



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Christopher B. Coleman,
Mayor

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

Saint Paul
Planning Commission

November 15, 2013
8:30 – 11:00 a.m.

Chair

Barbara A. Wencil

First Vice Chair

Elizabeth Reveal

Second Vice Chair

Paula Merrigan

Secretary

Daniel Ward II

I. Approval of minutes of November 1, 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)*

OLD BUSINESS

#13-240-134 Brett Ripley – Reestablishment of nonconforming use as a 4 plex. 1685 Taylor Avenue West between Aldine and Charlotte. *(Jamie Radel, 651/266-6614)*

NEW BUSINESS

#13-243-575 Gracewood Assisted Living/Franciscan Sisters Site – Rezone from R3 One Family Residential to RM2 Multi-Family Residential. 1388 Prior Avenue S., NE corner at Norfolk. *(Merritt Clapp-Smith, 651/266-6547)*

#13-243-645 Gracewood Assisted Living/Franciscan Sisters Site – Conditional use permit for assisted living facility with memory care. 1388 Prior Avenue S., NE corner at Norfolk. *(Merritt Clapp-Smith, 651/266-6547)*

#13-234-671 Associated Bank – Site plan review for a new bank building with drive-thru window. 202 Snelling Avenue North, NE corner at Dayton. *(Tom Beach, 651/266-9086 and Josh Williams, 651/266-6659)*

V. Comprehensive Planning Committee

T1-T2 Transit Street Zoning Amendment – Approve resolution initiating study, release draft for public review, and schedule a public hearing for January 10, 2014. *(Hilary Holmes, 651/266-6612)*

VI. Strategic Stormwater Solutions for Transit-Oriented Development – Informational presentation by Wes Saunders-Pearce, City of Saint Paul Water Resources Coordinator.

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

- 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 NOVEMBER 11-15, 2013

Mon (11) _____ **VETERANS DAY HOLIDAY – OFFICE CLOSED**



Tues (12) _____

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

HAS BEEN CANCELLED

Weds (13) _____

4:00- Shepard Davern Area Planning Task Force
6:00 p.m. (*Michelle Beaulieu, 651/266-6620*)

**Saint Paul Jewish
Community Center**
1375 St. Paul Avenue

Review of goals to date and revised workplan
Industry
Complete Streets

5:30- West Side Flats Community Task Force
8:30 p.m. (*Lucy Thompson, 651/266-6578*)

**Neighborhood Development
Alliance (NeDA) Office**
481 South Wabasha Street

Review of the first draft of the updated West Side Flats Master Plan and Development Guidelines.

Thurs (14) _____

Fri (15) _____

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

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

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

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

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

OLD BUSINESS

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NEW BUSINESS

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#13-234-671 Associated Bank – Site plan review for a new bank building with drive-thru window. 202 Snelling Avenue North, NE corner at Dayton. (*Tom Beach, 651/266-9086 and Josh Williams, 651/266-6659*)

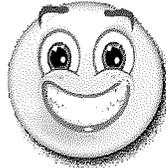
Comprehensive Planning

Committee..... T1-T2 Transit Street Zoning Amendment – Approve resolution initiating study, release draft for public review, and schedule a public hearing for January 10, 2014. (*Hilary Holmes, 651/266-6612*)

Informational Presentation.... Strategic Stormwater Solutions for Transit-Oriented Development – Informational presentation by Wes Saunders-Pearce, City of Saint Paul Water Resources Coordinator.

**The Planning Commission
minutes from the meeting
on Friday,
November 01, 2013 are not
ready for your review.**

Thanks for understanding,



Sonja Butler



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, November 5, 2013
2nd Floor Conference Room
375 Jackson Street, Suite 218**

Time Project Name and Location

9:00 State Capitol Parking Ramps
Two new parking ramps: One on Rice Street (behind Transportation Bldg) and another on Robert Street (behind Judicial Bldg)

This is a preliminary meeting to introduce the projects to staff.

These ramps are in the Capitol Area where the State has zoning authority and so City will review primarily for impacts on City infrastructure, including sewer, water, streets and sidewalk.

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, and Parks. 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.

*revised 10/28/13

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, November 7, 2013 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

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

APPROVAL OF OCTOBER 24, 2013, ZONING COMMITTEE MINUTES

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

OLD BUSINESS

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

NEW BUSINESS

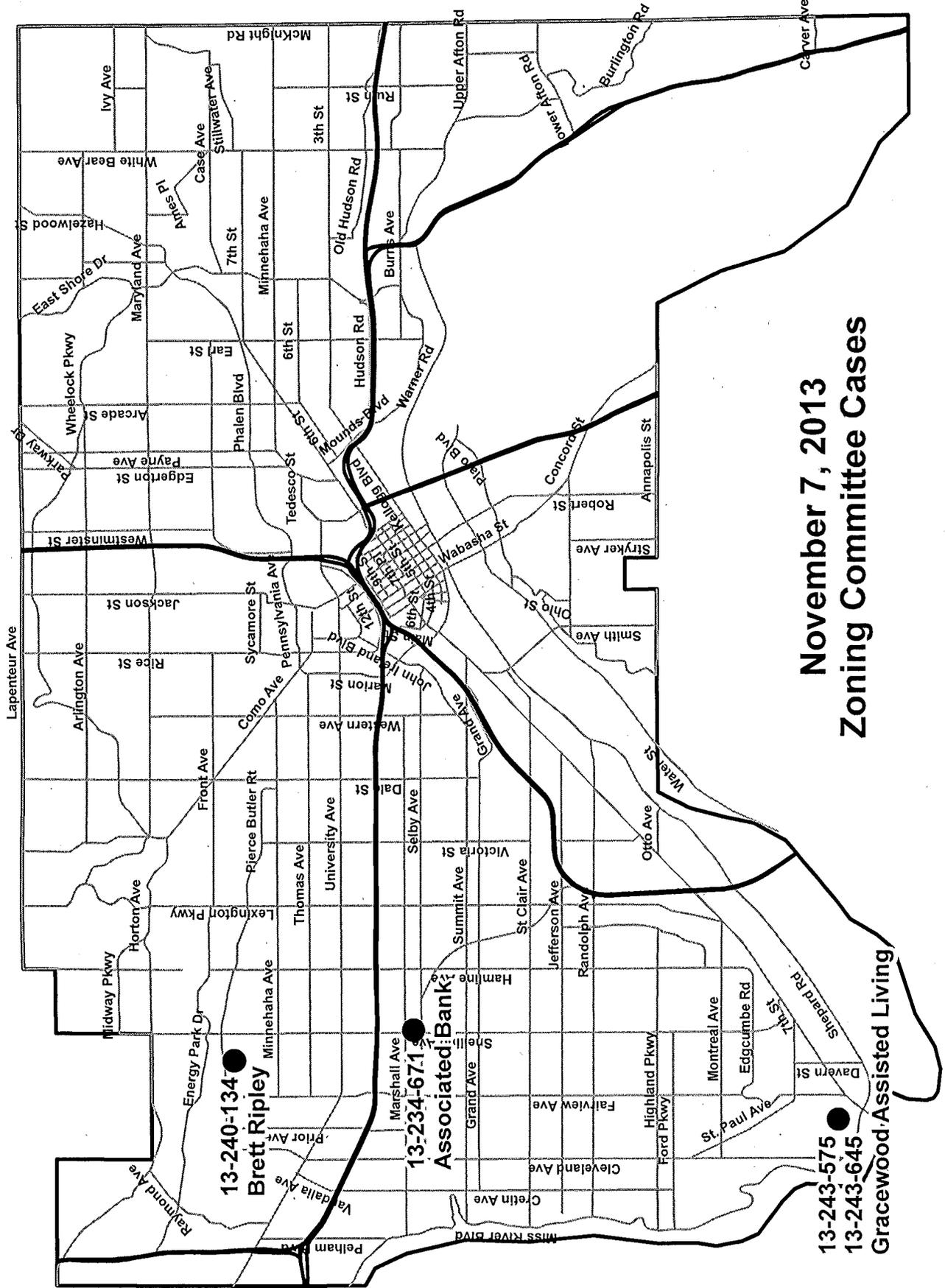
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- 3 13-243-645 Gracewood Assisted Living / Franciscan Sisters site**
Conditional use permit for assisted living facility with memory care
1388 Prior Ave S, NE corner at Norfolk
R3
Merritt Clapp-Smith 651-266-6547
- 4 13-234-671 Associated Bank**
Site plan review for a new bank building with drive-thru window
202 Snelling Avenue N, NE corner at Dayton
B3 and RM2 (rezoning to T2 is in process)
Tom Beach (651-266-9086) and Josh Williams (651-266-6659)

ADJOURNMENT

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

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

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



November 7, 2013 Zoning Committee Cases

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

ZONING COMMITTEE STAFF REPORT

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

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

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

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

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



NONCONFORMING USE PERMIT APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date:
10-24-13

PD=11

#282923410037

APPLICANT

Name Brett Ripley
 Address 1685 Taylor Ave.
 City St. Paul St. MN Zip 55104 Daytime Phone 218-329-7759
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1685 Taylor Ave., St. Paul, MN 55104
 Legal Description College Place Taylor's Division Ex. W. 37 Ft Lot 10
and all of Lot 9 Blk 3 Current Zoning R4
 (attach additional sheet if necessary)

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

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

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

Present/Past Use 3 units
 Proposed Use 4 units

Attach additional sheets if necessary

RECEIVED

SEP 26 2013

Per _____

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature

[Handwritten Signature]

Date 9-26-13 City Agent

[Handwritten Signature]
 9-26-13

Owner-Occupied (Actual)

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

Required Information	With Continuation of Extra Units In Structure (4)	With Conversion of Structure to Legal Number of Units (3)
Income		
Total monthly rent income for all units	2100	1600
Monthly income from structure other than rent	350	300
Existing vacancy (if any)		
Effective gross income (EGI) / month ¹	\$ 2450	\$ 1900
Effective Gross Income / year	\$ 29,400	\$ 22,800
Operating Expenses (Annual) ²	\$ 24,275	\$ 22,500
Maintenance	7500	6500
Insurance	5300	5300
Utilities (only include amount paid by landlord)	820	720
Other (Identify)	7000	6075
Taxes	3660	3660
Net Operating Income (Annual) ³	\$ 5124	\$ 549
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12,750	\$ 12,750
Rehab projects (Many)		
Total cost of improvements	25,000+	25,000+
Monthly rehab debt payment	0 - (out of pocket)	0 - (out of pocket)
Annual rehab debt payment	\$ 0	\$ 0
Cash Flow: profit, (loss) ⁴	\$ -7,620	\$ -12,200

← Would actually go up if not owner-occupied.

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

Non Owner - Occupied (Theoretical)

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

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

Worth go up
significantly if
not owner-occupied
(Didn't figure
these changes
as they'd be hard
to track down)

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

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 9-26-13

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 10-10-13

PARCELS ELIGIBLE: 16

PARCELS ELIGIBLE: 16

PARCELS REQUIRED: 11

PARCELS REQUIRED: 11

PARCELS SIGNED: 10

PARCELS SIGNED: 11

CHECKED BY: Paul Dubowiel

DATE: 10-10-13

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

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

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

to establish a 4-unit building
(proposed use)

located at 1685 Taylor Ave.
(address of property)

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

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

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1679 TAYLOR	RICHARD NOLAN	Richard Nolan	08-16-13
1683 Taylor Ave	Robert Nolan	Robert Nolan	08-16-13
904 Aldine	Jason & Jeff Simick	Jason & Jeff Simick	8-21-2013
1689 Taylor	April Zaspahl	April Zaspahl	8/21/13
1692 Taylor	Nancy Wood	Nancy Wood	8/21/13
1682 Taylor	Stephanie Diaco	Stephanie Diaco	8/21/13
905 Charlotte	Leung Lun	Leung Lun	8/21/13
1688 Taylor	Salina Khaleas	Salina Khaleas	8/21/13
1672 Taylor	Steve Tschida	Steve Tschida	8-24-13
1093 Taylor	Carol Willet	Carol Willet	9/4/13
1697 Taylor	Carl D. Nelson	Carl D. Nelson	9/4/13
1685 Taylor	Brett Ripley	Brett Ripley	9/13/13

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



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

July 29, 2011

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

FIRE INSPECTION CORRECTION NOTICE

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

Dear Property Representative:

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

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

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

DEFICIENCY LIST

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

An Equal Opportunity Employer

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

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

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

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

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

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

17. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
18. SPLC 39.02(c) - Complete and sign the smoke detector affidavit available on website and return it to this office.
19. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. - Discontinue use of property was four (4) units and convert to legal occupancy of three (3) units in accordance with all Zoning Dept. requirements.
This includes:
 - Remove deadbolt and keyed lock from doorway between 1st floor and 2nd floor in Unit 1.
 - Completely remove 2nd kitchen from Unit 1 including sink, cabinets, countertops and appliances.
 - Cap gas line, plumbing lines, and drain line from de-converted kitchen under any necessary DSI permit(s). Contact DSI at (651) 266-8989 for permits.

