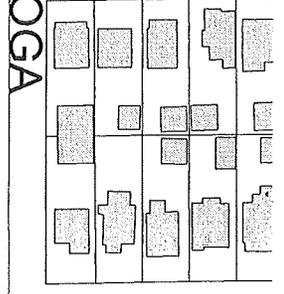
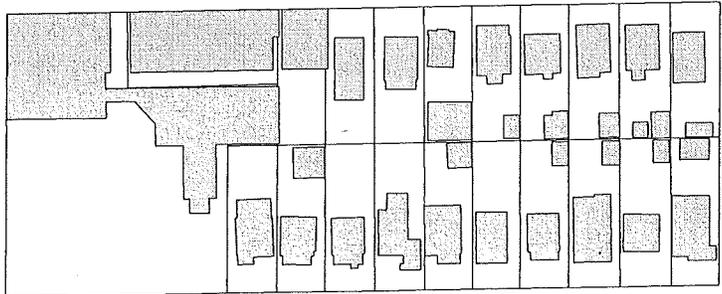
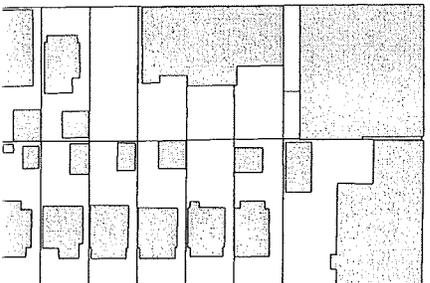
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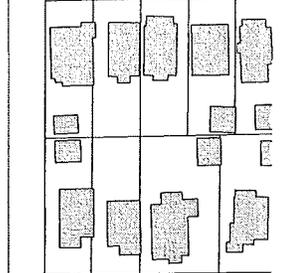
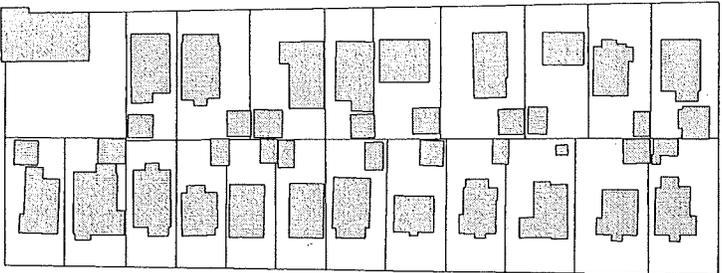
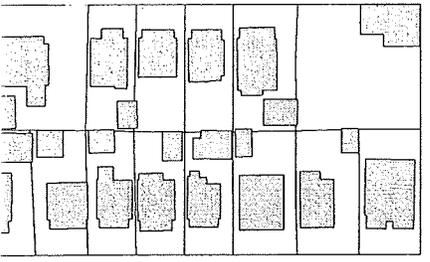
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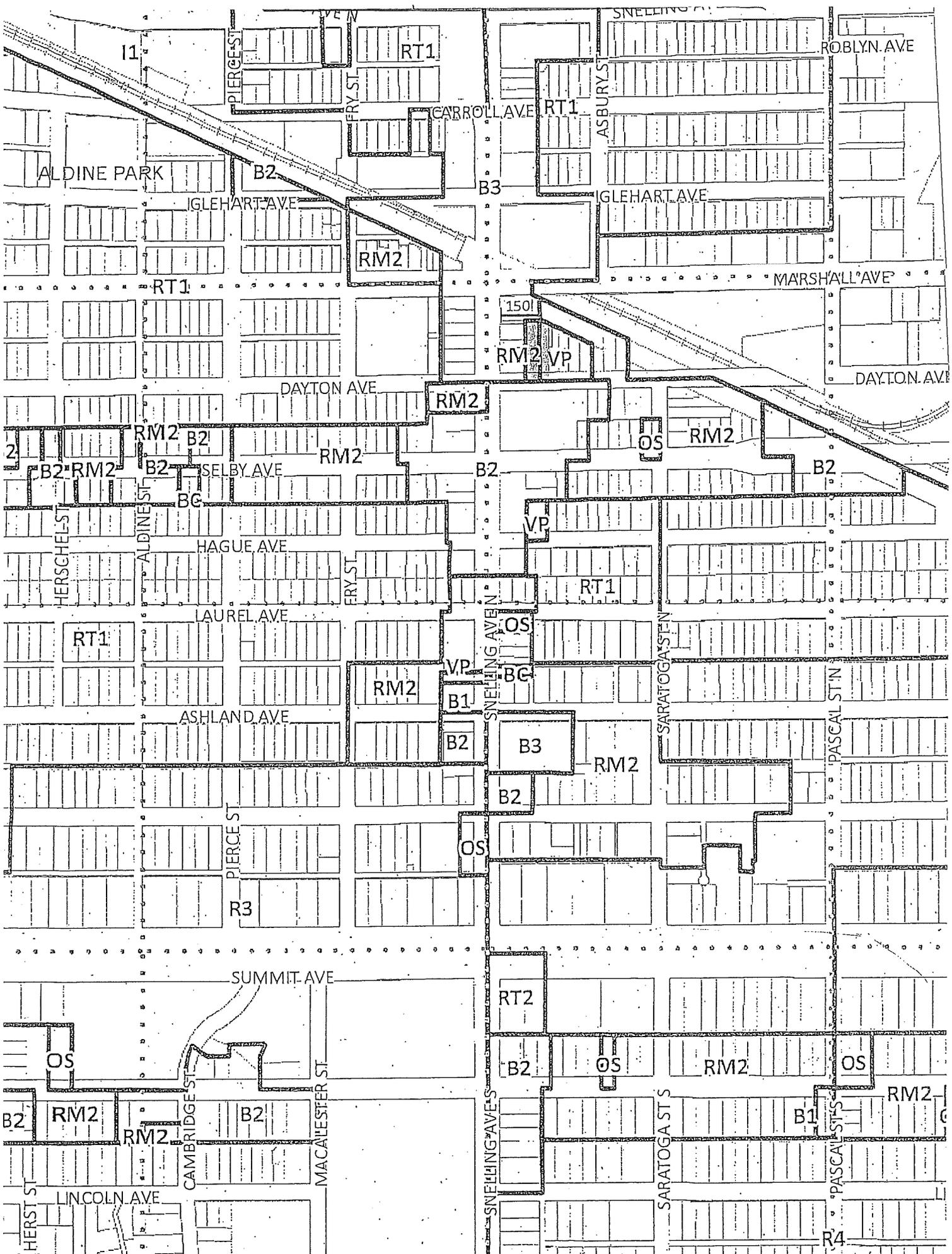
SELBY



HAGUE

HAGUE





I1

RT1

ROBLYN.AVE

ALDINE PARK

B2

CARROLL.AVE

RT1

IGLEHART.AVE

B3

IGLEHART.AVE

RT1

MARSHALL.AVE

1501

RM2 VP

DAYTON.AVE

DAYTON.AVE

RM2

OS RM2

2

RM2 B2

SELBY.AVE

RM2

B2

OS

B2

HERSCHEL ST

ALDINE ST

HAGUE.AVE

ERY ST

VP

RT1

LAUREL.AVE

VP

OS

RT1

ASHLAND.AVE

RM2

B1

BG

RM2

B2

B3

B2

PIERCE ST

OS

R3

SUMMIT.AVE

RT2

OS

B2

OS

RM2

OS

B2

RM2

RM2

B2

SNELLING.AVE

SARATOGA STS

PASCAL STS

RM2

LINCOLN.AVE

CAMBRIDGE ST

MACALESTER ST

B1

RM2

R4