

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Appeal of the Site Plan Approval for Grand Avenue Apartments **FILE #** 20-086-348
 2. **APPELLANT:** Anne Geisser **HEARING DATE:** November 19, 2020
 3. **TYPE OF APPLICATION:** Appeal of a Zoning Administrator Decision
 4. **LOCATION:** 1769 Grand Ave.
 5. **PIN & LEGAL DESCRIPTION:** 042823420024 Elmer & Morrison's, Rearrangeme Lot 6 Blk 3
 6. **PLANNING DISTRICT:** 14 – Macalester-Groveland **PRESENT ZONING:** RM2
 7. **ZONING CODE REFERENCES:** §61.701, §61.402(c)
 8. **STAFF REPORT DATE:** November 13, 2020
 9. **DATE RECEIVED:** October 22, 2020 **BY:** Tia Anderson
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- A. **PURPOSE:** Appeal of a zoning administrator decision to approve a site plan (File #20-024-076) for a new 12-unit multi-family residential building at 1769 Grand Ave.
- B. **PARCEL SIZE:** 10,394 sq. ft. (including half of alley), ~ .23 acres
- C. **EXISTING LAND USE:** Duplex (RM2)
- D. **SURROUNDING LAND USE:**
 - North: Single-family residential (R3)
 - East: Multi-family residential (RM2), Commercial (T2)
 - South: Multi-family residential (RM2), Commercial (T2, BC)
 - West: Multi-family residential (RM2), Commercial (B2)
- E. **ZONING CODE CITATIONS:** § 61.701 specifies standards and procedures for appeal of zoning administrator decisions to the planning commission. § 61.402(c) lists criteria for review and approval of site plans.
- F. **HISTORY/DISCUSSION:**

On March 30, 2020, the applicant applied for three variances (File #: 20-024-086) to demolish the existing duplex in order to construct the proposed five-story, 12-unit multi-family dwelling: 1) A lot size of 1,500 square feet per unit is required, 866 square feet per unit was proposed, for a variance of 634 square feet per unit. 2) A side yard setback of 9' is required per side, 6' was proposed per side, for a variance of 3' per side. 3) 19 off-street parking spaces are required, 12 were proposed, for a variance of 7 parking spaces.

The Board of Zoning Appeals (BZA) heard this case on April 27, 2020, and voted to deny all three variances by a 6-1 vote. The applicant then appealed the BZA's decision to deny the requested variances to the City Council (ABZA 20-2), which was heard on June 3, 2020. The City Council approved the applicant's appeal and approved the requested variances, thereby overturning the BZA's decision. Two conditions were added to the approval of the appeal: 1) no exterior balconies on the side-yard elevations and 2) a rooftop amenity deck cannot be installed or constructed.

On March 30, 2020, a Site Plan Review application (File #20-024076) was received for the proposed Grand Avenue Apartments, including a new 5-story, 12-unit multi-family residential building, 12 surface off-street parking spaces, landscaping, and utility connections. The site plan was reviewed by the Site Plan Review Committee, receiving Conditional Approval on May 14, 2020, and administrative Final Approval on October 15, 2020.

On October 22, 2020, the appellant filed an appeal of the zoning administrator's decision to approve the site plan for Grand Avenue Apartments at 1769 Grand Avenue.

G. **DISTRICT COUNCIL RECOMMENDATION:** District 14 stated that they reviewed the site plan when the developer initially contacted them regarding the variance application. District 14 submitted a letter of support for the requested variances. As of November 13, 2020, no recommendation on this appeal was received.

H. FINDINGS:

Zoning Code § 61.701 provides that the Planning Commission shall have the power to hear and decide appeals of zoning administrator decisions where it is alleged by the appellant that there is an error in any fact, procedure or finding made by the Zoning Administrator. In their appeal, the appellant alleges that the approved site plan does not address the parking needs, does not include sufficient detail regarding the trash enclosure, does not adequately protect neighboring properties, and will disrupt the character of the West Summit Avenue Historic District.