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

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

If you have any questions, email me at: mitchell.imbertson@ci.stpaul.mn.us or call me at 651-266-8986 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson
Fire Inspection

Reference Number 16008

ZF #13-240-134
Brett Ripley

Langer, Samantha (CI-StPaul)

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

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

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

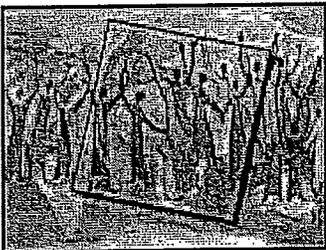
I'm at 1652 Hewitt and have already seen what happens when a single family house turns into a 4 plex. The student rental property 2 doors west of us has created numerous problems and needs to call the police. Over the years since it became a group rental property it has turned into a house that has huge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

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

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

Lisa

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



ZF # 13-240-134
Brett Ripley

Langer, Samantha (CI-StPaul)

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

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

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

Mr. Radel,

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

Sincerely,

Henry Newman

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

ZF#13-240-134
B. Ripley

Langer, Samantha (CI-StPaul)

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

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

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

Hi Jamie,

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

Thank you,
Carol

2F# 13-240-134
B. Ripley

Langer, Samantha (CI-StPaul)

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

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

Dear Jamie,

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

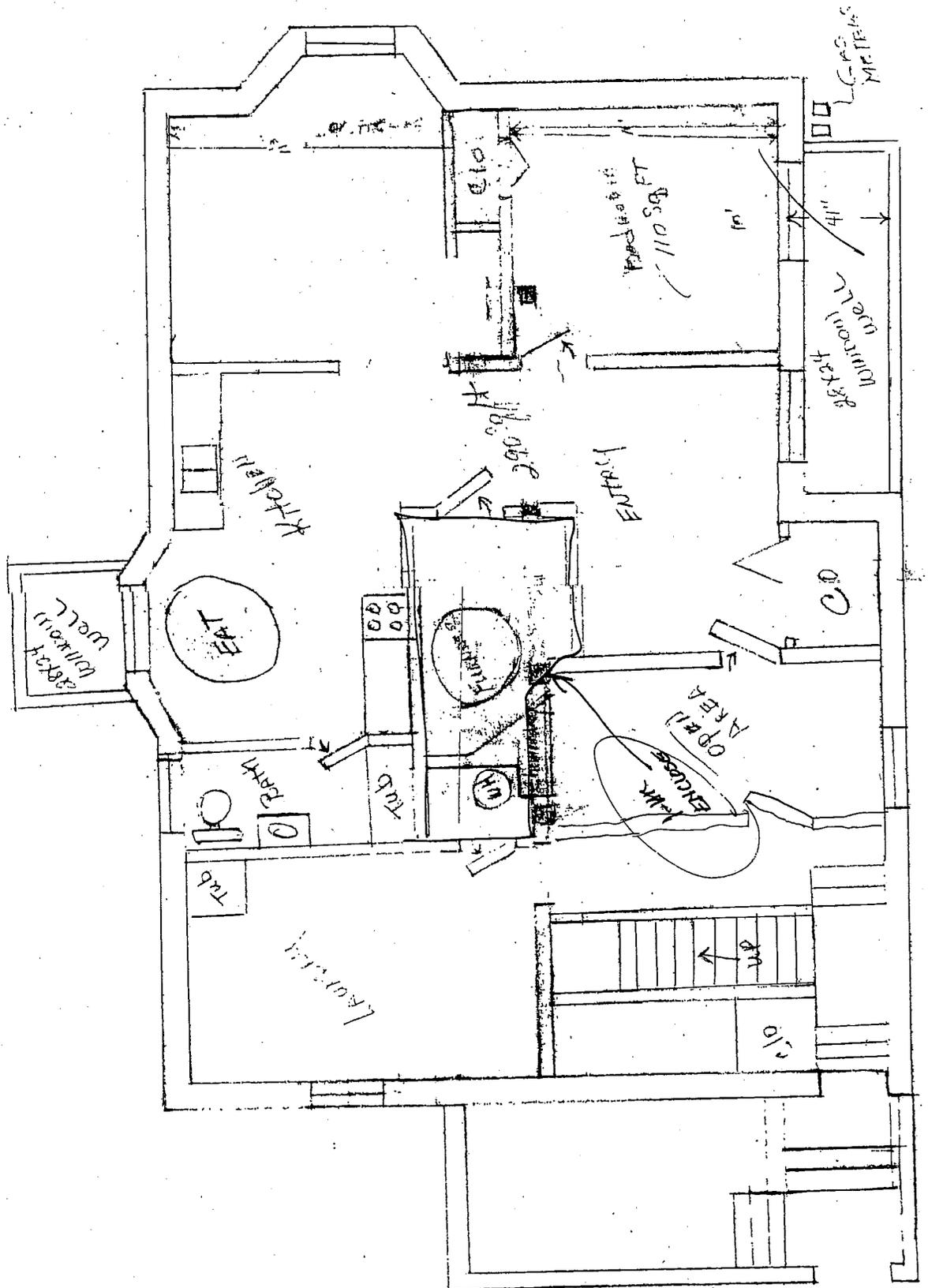
I was notified that there is a meeting tomorrow regarding the classification of the 1685 building. I would like to weigh in with my thoughts: I fully support the building as a 4-plex. If you saw the building, you would note that it really is more fit to house 4 tenants, and changing it to a triplex would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

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

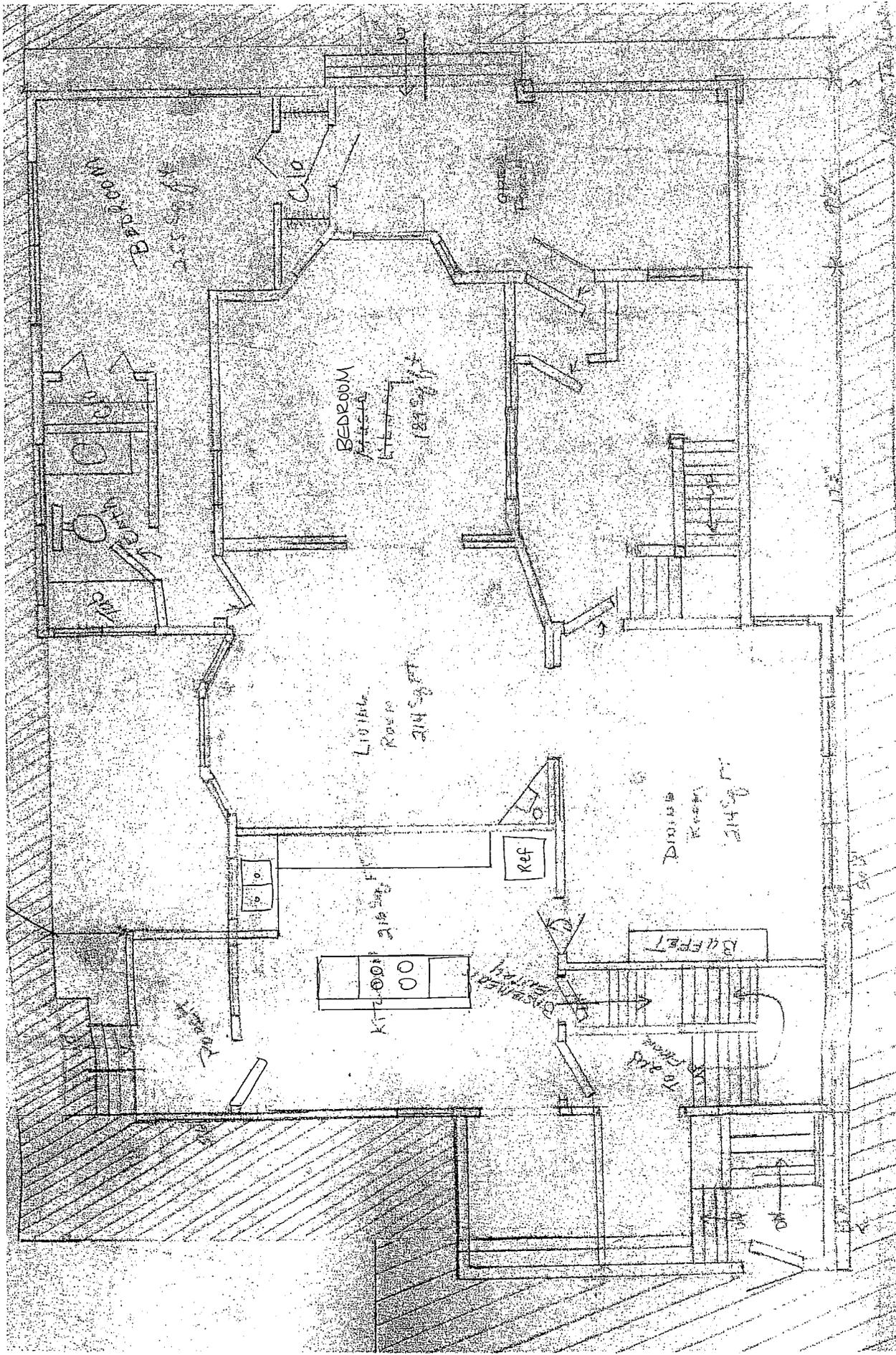
Regards,

Justin

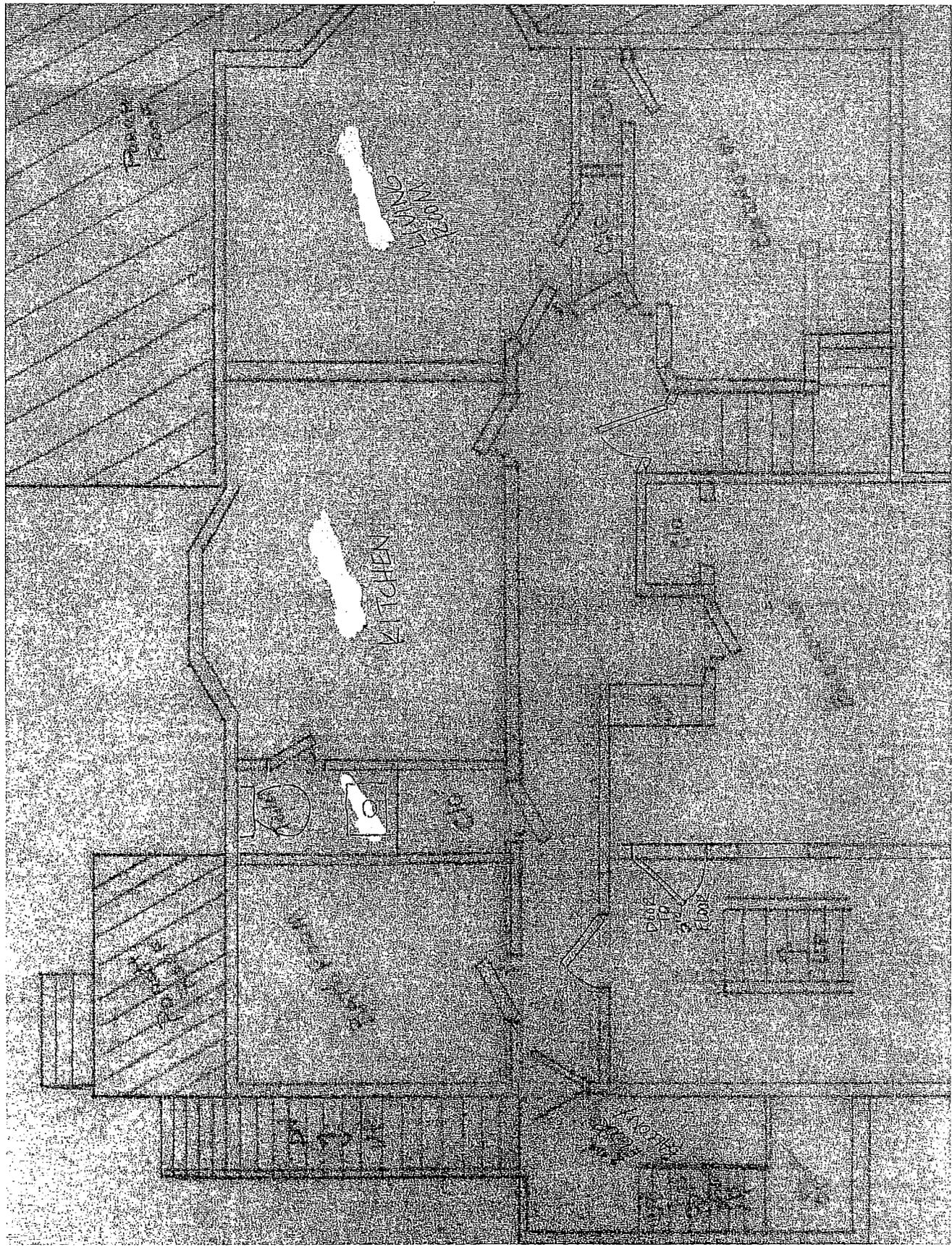
Justin D. Sundberg, CPA
612.964.1741
www.jdsundberg.com



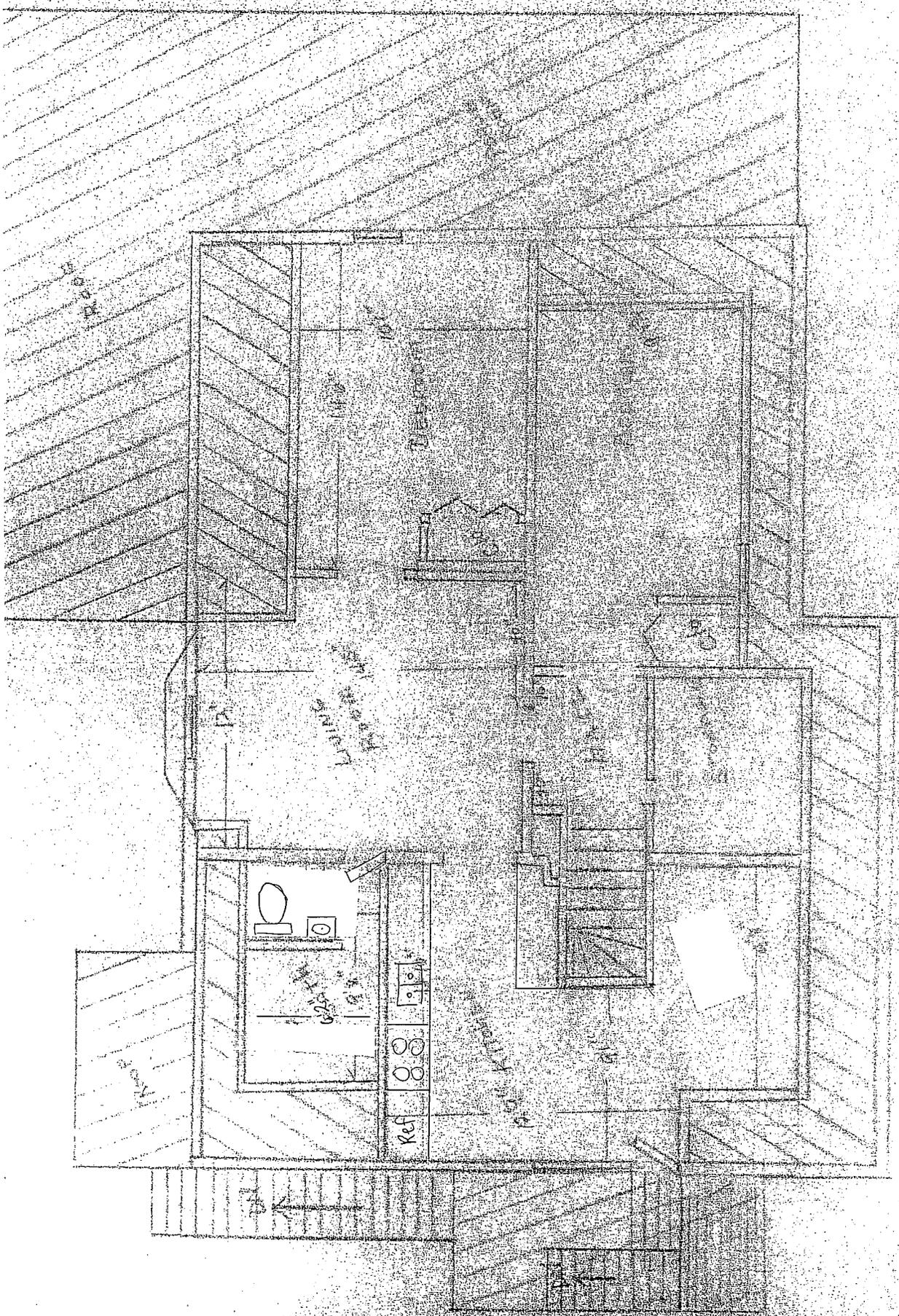
Lower Level



2nd
Floor
(revised)

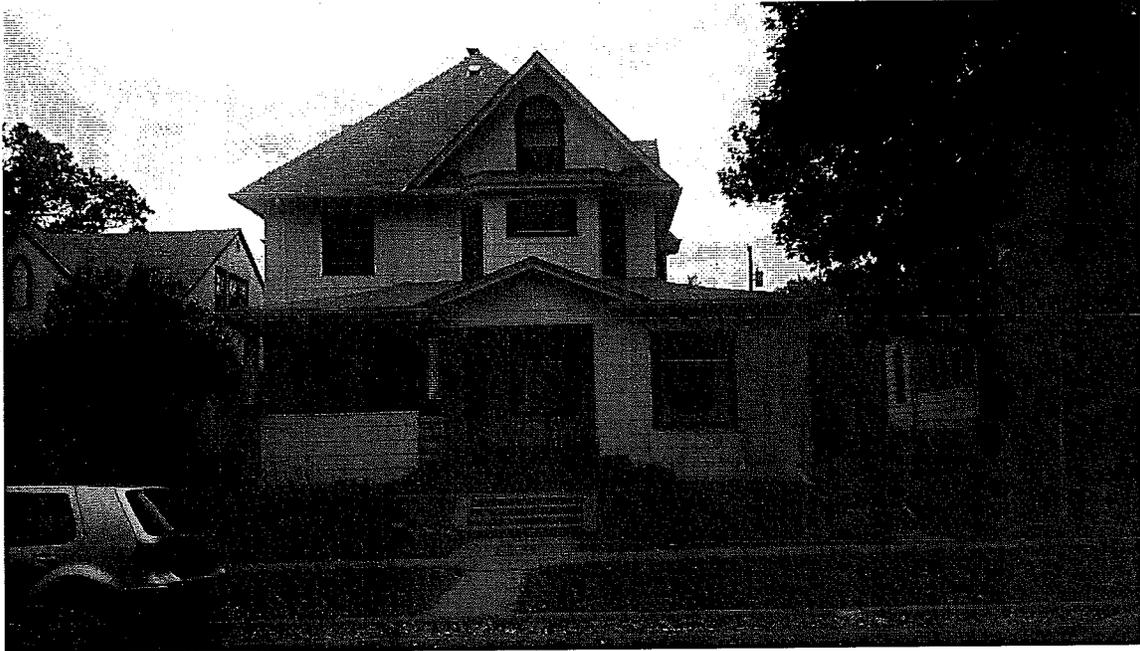


2nd Floor

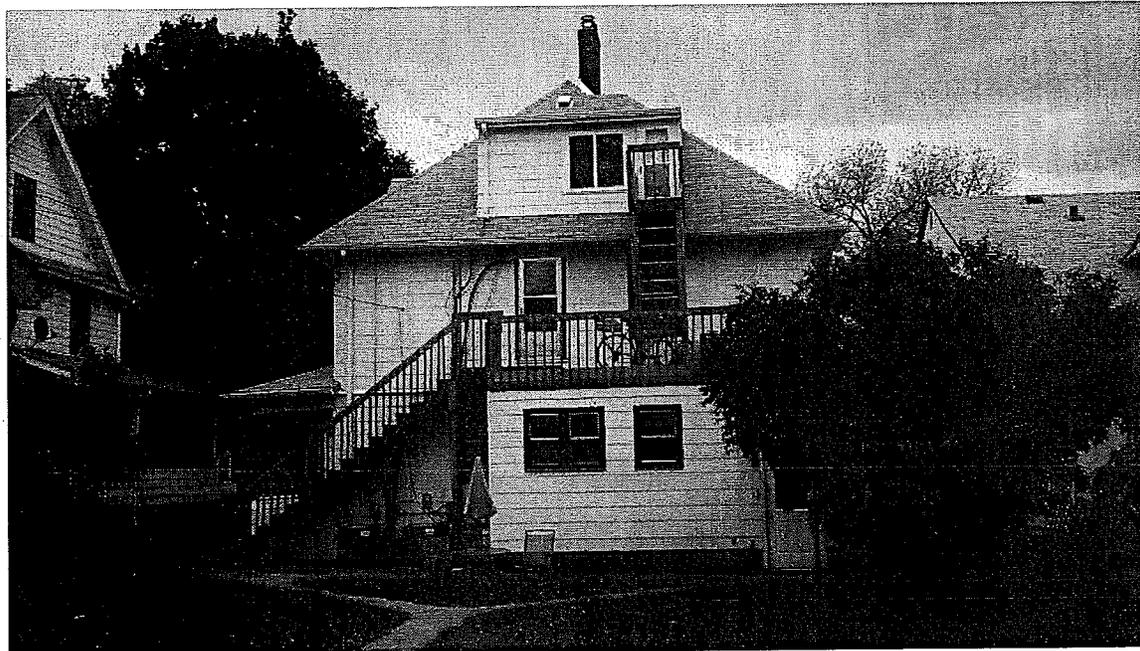


1st floor

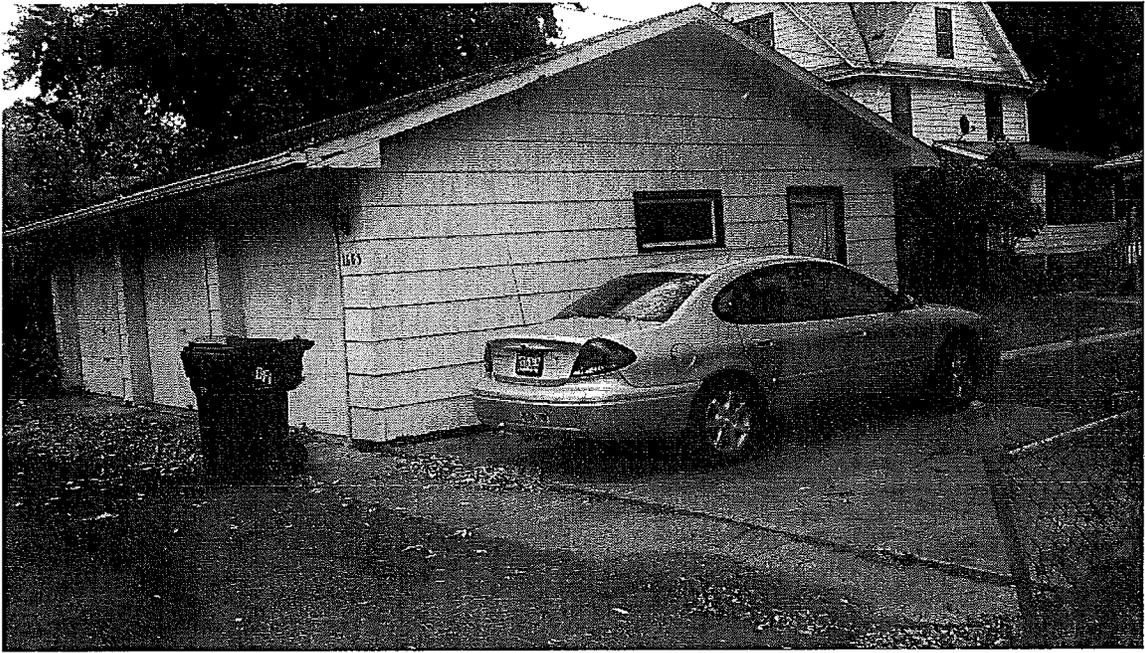
1685 Taylor—Reestablishment of a Nonconforming Use



Front of subject property



Back of subject property



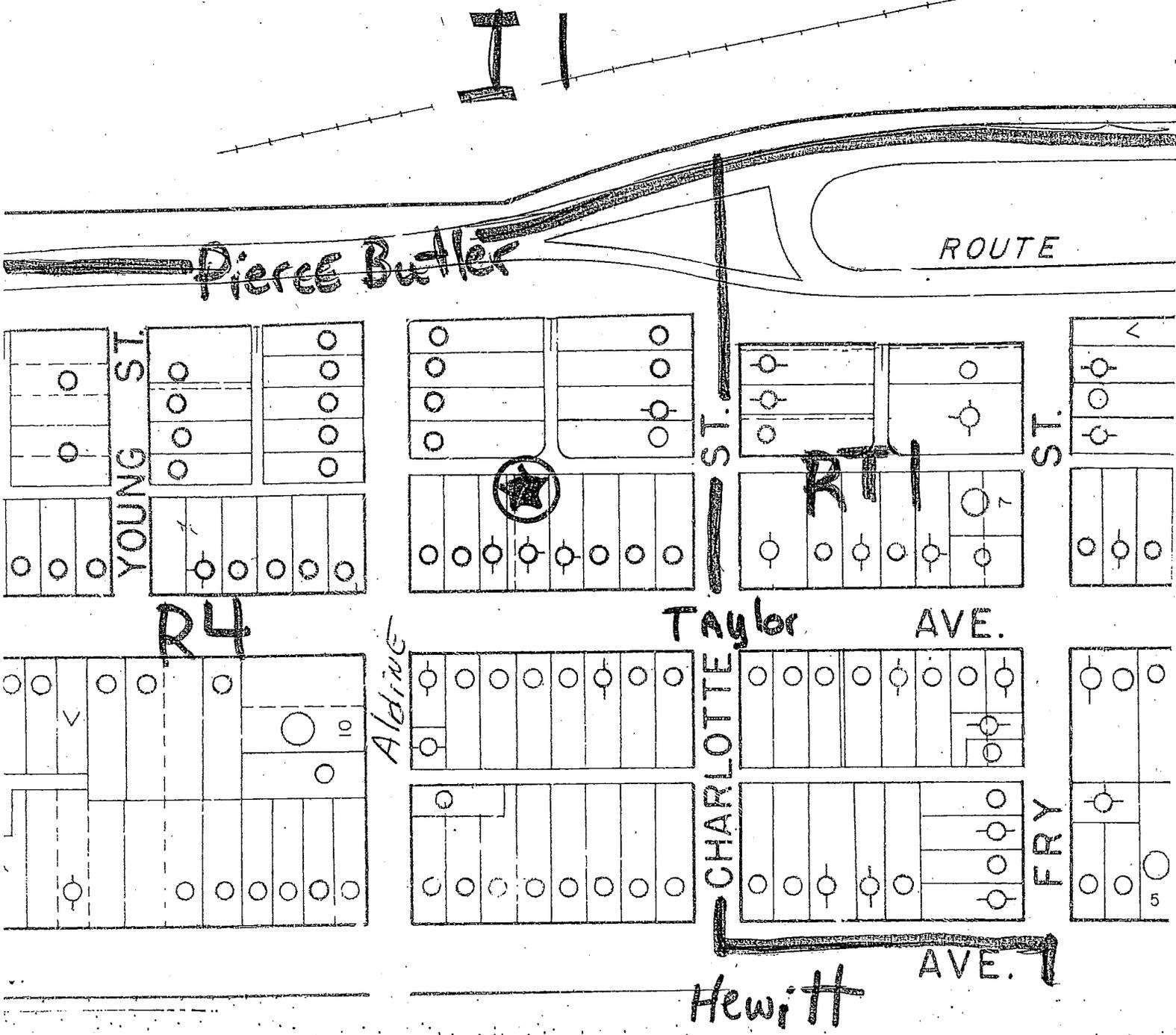
Garage and parking area subject property

GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

Show Dashboard Show Reference Map





APPLICANT: Brett Ripley
 PURPOSE: RE-EST NCUP
 FILE # 13-240134 DATE _____
 PLNG. DIST. 11 Land Use Map # 10
 Zoning Map # 8

LEGEND

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



ZONING COMMITTEE STAFF REPORT

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

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

5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* The proposed RM2 zoning for this property is consistent with the RM2 zoning of the 2.6 acre Highland on Graham property across the street.

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



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

Zoning Office Use Only
 File #: 13-243575
 Fee: 1450.00
 Tentative Hearing Date:
11-7-13

PD=15

212823240127

APPLICANT

Property Owner Franciscan Sisters of St. Paul
 Address 1884 Randolph Ave
 City St. Paul St. MN Zip 55105 Daytime Phone 651.690.7035
 Name of Owner (if different) _____
 Contact Person (if different) Pat Croke Phone 651-690-7035

PROPERTY LOCATION

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

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Franciscan Sisters of St. Paul, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a R3 to RM2 zoning district to a zoning
 district, for the purpose of:

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

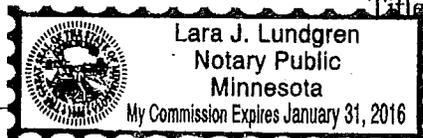
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 2nd day
 of July, 2013

Lara J. Lundgren
 Notary Public



By: Katherine Rossini
 Fee owner of property
 Title: Vice President

10-15-13
 pdd

ZONING COMMITTEE STAFF REPORT

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

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

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

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

1. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The proposed use is consistent with the Comprehensive Plan Strategy 2.18 in the Housing Chapter, which advocates to “Support the expansion of housing choices for seniors,” specifically states, “Support rezonings for senior housing development...” and “Provide flexibility for the re-use and/or physical adaptation of existing single-family and multi-family buildings for senior housing.”*
2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The property will continue to use the existing driveway on Graham, which is a safe distance from the Prior intersection and the driveway of the property to the east. The applicant predicts few trips to and from the site, with a maximum of eight staff per shift, perhaps a couple of resident drivers, and occasional visitors.*
3. *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. An assisted living facility will pose minimal impacts to the neighborhood and is consistent with the surrounding residential uses.*
4. *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. This facility is a low impact use that fits into the existing mix of single and multi-family housing.*
5. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The use is consistent with the intent of the RM2 district as defined in Section 66.216, “...to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements...” It meets applicable lot size, lot coverage, height, setback and parking standards. Site improvements to landscaping and other exterior features will be reviewed for compliance with all applicable site plan requirements.*

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

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



CONDITIONAL USE PERMIT APPLICATION

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

Zoning office use only	
File #	13-243645
Fee	500.00
Tentative Hearing Date	11-7-13

PD-15

212823240127

APPLICANT

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

PROPERTY LOCATION

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

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 61, Section 501, Paragraph _____ of the Zoning Code.
65 180

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

Assisted Living. See Attached use description.

Required site plan is attached

Applicant's Signature [Signature] Date 10-14-13 City Agent [Signature]
10-15-13

COTTAGEWOOD GROUP
d e v e l o p e r s

October 14, 2013

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

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

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

Building Description:

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

Operational Description:

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

Rent Structures:

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

Parking Analysis:

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

Exterior Materials:

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

If you have any questions I can be reached at robb@cottagewoodgroup.com or 715.379.2309.