Zoning Code § 61.402(c) states that in "order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with" the eleven findings listed below. As a delegated function of the Planning Commission, the Zoning Administrator in consultation with the Site Plan Review Committee found that the proposed site plan is consistent with the findings. The concerns raised in the appeal and staff's evaluation of the site plan are addressed in the findings.

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

The approved site plan meets this finding. According to the applicant, the multi-family development is intended for people of all ages and provides an option for affordable living for those who are willing to share a flat, and/or desire to live adjacent to neighborhood amenities and service providers. As described, this project aligns with Policy H.2 of the Macalester-Groveland's Community Plan to, "Preserve Macalester-Groveland's peaceful community, while promoting a range of housing types and affordability to meet the needs of all people throughout their life and changing lifestyle needs."

Additionally, the project is supported by Policies LU-1.42 and LU-1.21 of the Land Use chapter of the 2030 Comprehensive Plan to promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation and to balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

Finally, Policy H-1.3 of the Housing chapter of the 2030 Comprehensive Plan supports revitalizing the city by developing land-efficient housing. This parcel is the only low-density housing on the block; the entirety of the residential uses on the block have developed multi-unit housing, providing more land-efficient housing.

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

The approved site plan: complies with Zoning Code requirements including design standards; provides for the necessary trash enclosure and general protection of neighboring properties relative to views, light, air, and privacy; and was granted variances for parking, density and dimensional standards. Relevant ordinances include:

- §63.110 – Building design standards.
- §63.114 – Visual screens.
- §63.207 – Parking requirements by use.
- §63.313 – Visual screening.
- §66.216 – Intent, RM2 medium-density multiple-family residential district.
- §66.230 – Residential District Density and dimensional standards.
- §66.232 – Maximum lot coverage.

Setbacks: The approved setbacks buffer abutting properties from the development. Under RM2 for this property, the minimum front setback is 12'. The minimum rear setback requirement is 25'; the site plan includes a 111' rear setback plus the alley. 6' side yard setbacks are allowed based on a variance approved by the City Council. Required off-street surface parking setback is 4' from any lot line.

Density, Lot Coverage, and Height: Under the RM2 Zoning requirements at the time of application, the proposed multi-family residential building received a variance for the minimum lot area per residential unit of 1,500 square feet in a RM2 district, to construct 12 units with lot area of 866 square feet per unit. The approved site plan is below the maximum 35% lot coverage in a residential district (building area of 2,870 sf / 10,394 sf lot area = 27.6% lot coverage). The site plan meets the maximum building height of 5 stories and 50' in a RM2 district. Building height is measured from the established grade to the top of the roof deck.

Design standards: The site plan meets all applicable building design standards including percentage and location of window and door openings, use of building materials and architectural treatments, and screening of roof top equipment.

Parking: Per the off-street parking variance approved by City Council (ABZA 20-2), the site plan includes 12 surface parking spaces accessed off the alley and bike racks for a minimum of 12 bicycle parking spaces.

Screening: Off-street parking facilities that adjoin a residential use or zoning district, shall provide a visual screen. In addition to existing abutting garages that will screen the surface parking lot, the site plan includes a 4.5' cedar fence along the east and north property lines to visually separate the parking lot from the adjoining properties. Landscaping is proposed around the perimeter of the property including shade trees to further screen the parking lot along the west property line.

Trash enclosure: For multifamily structures with ten or more units, garbage dumpsters and trash containers shall be located to the rear of the principal building and enclosed by a visual screen.

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

The approved site plan meets this finding and does not disrupt the character of the West Summit Avenue Historic District. The proposed use is typical of the intent of a RM2 medium-density multiple-family residential Zoning District, which is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.

The property is neither designated as having historical or environmental significance nor was it inventoried by Heritage Preservation. It is also not located within a heritage preservation district and is not subject to their design requirements.