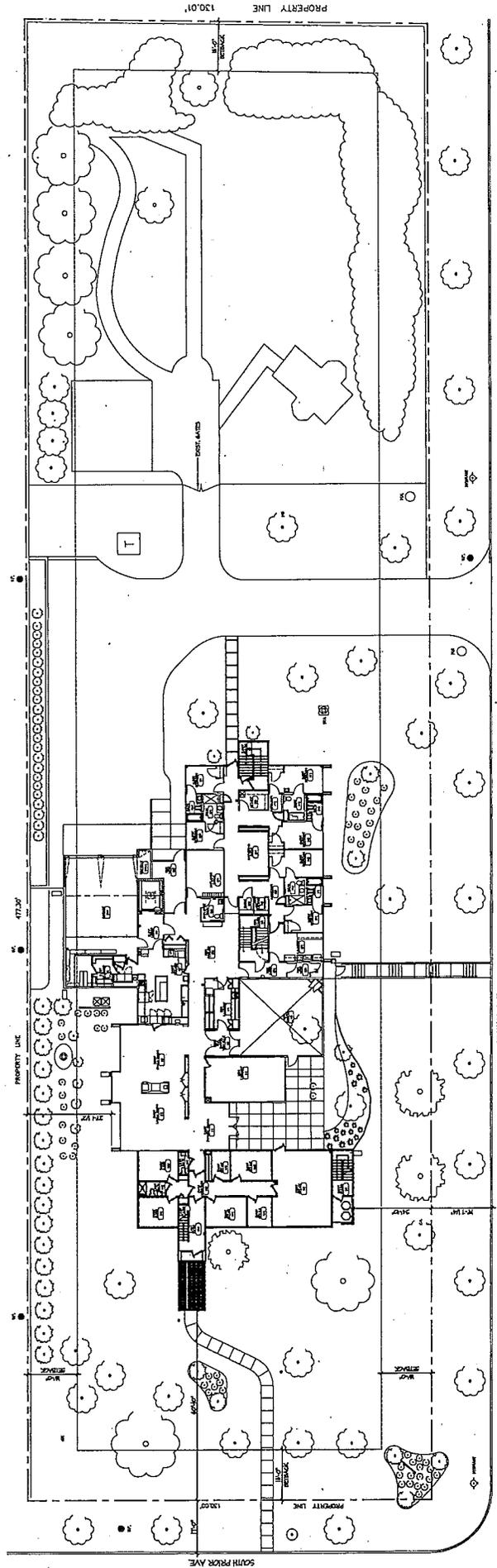
Sincerely,



Robb Majeski

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EXISTING SITE DEMO. PLAN
 NORTH
 0' 10' 20'
 1' = 10' 0" 20' 40' 60' 80' 100'
 EXISTING MAIN LEVEL AREA TOTAL = 11,574 SQ. FT.
 EXISTING UPPER LEVEL AREA TOTAL = 6,246 SQ. FT.
 TOTAL BUILDING AREA TOTAL (BOTH FLOORS) = 17,820 SQ. FT.

DATE:
 10/14/2013

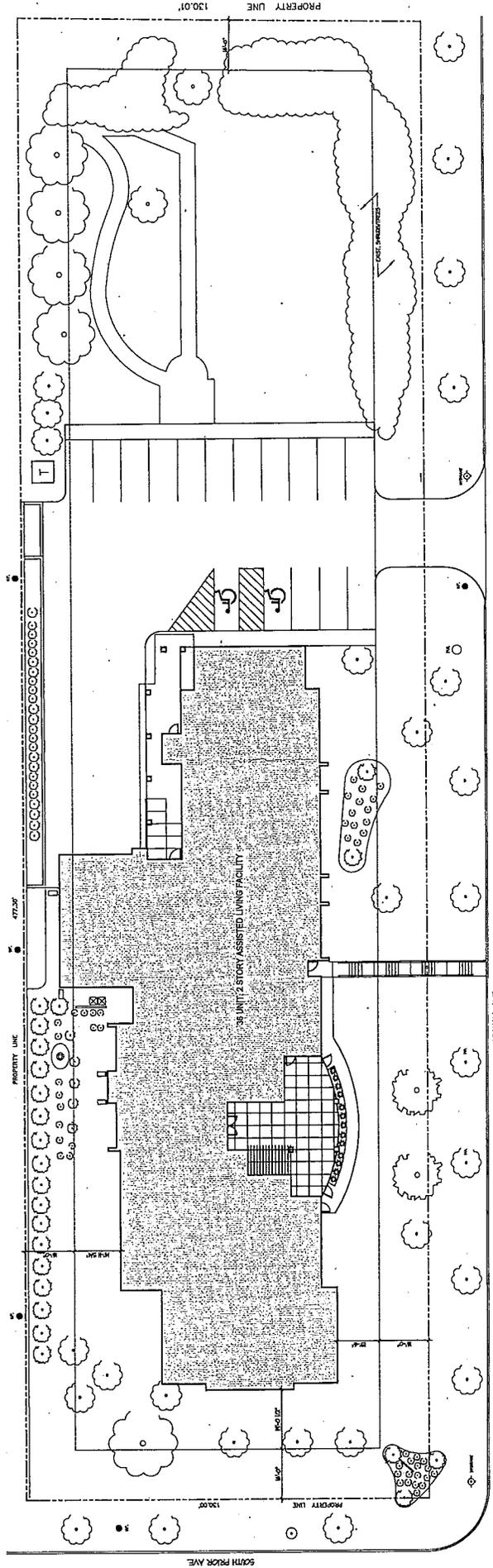
PROPOSED RENOVATIONS & ADDITIONS FOR GRACEWOOD AT HIGHLAND PARK

1403 122nd Street - Suite C
 Chippewa Falls, WI 54729
 Fax 715.228.1688
 www.riversvalleyarchitect.com



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 CONDITIONS SHALL BE FIELD VERIFIED.



1 PROPOSED SITE PLAN
 A2 MAIN LEVEL BUILDING FOOTPRINT AREA TOTAL = 15710 SQ. FT.
 UPPER LEVEL BUILDING AREA TOTAL = 12644 SQ. FT.
 TOTAL BUILDING AREA = 24354 SQ. FT.

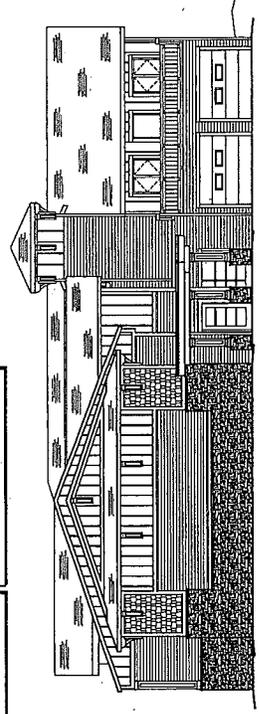
OPTION
A2
 DATE:
 10/14/2013

PROPOSED RENOVATIONS & ADDITIONS FOR GRACEWOOD AT HIGHLAND PARK

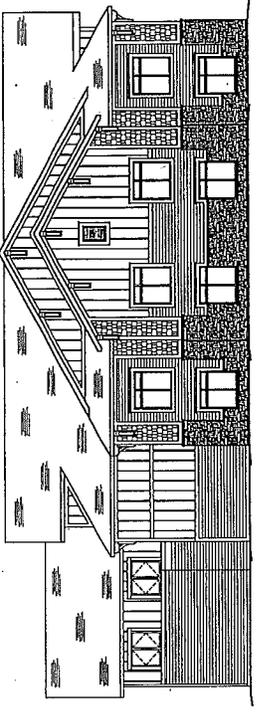
ROYCE VALLEY ARCHITECTS, INC.
 1401 123rd Street, Suite C
 Chesapeake, VA 23029
 Tel: 757.534.1888
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 www.roycevalleyarchitects.com

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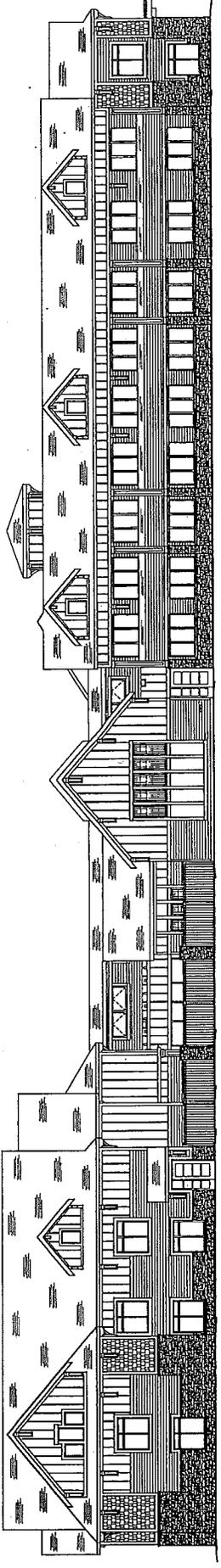
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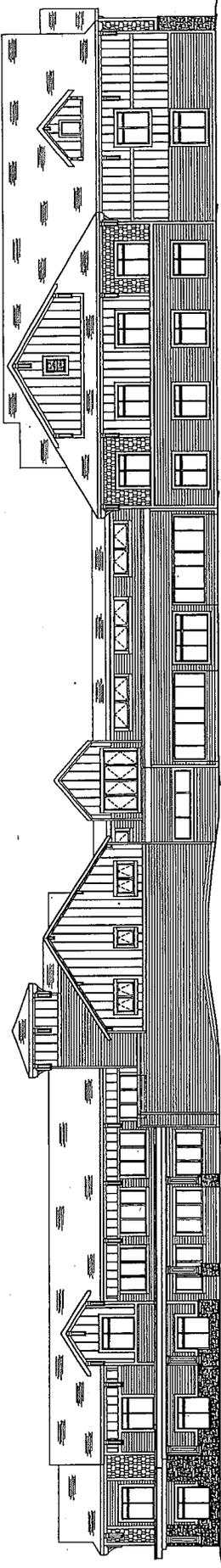
1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION



1403 Linden Street, Suite C
 Chipwood Park, VA 24179
 Fax 753.726.1848
 www.trippvalleyarchitects.com

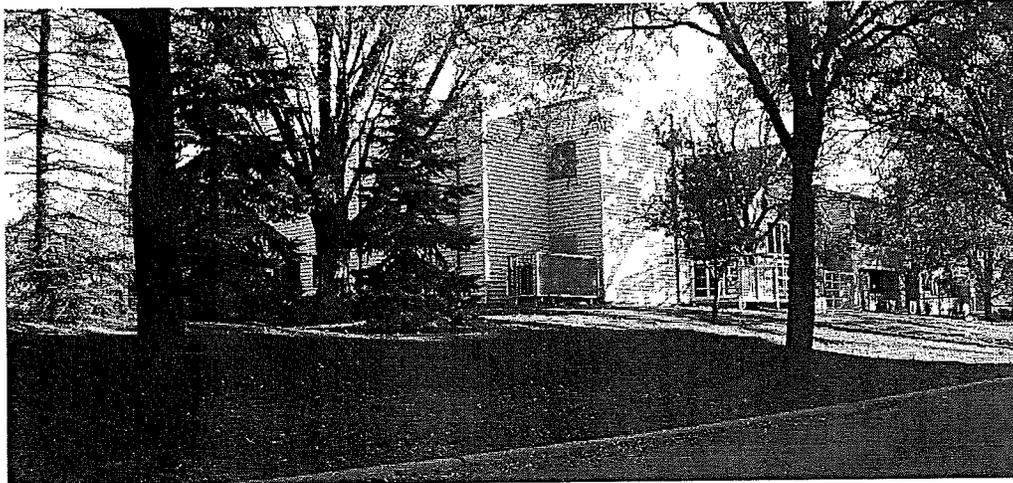
PROPOSED RENOVATIONS & ADDITIONS FOR GRACEWOOD AT HIGHLAND PARK

OPTION
 A3
 DATE: 10/14/2013

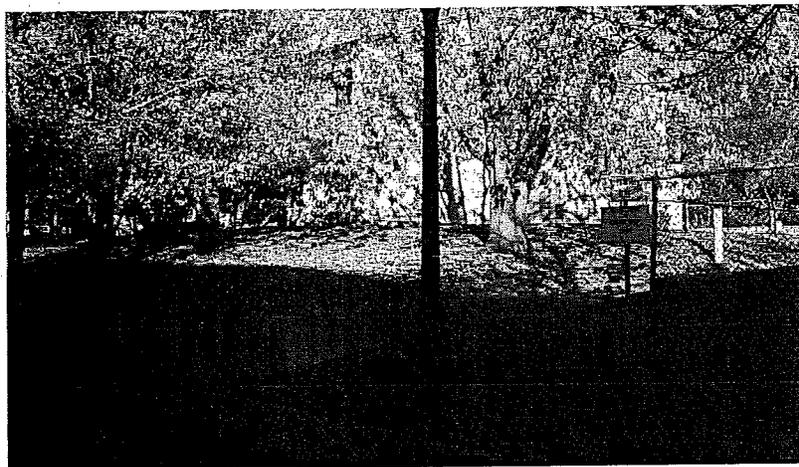
Photos of 1388 South Prior Ave – Franciscan Sisters property



Front entry of existing structure from Graham Avenue (ABOVE)

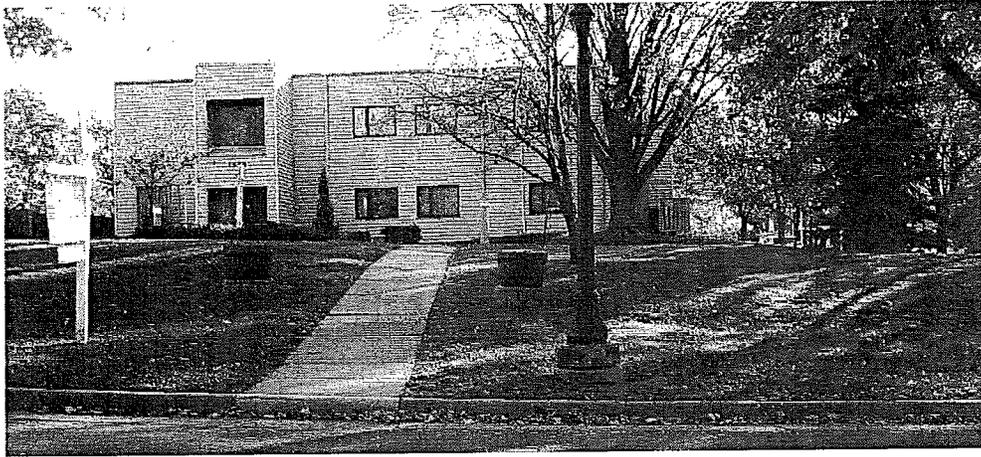


Front view of west end of existing structure from corner of Graham and South Prior Avenues (ABOVE)



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

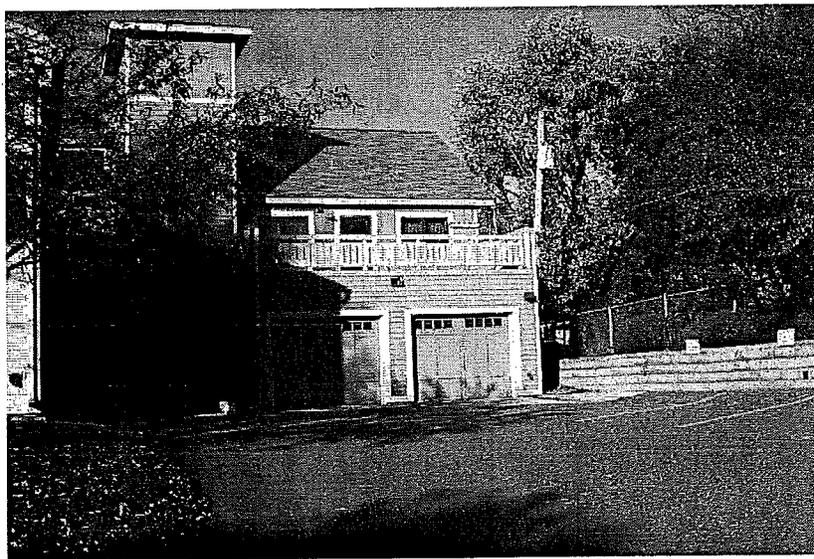
Photos of 1388 South Prior Ave – Franciscan Sisters property



View of west entrance from South Prior Avenue (ABOVE)



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



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

Photos of 1388 South Prior Ave – Franciscan Sisters property



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



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

CITY OF ST PAUL
Owners Report

PID: 21-28-23-24-0127

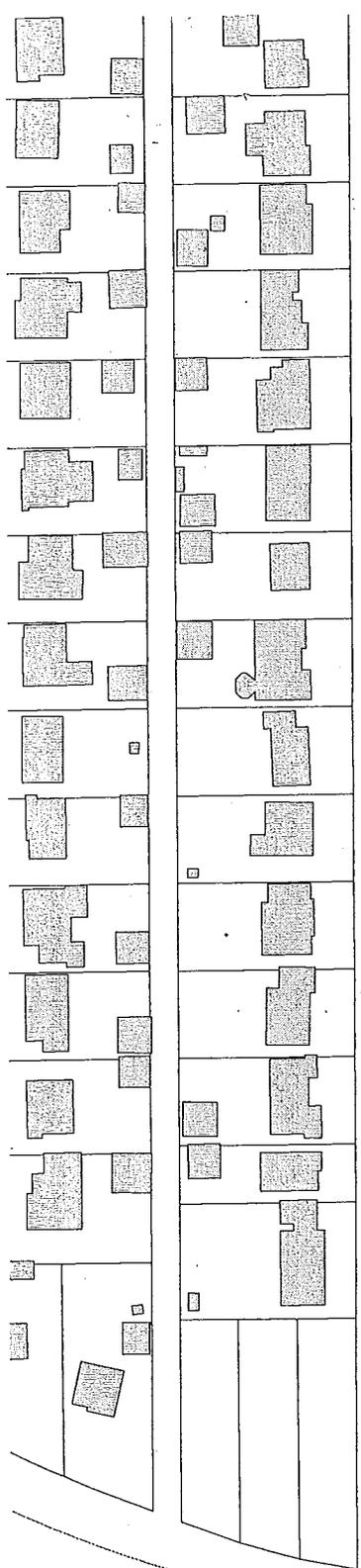
Property Address: 1388 PRIOR AVE S 55116-2659

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

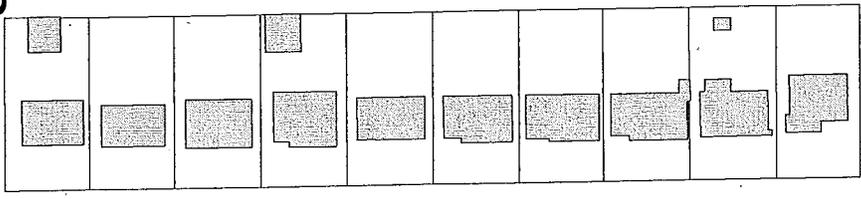
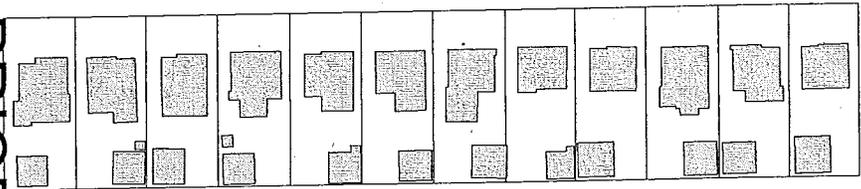
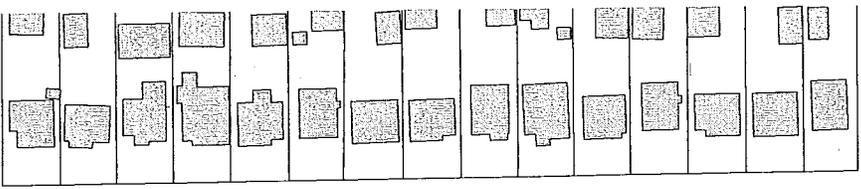
Owner
Taxpayer

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

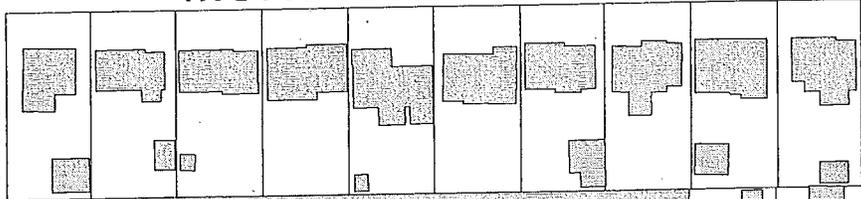




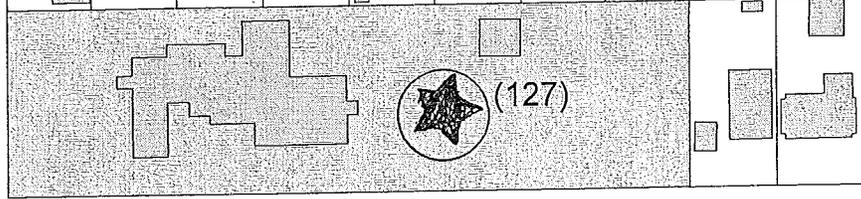
PRIOR



MUNSTER

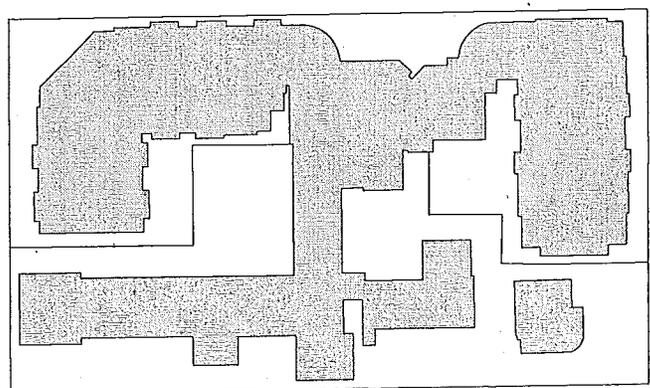


PRIOR

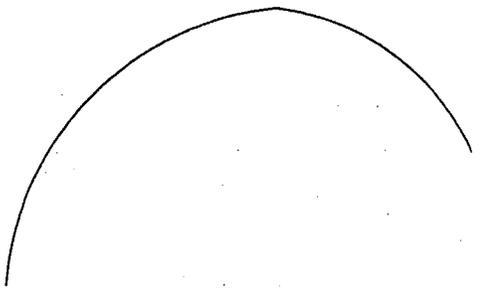
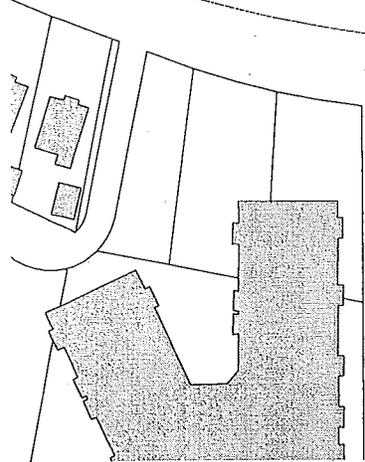
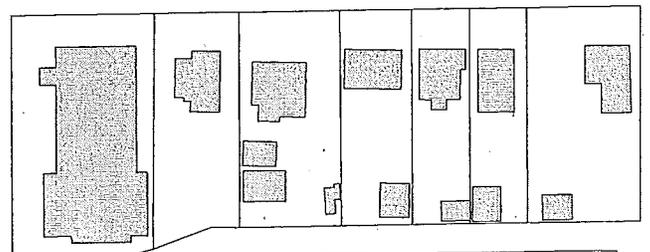


SUE

GRAHAM



NORFOLK





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

LEGEND

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

north

ZONING COMMITTEE STAFF REPORT

FILE # 13-234671

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

uses.

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

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

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

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

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

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

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

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

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

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

The site plan provides sufficient landscaping and parking.

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

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

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

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

J. STAFF RECOMMENDATION:

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



**UNION
PARK**

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

October 16 2013

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

RE: Associated Bank Site Plan Approval for Dayton and Snelling

Dear Josh:

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

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

Sincerely,

Bernadette Chlebeck

Bernadette Chlebeck
UPDC Executive Director



Capitol Region Watershed District

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

October 17, 2013

Doug Harber
Associated Bank
2655 Campus Drive
Plymouth, MN 55441

RE: CRWD Permit 13-026 Associated Bank

Dear Mr. Harber:

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

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

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

Sincerely,

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

Forrest J. Kelley, PE
Regulatory and Construction Program Manager

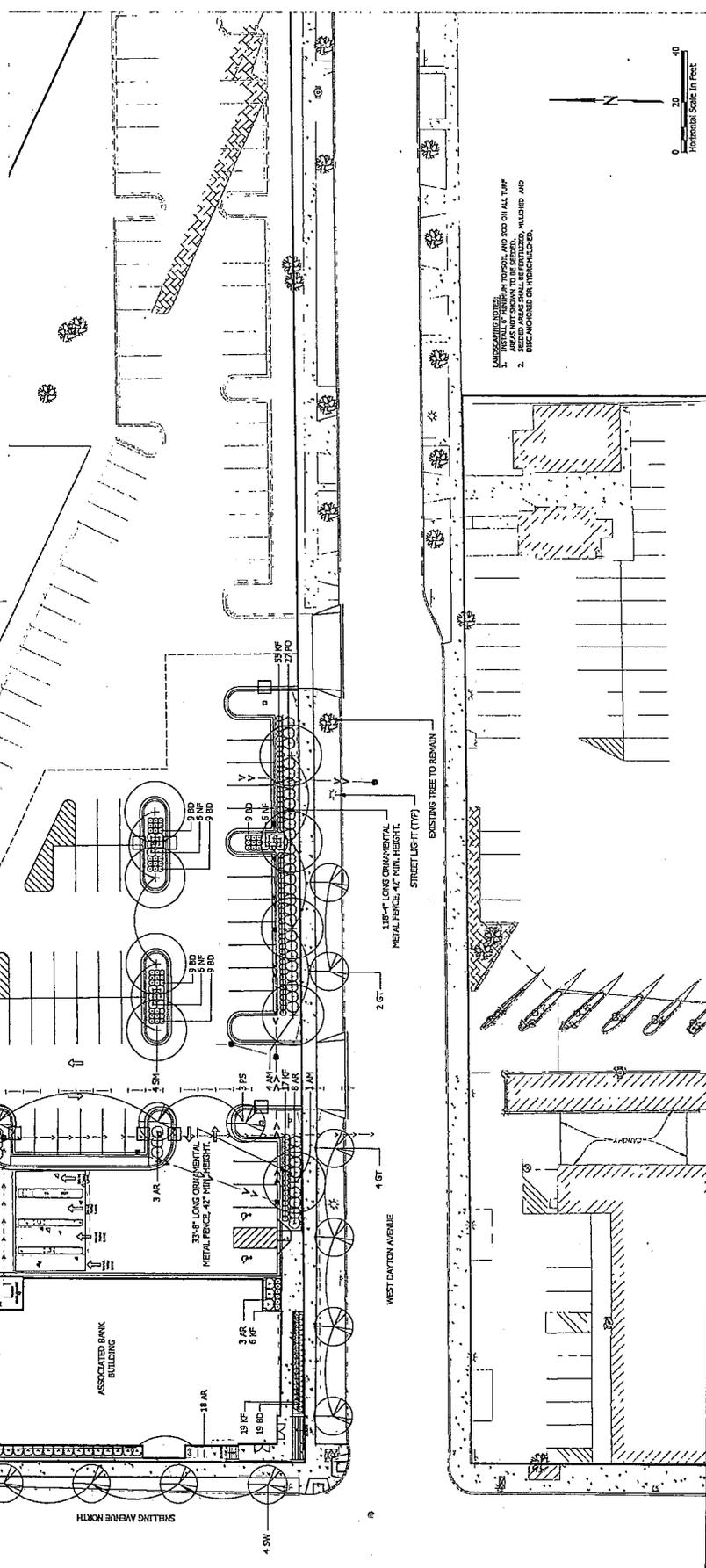
cc: David Ahrens, Stantec
Wes Saunders-Pearce, City of St. Paul
Tom Beach, City of St. Paul
Anca Sima, City of St. Paul
Todd Shoemaker, Wenck Associates

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

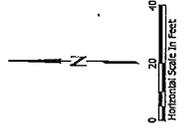
SEE PLAN FOR NOTES AND DIMENSIONS
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
AM	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	5	3" CAL.
SM	ACER X FRENCHMANT 'SCARLET'	SCARLET SENTINEL MAPLE	1	3" CAL.
GT	GLADIOLIA TRICANTHOS var. 'AERINUS SKYLINE'	SKYLINE HONEYLOCUST	6	3" CAL.
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	4	3" CAL.
ORNAMENTAL TREES				
PS	MALUS 'PINK SPIRES'	PINK SPIRES CRABAPPLE	3	2" CAL.
SHRUBS				
AK	ARONIA MELANOCARPA 'MORTON'	JERBOA BEAUTY CHOKERBERRY	35	3 GAL.
NF	SPIREA X 'NEON FLASH'	NEON FLASH SPIREA	18	3 GAL.
PO	PHYSCOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	35	3 GAL.
PERENNIALS / ORNAMENTAL GRASSES				
BD	ERIOGONUM 'SUN'	SUN DAVIDLY	64	1 GAL.
RF	LOLAPAGROSTIS X AULIDIFLORA 'KARL FORBSTER'	FEATHER REED GRASS	37	1 GAL.

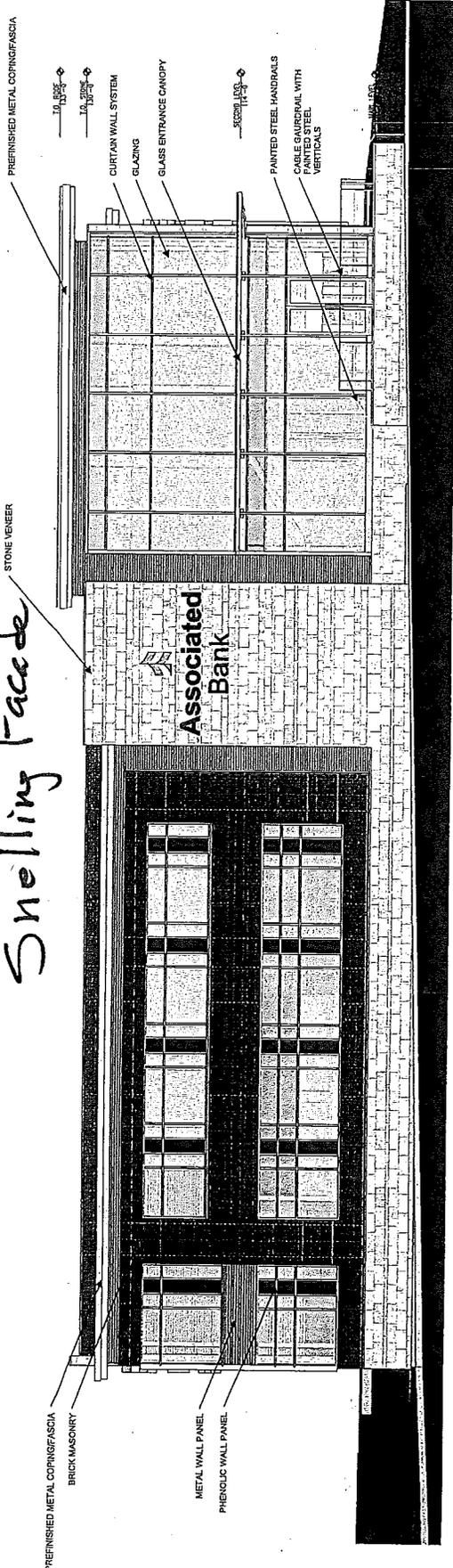


LANDSCAPE NOTES:
 1. INSTALL 4\"/>

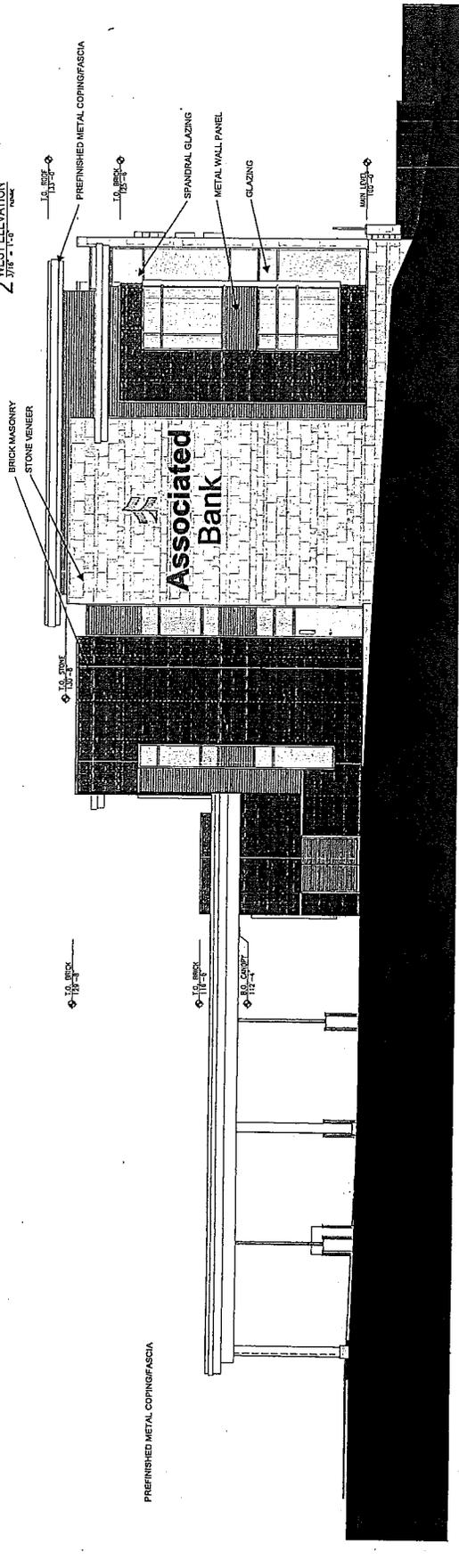


CONCEPTUAL - NOT FOR CONSTRUCTION

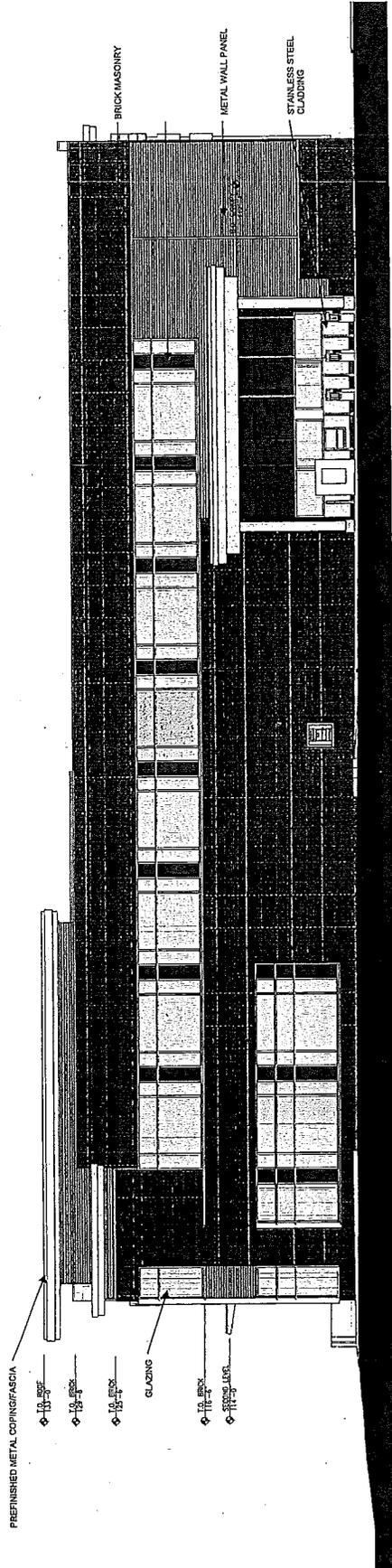
Shelling Facade



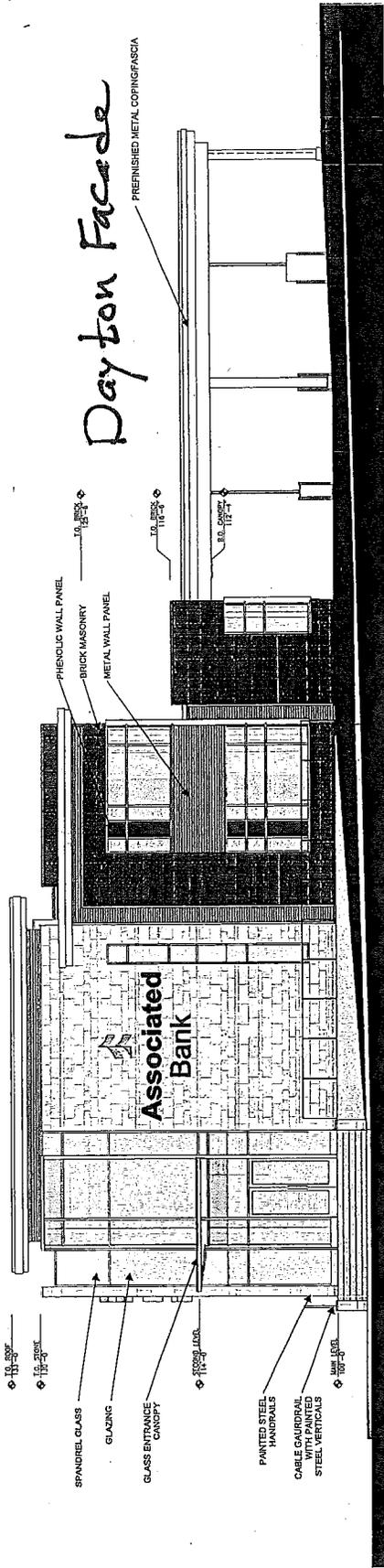
2 WEST ELEVATION
 3/16" = 1'-0"
 FINISH



1 NORTH ELEVATION
 3/16" = 1'-0"
 FINISH



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



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

Dayton Facade

Associated Bank

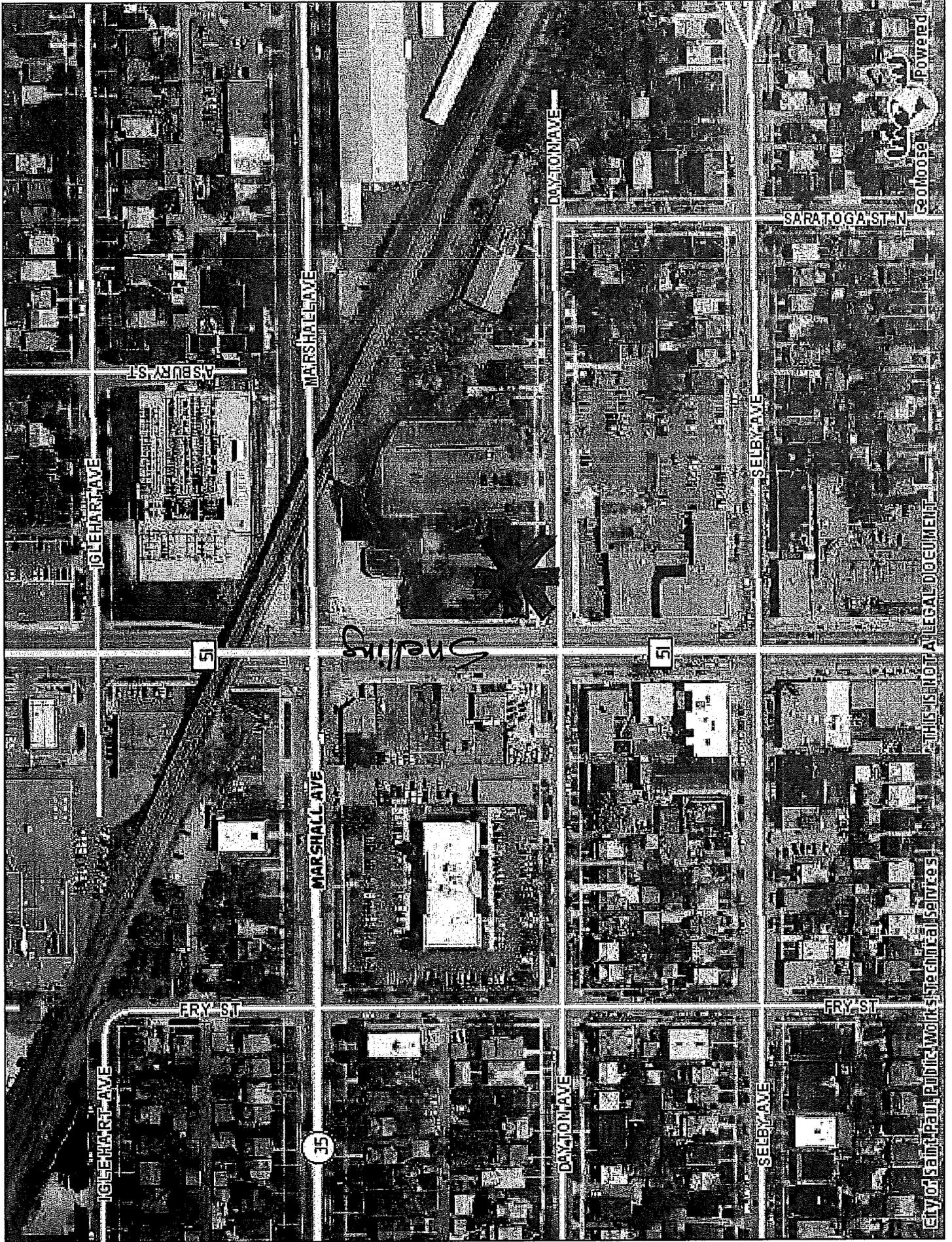
BRICK MASONRY
 METAL WALL PANEL
 STAINLESS STEEL CLADDING

PHENOLIC WALL PANEL
 BRICK MASONRY
 METAL WALL PANEL

PREFINISHED METAL COPING/FASCIA
 10'-0" BRICK
 12'-0" BRICK
 10'-0" BRICK
 GLAZING
 10'-0" BRICK
 BRICK LEVELS
 11'-0" BRICK

10'-0" BRICK
 12'-0" BRICK
 SPANDREL GLASS
 GLAZING
 GLASS ENTRANCE CANOPY
 10'-0" BRICK
 PAINTED STEEL HANDRAILS
 CABLE GAUDBRAN WITH PAINTED STEEL VERTICALS
 10'-0" BRICK

PREFINISHED METAL COPING/FASCIA



35

51

51

THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works Technical Services

GeoMoose POWERED

GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

Show Dashboard Show Reference Map

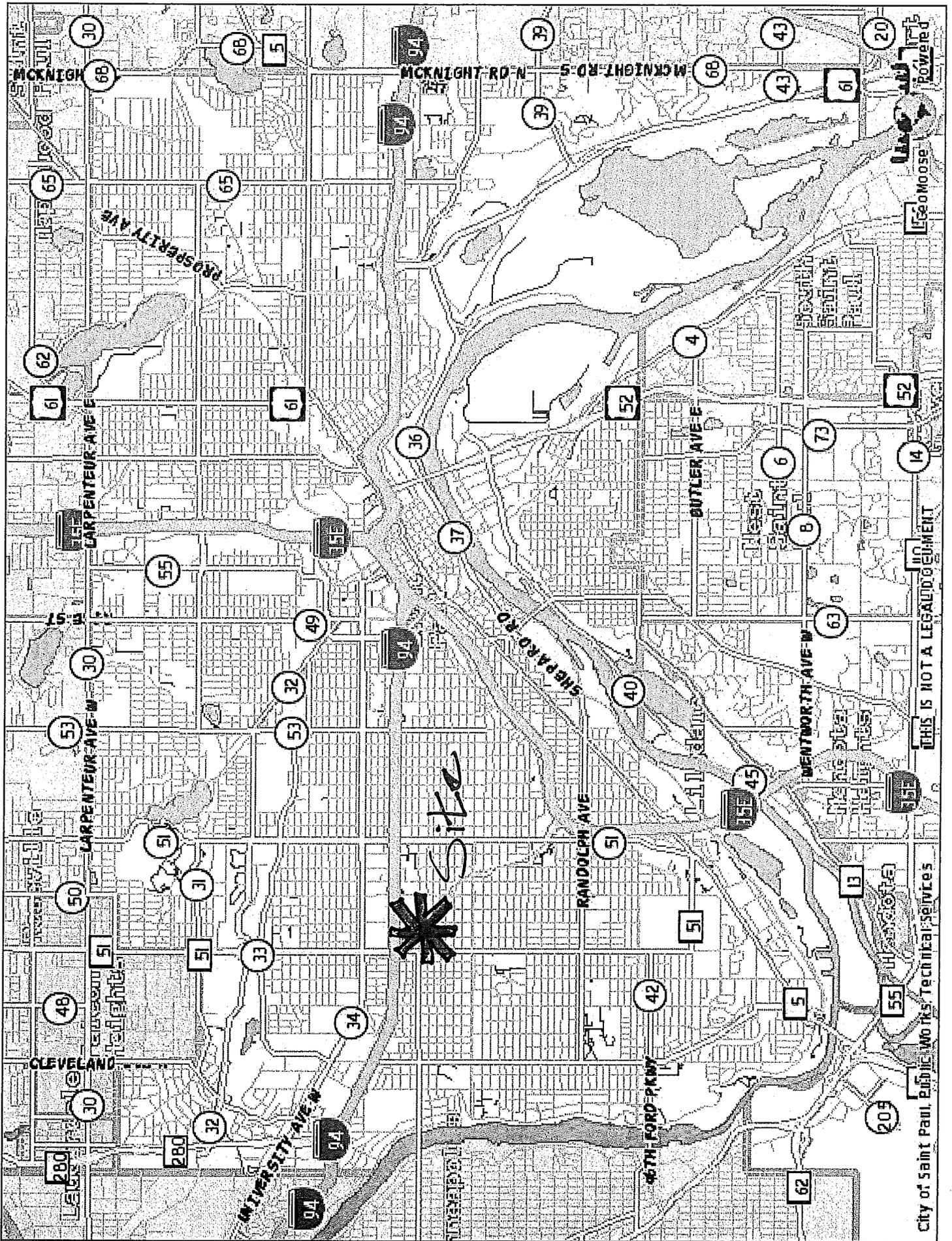


GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

Show Dashboard Show Reference Map





City of Saint Paul, Public Works, Technical Services

THIS IS NOT A LEGAL DOCUMENT



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

DATE: November 8, 2013
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of November 7, 2013 Zoning Committee Hearing

OLD BUSINESS

		<u>Staff</u>	<u>Recommendation Committee</u>
1.	Brett Ripley (13-240-134) Reestablishment of nonconforming use as a 4 plex	Denial	Denial (4 - 1)
	Address: 1685 Taylor Ave between Aldine and Charlotte		
	District Comment: District 11 made no recommendation		
	Support: 0 people spoke, 2 letters		
	Opposition: 0 people spoke, 2 letters		
	Hearing: Hearing is closed		
	Motion: Denial		

NEW BUSINESS

		<u>Staff</u>	<u>Recommendation Committee</u>
2.	Gracewood Assisted Living/Franciscan Sisters Site (13-243-575) Rezone from R3 One Family Residential to RM2 Multi Family Residential	Approval	Approval (5 - 0)
	Address: 1388 Prior Ave S NE corner at Norfolk		
	District Comment: District 15 recommended approval		
	Support: 0 people spoke, 2 letters		
	Opposition: 0 people spoke, 0 letters		
	Hearing: Hearing is closed		
	Motion: Approval		

		<u>Staff</u>	<u>Recommendation Committee</u>
3.	Gracewood Assisted Living/Franciscan Sisters site (13-243-645) Conditional use permit for assisted living facility with memory care	Approval with a condition	Approval with a condition (5 - 0)
	Address: 1388 Prior Ave S NE corner at Norfolk		
	District Comment: District 15 recommended approval		
	Support: 0 people spoke, 2 letters		
	Opposition: 0 people spoke, 0 letters		
	Hearing: Hearing is closed		
	Motion: Approval with a condition		

		<u>Staff</u>	<u>Recommendation Committee</u>
4.	Associated Bank (13-234-671) Site plan review for a new bank building with drive-thru window	Approval with a condition	No recommendation (5 - 0)
	Address: 202 Snelling Ave N		
	District Comment: District 13 recommended approval		
	Support: 0 people spoke, 1 letter		
	Opposition: 1 people spoke, 1 letter		
	Hearing: Hearing is closed		
	Motion: No recommendation		

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

WHEREAS, Mr. Brett Ripley, File # 13-240-134, has applied for reestablishment of nonconforming use as a four-plex under the provisions of §62.109(e) of the Saint Paul Legislative Code, on property located at 1685 Taylor Ave, Parcel Identification Number (PIN) 282923410037, legally described as College Place Taylors Division Ex W 37 Ft Lot 10 And All Of Lot 9 Blk 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on October 24, 2013, and November 7, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

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

1. *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is not met. While the house was originally constructed in 1897 as a one-family dwelling, which would be conforming under the current R4 One-Family Residential District, the property currently has legal nonconforming status as a three-plex. This allows the property to be used reasonably as a three-unit building.
2. *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. A four-plex is equally appropriate in this zoning district as this use did when the property had certificates of occupancy as a four-plex. This building is legally nonconforming as a three-plex.
3. *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. This structure was used as a four-plex for at least 25 years. There will be no expansions or changes to the existing structure to accommodate the additional unit as it already exists within the building. The site has a three-car garage and two paved off-street parking spaces. The neighborhood is primarily composed of single-family homes, but does include duplexes and three-plexes.
4. *The proposed use is consistent with the comprehensive plan.* This finding is met. This property has a future land use designation of Established Neighborhood, which is described as a "predominately residential area with a range of housing types. Single family houses and duplexes predominate, although there may be smaller

moved by _____
seconded by _____
in favor _____
against _____

scale multifamily housing scattered within these neighborhoods." The Hamline-Midway Community Plan advocates for "the development of alternatives to single-family housing throughout the neighborhood as opportunities arise."

5. *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use:* This finding is met. The petition was found sufficient on October 10, 2013: 16 parcels eligible; 11 parcels required; 11 parcels signed.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, based on finding 1 above, that the application of Mr. Brett Ripley for a reestablishment of nonconforming use as a four-plex at 1685 Taylor Ave is hereby denied.

Non-Owner Occupied (w/ actual #s from 2012)

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

Required Information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
Income		
Total monthly rent income for all units	3000	2500
Monthly income from structure other than rent	450	400
Existing vacancy (if any)		
Effective gross income (EGI) / month ¹	\$ 3450	\$ 2900
Effective Gross Income / year	\$ 41400	\$ 34,800
Operating Expenses (Annual) ²	\$ 41,776	\$ 41,676
Maintenance	17,000	17,000
Insurance	5300	5300
Utilities (only include amount paid by landlord)	9840	8640
Other (Identify)	15000	15000
Taxes	3660	3660
Net Operating Income (Annual) ³	\$ -9,396	\$ -14,796
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12750	\$ 12750
Rehab projects		
Total cost of improvements	\$25,000+	\$25,000+
Monthly rehab debt payment	0 - out of pocket	0 - out of pocket
Annual rehab debt payment	\$ 0	\$ 0
Cash Flow: profit, (loss) ⁴	\$ -22,140	\$ -27,540

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

Non-Owner Occupied - 2013 Expenses only (no "startup costs")

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

Required information	With Continuation of Extra Units in Structure (4)	With Conversion of Structure to Legal Number of Units (3)
Income		
Total monthly rent income for all units	3000	2500
Monthly income from structure other than rent	450	400
Existing vacancy (if any)		
Effective gross income (EGI) / month ¹	\$ 3450	\$ 2900
Effective Gross Income / year	\$ 41,400	\$ 34,800
Operating Expenses (Annual) ²	\$ 24,30	\$ -
Maintenance	7500	6500
Insurance	5300	5300
Utilities (only include amount paid by landlord)	9840	8640
Other (Identify)	7675	6075
Taxes	3660	3660
Net Operating Income (Annual) ³	\$ 7429	\$ 4629
Monthly debt / mortgage payment	1062	1062
Annual debt payment	\$ 12744	\$ 12744
Rehab projects		
Total cost of improvements		
Monthly rehab debt payment		
Annual rehab debt payment	\$ -	\$ -
Cash Flow: profit, (loss) ⁴	\$ -5315	\$ -8115

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

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

WHEREAS, Cottagewood Group, File # 13-243-575, has applied to rezone from R3 One Family Residential to RM2 Multi Family Residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1388 Prior Ave S, Parcel Identification Number (PIN) 212823240127, legally described as Fairview South Addition Ex E 120 Ft The S 130 Ft Of Fol Blks 3 And 4 Also Vac Sedan St Adj And All N And S Alleys Adj Sd Blks 3 And Blk 4; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 7, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

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

1. The applicant proposes to rezone the property from single-family (R3) to multi-family (RM2) to allow the reuse and expansion of an existing building (formerly a convent) to an assisted living and memory care facility, which is a conditional use in the RM2 district. The use is consistent with the intent of the RM2 district as defined in Section 66.216, "...to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements..."
2. The proposed zoning is consistent with the way this area has developed. There is a mix of single and multi-family development in the area of two to four stories in height.
3. The proposed zoning is consistent with the Comprehensive Plan. Strategy 2.18 in the Housing Chapter, which advocates to "Support the expansion of housing choices for seniors," specifically states, "Support rezonings for senior housing development..." and "Provide flexibility for the reuse and/or physical adaptation of existing single-family and multi-family buildings for senior housing."
4. The proposed use is compatible with the Highlands on Graham multi-family apartment complex across the street.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property." The proposed RM2 zoning for this property is consistent with the RM2 zoning of the 2.6 acre Highland on Graham property across the street.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Cottagewood Group to Rezone from R3 One Family .

moved by _____
seconded by _____
in favor _____
against _____

city of saint paul
planning commission resolution
file number
date

WHEREAS, Cottagewood Group, File # 13-243-645, has applied for a Conditional Use Permit for assisted living facility with memory care under the provisions of §61.501 of the Saint Paul Legislative Code, on property located at 1388 Prior Ave S, Parcel Identification Number (PIN) 212823240127, legally described as Fairview South Addition Ex E 120 Ft The S 130 Ft Of Fol Blks 3 And 4 Also Vac Sedan St Adj And All N And S Alleys Adj Sd Blks 3 And Blk 4; and

WHEREAS, the Zoning Committee of the Planning Commission, on November 7, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

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

1. The applicant proposes to convert and expand an existing building (formerly a convent) to a 36-unit assisted living facility with memory care service. The existing building is 2-stories and 17,647 square feet; the proposed additions to the east and west sides will enlarge the building to 24,362 square feet, a 35% expansion. The additions will be 2-stories and match the architectural design of the existing building.
2. This application coincides with an application to rezone the property from single-family (R3) to multi-family (RM2) to allow reuse and expansion of the existing building (formerly a convent) for an assisted living and memory care facility, which is a conditional use in RM2, but not allowed in R3.
3. §65.180 states that Standards and Conditions for Assisted living must comply with those listed for nursing home, per §65.182, as follows:
 - a) *The yard requirements for multiple-family use in the district apply.* This condition is met. The minimum lot size is 1,500 sq ft per unit -- a minimum of 54,000 square feet for 36-units. This lot is 60,572 square feet. The front yard setback is 29 feet, 6 inches, greater than the minimum 25 foot setback requirement; the side yard setbacks are 35 feet and more, exceeding the minimum of half the building height. The minimum rear yard setback is 25 feet in RM 2 districts -- the majority of the rear building façade (north side) is setback 35 feet, but an existing rear room extends to within 10 feet of the rear property

moved by _____

seconded by _____

in favor _____

against _____

- line. This non-conforming portion of the building will not be extended or expanded.
- b) ...pertains to traditional neighborhood districts – does not apply
 - c) ...pertains to traditional neighborhood districts – does not apply
4. §61.501 lists five standards that all conditional uses must satisfy:
1. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The proposed use is consistent with the Comprehensive Plan Strategy 2.18 in the Housing Chapter, which advocates to “Support the expansion of housing choices for seniors,” specifically states, “Support rezonings for senior housing development...” and “Provide flexibility for the re-use and/or physical adaptation of existing single-family and multi-family buildings for senior housing.”
 2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The property will continue to use the existing driveway on Graham, which is a safe distance from the Prior intersection and the driveway of the property to the east. The applicant predicts few trips to and from the site, with a maximum of eight staff per shift, perhaps a couple of resident drivers, and occasional visitors.
 3. *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. An assisted living facility will pose minimal impacts to the neighborhood and is consistent with the surrounding residential uses.
 4. *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. This facility is a low impact use that fits into the existing mix of single and multi-family housing.
 5. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use is consistent with the intent of the RM2 district as defined in Section 66.216, “...to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements...” It meets applicable lot size, lot coverage, height, setback and parking standards. Site improvements to landscaping and other exterior features will be reviewed for compliance with all applicable site plan requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Cottagewood Group for a Conditional use permit for assisted living facility with memory care at 1388 Prior Ave S is hereby approved subject to the following condition:

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



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
651-695-4005 Fax 651-695-4019
Email: hdc@visi.com

ZF # 13-243-575 &
13-243-645
Grace wood

Resolution in Support of a Rezone and Conditional Use Permit for 1388 Prior Ave

Whereas Franciscan Sisters of Saint Paul and Cottagewood Group Developers have requested that the property at 1388 be rezoned from R3 to RM2, with a Conditional Use Permit for Gracewood at Highland Park to operate an assisted living and memory care facility; and

Whereas Cottagewood Group Developers and Gracewood at Highland Park has met with the Community Development Committee of the Highland District Council on June 18, 2013 and again with the HDC and Community on October 30, 2013 to present preliminary plans and answer neighbors' questions about the project and operations; and

Whereas the neighbors that attended the community meetings supported the Gracewood at Highland Park project, and many expressed the opinion that it was a very good use for the existing building,

Therefore, be it resolved, that the Highland District Council supports the Rezone of 1388 Prior Ave from R3 to RM2 and supports a Conditional Use Permit for Assisted Living with Memory Care.

Approved on November 1, 2013
By the Highland District Council Board of Directors

Resolution 2013-17D

2F# 13-243-575 &
13-243-645
Gracewood

Clapp-Smith received this phone message on October 30, 2013

From Maxine Donovan -- 699-76xx

She identified herself as living at 1909 Munster, across the alley from property

"I won't be able to make the meeting, but I just wanted to tell you that I am very much in favor of this facility coming in. I think it's the best we can get and it needs to be sold. Thanks."



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

Date: 11/7/13
To: Planning Commission
From: Tom Beach, DSI
RE: Site plan for Associated Bank

The Zoning Committee held a public hearing on November 7 on the site plan for the Associated Bank. They did not forward a recommendation to the Planning Commission as they normally do. This is because information presented at the hearing by the applicant made it appear that the site plan required a Conditional Use Permit for having too many off-street parking spaces.

However, after the meeting staff determined that the information presented at the hearing was incorrect and a Conditional Use Permit is not required. (I explain this in more detail below.)

Other than the issue of the Conditional Use Permit, the Zoning Committee was generally supportive of the site plan. There was some discussion about improving pedestrian circulation between the parking lot and the building. Staff will work with the applicant in the next week on this and if revisions are made to the site plan, the revised plan will be emailed to the Planning Commission.

Parking numbers

The Zoning Code sets a minimum number of parking spaces required for a building based on the use and size of the building. In addition, the Zoning Code was changed a few years ago to set a maximum number of parking spaces that is permitted without a Conditional Use Permit. The maximum is intended to discourage excess pavement for under utilized parking lots. In most cases, the maximum is equal to 170% of the minimum.

Banks and most other commercial uses require a minimum of one off-street parking space for every 400 square feet of gross floor area. The Associated Bank would be a two-story building with approximately 13,000 square feet of floor area. Based on that, the minimum number of parking spaces is 33 and the maximum is 55. The site plan shows 48 parking spaces in the bank's lot. So the number of parking spaces does not require a Conditional Use Permit.

At the public hearing, a zoning summary was presented that incorrectly said the minimum number of parking spaces for the bank is 19 (and the therefore maximum without a Conditional Use Permit is 32 spaces.) These numbers apparently were calculated using a floor area of 7,500 square feet. This is roughly the area of the first floor and does not include the second floor.

City of Saint Paul
Planning Commission Resolution
File Number _____
Date _____

WHEREAS, the Associated Bank, File # 13-234-671, has submitted a site plan for review under the provisions of Sec. 61.400 of the Saint Paul Legislative Code, for a new bank building on property located at 202 Snelling Ave N, legally described as Cardigans Re Arrangement Lot 6; and

WHEREAS, the Zoning Committee of the Planning Commission, on 11/7/13, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings as required under the provisions of §61.402(c) that the site plan is consistent with:

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

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

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

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

The site plan is consistent with applicable ordinances including zoning standards for setbacks, building height, floor area ratio, parking, and Traditional Neighborhood design standards. Per Sec. 63.207, the approximately 13,000 sq. ft. bank requires 33 off-street parking spaces. The site plan shows 48 spaces, less than the maximum of 55 spaces that would be allowed without a conditional use permit. The floor area ratio of the proposed bank building to the approximately 42,500 sq. ft. lot is .3.

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

The site does not have any unique geologic, geographic or historically significant characteristics, and is not an environmentally sensitive area. This Selby/Snelling area has an active commercial

Moved by _____
Seconded by _____
In Favor _____
Against _____

district with a number of older commercial buildings and this development, along with the Vintage project, will enhance the character of this area.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*
The site plan is consistent with this finding. Surface water drainage will be directed to City storm sewers at a controlled rate. The parking lot will have landscaping to provide a visual buffer along Dayton Avenue. The building will not interfere with view, light or air.
5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*
The scale and location of the building, the traffic that would be generated by the bank and the landscaping for the parking lot are all consistent with this finding.
6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*
The project will provide landscaping to shade the building and parking lot. In addition, creating a Transit Oriented Development project at this location is consistent with energy conservation.
7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*
The site plan is consistent with this finding. All traffic for the bank would enter and exit at a driveway on Dayton. No driveways are proposed on Snelling.
8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*
The site has adequate storm and sanitary sewer service. The stormwater system has been oversized and designed to accommodate drainage from the development plus additional drainage from an adjacent parking lot that would be built as part of the Vintage project.
9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*
The site plan provides sufficient landscaping and parking.
10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*
The site plan complies with the provisions of the Americans with Disabilities Act. Accessible parking spaces, routes and access to the building are provided.
11. *Provision for erosion and sediment control as specified in the "Minnesota Pollution Control Agency's 'Manual for Protecting Water Quality in Urban Areas'."*
The site plan is consistent with this finding. It has been reviewed and approved by the City's Water Resource Coordinator and by the Capitol Region Watershed District.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the Associated Bank for a site plan review for a new bank building at 202 Snelling Ave N is hereby approved

ZONING COMMITTEE STAFF REPORT

FILE # 13-234671

1. **APPLICANT:** Associated Bank **HEARING DATE:** 11/7/13
 2. **TYPE OF APPLICATION:** Site Plan Review
 3. **LOCATION:** 202 Snelling Avenue North (NE corner of Snelling and Dayton)
 4. **PIN & LEGAL DESCRIPTION:** See legal description on survey submitted with application
 5. **PLANNING DISTRICT:** 13

ZONING: The Planning Commission recently recommended approval for rezoning to T2 and the City Council approved the rezoning on 10/16/2013.
 6. **ZONING CODE REFERENCE:** 61.402.c
 7. **STAFF REPORT DATE:** 11/1/13 **BY:** Tom Beach and Josh Williams
 8. **DATE RECEIVED:** 9/16/13 **DEADLINE FOR ACTION:** 11/16/13
-

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

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

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

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

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

- H. **DISTRICT COUNCIL RECOMMENDATION:** Union Park District Council sent a letter in support of the project on 10/16/13. Their Land Use Committee voted unanimously to support the project and said they will continue to work with the developer, especially on issues related to the Vintage.
- I. **FINDINGS:** Section 62.108(c) of the Zoning Code says that in "order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with" the findings listed below.

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

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

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

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

The site plan is consistent with applicable ordinances including zoning standards for setbacks, building height, floor area ratio, parking, and Traditional Neighborhood design standards. Per Sec. 63.207, the approximately 13,000 sq. ft. bank requires 33 off-street parking spaces. The site plan shows 48 spaces, less than the maximum of 55 spaces that would be allowed without a conditional use permit. The floor area ratio of the proposed bank building to the approximately 42,500 sq. ft. lot is .3.

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

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

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

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

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

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

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

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

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

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

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

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

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

The site plan provides sufficient landscaping and parking.

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

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

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

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

J. STAFF RECOMMENDATION:

Based on the findings above, the staff recommends approval of the site plan for the Associated Bank.

ASSOCIATED BANK SITE PLAN COMMENTS TO STAFF REPORT

TO: ST PAUL ZONING COMMITTEE
FROM: CATHERINE ZIMMER, CITIZEN PEDESTRIAN AND BIKER & STEERING COMMITTEE MEMBER
NEIGHBORHOODS FIRST!
SUBJECT: FILE # 13-234671
DATE: NOVEMBER 7, 2013
CC: PLANNERS TOM BEACH & JOSH WILLIAMS

I. 1. The staff report states this site plan meets St Paul Comprehensive Plan LU2.5 in that it will provide more jobs. No data is provided to indicate this will occur. The site plan appears to consolidate 6 separate parcels and will remove at least one business, Gutton Credit.

2. Parking: the site as proposed has 50 parking spaces.

This appears to be overbuilt and is not consistent with pedestrian friendly design. Comprehensive Plan S2. states "Building placement, and by extension parking lots should be based on the needs of the pedestrian". Parking lots are vast, empty asphalt covered surfaces that trap heat and allow for toxic run off to our surface waters, e.g. the Mississippi. They are dangerous and uncomfortable for pedestrians.

Comprehensive Plan S2.7 requires Travel Demand Management as part of site plan review. This has not been done for this site. TDM contains alternatives to the single occupancy vehicle for employees and potential renters. These include: bike facilities (there are none noted on the plans), bus passes, employee parking cash out (there is no such thing as "free" parking) and unbundle parking from rent so the true cost of parking is exposed.

4. Protection of adjacent properties and the neighborhood with provisions for stormwater run-off, preservation of views, light and air.

The site plan does not include a detailed discussion using the MPCA's "Manual for Protecting Water Quality in Urban Areas." (<http://www.pca.state.mn.us/index.php/water/water-types-and-programs/stormwater/stormwater-management/stormwater-best-management-practices-manual.html>)

The plan does not include an assessment of soils and topography to minimize erosion, nor does it include Best Management Practices for stormwater, e.g. semipermeable hard surfaces, rain gardens and use of native plants for landscaping as suggested by the MPCA guide. (Plants for Stormwater Design: <http://www.pca.state.mn.us/index.php/water/water-types-and-programs/stormwater/stormwater-management/plants-for-stormwater-design.html>).

Regarding "views, light and air", a 20 plus mature trees + shrubbery, including a number of oaks will be removed with this project.

Trees and native plantings are important for aesthetics and public health. They provide attractive views, help clean the air/reduce greenhouse gases and minimize the urban heat island with shade. Native trees and plants provide the best results for both minimizing maintenance in the form chemical applications and native plants are best for carbon uptake and providing food/habitat for pollinators such as bees and butterflies. The landscaping in plan does not indicate an equal or better amount of replacement.

5. Arrangement of buildings and facilities will not unreasonably affect adjacent properties.

While a variance has been granted for 4 drive through lanes, it is important to note this again may be a case of overbuild. Citizens in the neighborhood view the current drive through lanes are often vacant. My lunch hour visit on 11/6/13 showed only one vehicle at the drive through. With increased use of electronic banking, less drive through lanes should be needed, saving the bank money. A novel approach to better accommodate pedestrians and bikers would be to provide one of the lanes for these modes of transportation.

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

Comprehensive Plan LU3.19 states "promote access to sunlight for solar energy systems in new or rehabilitated residential, commercial, and industrial developments".. and by extension this implies use of both passive and active solar energy.

The Comprehensive Plan suggests the use of LEED standards in building construction. This plan does not appear to have any energy reduction or solar energy utilization features.

Failing to support and increase energy efficiency and alternative forms of energy also does not meet the City's tagline: The Most Livable City in America. If its too hot people are not going to walk or bike.

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

The site plan does not include an "Erosion and Sediment Control Plan" as advised by the MPCA's guidance, including provisions for proper disposal of sediments captured by silt fences or stormwater capture systems. Also, it is important to note contractors do not often adhere to the erosion plans; silt fences, stormwater protectors and ground covers are often not maintained.

9. The site has adequate storm and sanitary sewer service.

The staff report states "the stormwater system has been oversized and designed to accommodate drainage from the development plus additional drainage from an adjacent parking lot that would be built as part of the Vintage project".

Stormwater catch basins only capture 60-70% of coarse sediment, don't capture smaller particles or dissolved compounds, including aquatic toxicants such as PAH (poly aromatic hydrocarbons). Disposal of captured sediment requires special handling, e.g. use as landfill cover. If not emptied, flushing events with large pollutant loads will occur¹. In addition to reduction of paved surfaces and the use of semipermeable asphalt, rain gardens with native plants should be employed.

¹ MPCA Manual for Protecting Water Quality in Urban Areas, Chapter 7.

Citing the zoning code:

Sec. 60.103. Intent and purpose.

This code is adopted by the City of Saint Paul for the following purposes:

- (a) To promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community;
- (b) To implement the policies of the comprehensive plan;
- (c) To classify all property in such manner as to encourage the most appropriate use of land throughout the city;
- (d) To regulate the location, construction, reconstruction, alteration and use of buildings, structures and land;
- (k) To promote the conservation of energy and the utilization of renewable energy resources;
- (o) To fix reasonable standards to which buildings, structures and uses shall conform;
- (p) To protect water resources, improve water quality, and promote water conservation;

Sec. 60.108. Requirements declared minimum.

...The city may impose additional requirements where deemed reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning code and the policies of the comprehensive plan.

Based on these comments it appears a more detailed review of this site plan and the addition of requirements that fit with the both the City's Zoning Code and Comprehensive Plan is in order.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6626
Facsimile: 651-228-3341

To: Planning Commission
From: Comprehensive Planning Committee
Date: November 1, 2013
Re: T1-T2/Transit Street Zoning Amendment Initiation and Draft for Public Review

Background

“Transit street” is a term defined in Zoning Code as “those streets or segments of streets where there is high volume transit service and/or a minimum level of 10 minute peak frequency as follows: University Avenue, Robert Street between University Avenue and Concord Street, Concord Street between Wabasha Street and State Street, and Wabasha Street between Twelfth Street and Winifred Street.” It was added to the code in 2004 along with Traditional Neighborhood zoning districts, applies only to T1 and T2 districts, and applies to only two provisions in these districts:

1. In T2 the Planning Commission may approve a conditional use permit to allow slightly more building height, up to 45 ft. from normal 35 ft. maximum height, “when the structure is within 600 feet of an existing or planned transit stop on a designated transit street.”
2. In T1 and T2 districts, for properties within ¼ mile of a transit street, the minimum required off-street parking for residential uses may be reduced by 25%.

In 2004 it also applied to a 25% reduction in the parking requirement for nonresidential uses in T1-T2 districts along transit streets. This became redundant and was deleted in 2010 when commercial parking requirements were generally reduced more than this city-wide.

The reduced parking requirement for residential uses in T1-T2 districts along transit streets became largely redundant in 2011 when the Central Corridor Zoning Study eliminated all parking requirements within ¼ mile University Avenue. It’s also redundant along Wabasha and Robert Streets downtown, where there is no parking requirement. It only affects the parking requirement for residential uses on a few T2 parcels along Cesar Chavez and Robert Streets, where current use of T2 parcels is almost entirely nonresidential.

Analysis

T1-T2 districts are specifically intended for use along transit routes where compact, mixed-use T1-T2 development supports transit use, and where the availability of transit would generally justify a 25% reduction in the residential parking requirement for T1-T2 development. The minimum parking requirement for residential uses in T3-T4 districts is reduced by 25% generally, not just along transit streets. It is equally appropriate to do this in T1-T2 districts.

Making T1-T2 consistent with this would both simplify the code and be consistent with the intent and purpose of T1-T2 districts.

The Land Use Chapter of the Comprehensive Plan, in Policy LU-1.3, calls for study of T districts to determine how they can accommodate more intense residential development, focusing on density and other development standards including height, scale and massing. It would be consistent with this to consider providing authority for the Planning Commission to approve a conditional use permit to allow slightly more building height, up to 45 ft. from normal 35 ft. maximum height, in T2 districts generally (rather than just within 600 feet of an existing or planned transit stop on a designated transit street) when this would meet general conditional use permit standards related to the character of the particular area and conformance with the Comprehensive Plan and applicable subarea plans. The provision in Zoning Code Sec. 66.331(f) for a conditional use permit for a maximum height up to 65 ft. in T2 districts in certain locations along University Avenue became irrelevant in 2011 when the Central Corridor Zoning Study rezoned these areas to T3 and T3, so this provision can be deleted.

Recommendation

Staff recommends that the Planning Commission adopt a resolution to initiate a Zoning Code amendment to delete the definition of "transit street," reduce required residential parking in T1-T2 districts by 25% generally, and provide for a conditional use permit for slightly more building height in T2 districts generally; and that the Planning Commission release the following draft amendments for public review and set a public hearing for January 10, 2014.

Draft Text Amendments

Sec. 60.221 T. *Transit Street.* ~~Those streets or segments of streets where there is high volume transit service and/or minimum level of 10 minute peak frequency as follows: University Avenue, Robert Street between University Avenue and Concord Street, Concord Street between Wabasha Street and State Street, and Wabasha Street between Twelfth Street and Winifred Street.~~

Table 66.331, Traditional Neighborhood District Dimensional Standards

(f) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.~~

Sec. 66.341. Required conditions in T1-T2 traditional neighborhood districts.

(a) ~~*Amount of parking.* For properties within one-quarter (1/4) mile of a transit street, as defined, the minimum amount of required off-street parking for residential uses specified in section 63.207 Parking requirements by use, may be reduced by twenty-five (25) percent. This provision applies to principal and secondary dwelling units and units in mixed-use buildings, but not to live-work units.~~

city of saint paul
planning commission resolution
file number
date

T1-T2/Transit Street Zoning Amendment Initiation

WHEREAS, T1-T2 districts are specifically intended for use along transit routes where compact, mixed-use development supports transit use and where the availability of transit would generally justify a reduction in the residential parking requirements for T1-T2 development; and

WHEREAS, the Land Use Chapter of the Comprehensive Plan, in Policy LU 1.3, calls for study of T districts to determine how they can accommodate more intense residential development; and

WHEREAS, rather than tying T1-T2 development to a narrow definition of "transit street", a reduced residential parking requirement in T1-T2 districts and a provision for a conditional use permit for slightly more height in T2 districts generally, are consistent with LU 1.3;

WHEREAS, Section 61.801(b) of the Zoning Code authorizes the Saint Paul Planning Commission to initiate amendments to the code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission initiates a study to consider amendments to the zoning code pertaining to the term "transit street," a reduced residential parking requirement in T1-T2 districts, and a provision for a conditional use permit for slightly more building height in T2 districts.

moved by _____
seconded by _____
in favor _____
against _____