The West Summit Avenue Historic District is to the north of the parcel across the alley. The proposed multi-family dwelling at 1769 Grand Avenue will be constructed towards the front of the lot, approximately 119' away from the historic district boundary measured to the middle of the 16' wide alley. There are surface parking lots along the length of the south side of the alley, similar to the proposed development. The proposed multi-family dwelling and the surface parking lot will not change the historical significance or character of the abutting properties within the West Summit Avenue Historic District that face Summit Avenue as this site aligns with the adjacent properties along Grand Avenue.

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 approved site plan meets this finding and the effect of the proposed building and residential use on adjacent and neighboring properties is reasonable. Specific to the finding:

- Stormwater from the parking lot and building roof will be discharged where it will not cause a hazard or nuisance and directed towards the public alley. The parcel size does not trigger City stormwater run-off rate control requirements.
- The building's proposed front and rear yard setbacks meet or exceed the zoning standard, buffering abutting properties from the development. The minimum rear setback requirement is 25'; the site plan includes a 111' rear setback plus the alley. The 6' side yard setbacks on both sides of this property were granted by the City Council (ABZA 20-2) and are greater than those of the surrounding multi-family dwellings along Grand Avenue.
- The proposed building height is 50'. This aligns with the maximum building height allowed in the RM2 zoning district.
- The approved site plan adheres to §63.110 – Building design standards, including delineation of a primary entrance, direct pedestrian connection to the street, building materials, minimum window and door openings, and reducing visual impact of rooftop equipment.
- Decorative landscaping is planned around the perimeter of the building and property including three shade trees and pollinator plantings along the west of the parking lot.
- Off-street parking will be accessed via a driveway off the alley. The City Council reviewed the proposed amount of parking and configuration of the parking lot and voted to grant the developer a variance (ABZA 20-2) of 7 off-street parking spaces. There are two bus stops located at each end of this block and a dedicated bike path along Summit Avenue, helping reduce single-passenger vehicle trips.
- Refuse and recycling will be properly screened in a 6' tall, 7'x12' cedar enclosure, which meets screening requirements. Building operations will determine the frequency of trash and recycling pick up off the alley.

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 approved site plan meets this finding. The effect of this specific proposed building on neighboring properties is reasonable. This block of Grand Avenue includes many multiple-family residential buildings as well as commercial uses. As a buffer to abutting residential properties, the site plan proposes a 12' front yard setback, 111' rear setback plus the alley, and 6' side yard setbacks based on the side setback variance approved by the City Council.

Required off-street vehicular parking and bicycle parking will be provided in the rear yard, situated between accessory garages on adjacent properties. On the eastern and north eastern property lines, a screening fence buffers the parking stalls where the accessory garage does not. The parking lot perimeter is landscaped.

Refuse and recycling will be stored to the rear of the building in a trash enclosure per Zoning Code standards. Building operations will determine the frequency of trash and recycling pick up off the alley so as to not create a nuisance.

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

The approved site plan meets this finding. A multifamily building is inherently more energy-conserving because it has fewer exterior walls and roof per dwelling unit than low density housing. The building is oriented to the south end of the lot facing Grand Avenue and exceeds the minimum amount of glazing on all sides, allowing each unit to gain solar heat. Decorative landscaping is planned around the perimeter of the building and property including three shade trees and pollinator plantings along the west of the parking lot.

The developer also plans to install a 35.1 kW roof-mounted solar system with the capacity to offset the building's electrical usage by 107%, saving an equivalent of 743 tons of CO₂ over 25 years.

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 approved site plan meets this finding. Required off-street parking shall be provided based on the variance approved by City Council (ABZA 20-2). The site plan includes 12 surface parking spaces accessed off the alley and bike racks for a minimum of 12 bicycle parking spaces. The number of residential units did not warrant a traffic memo or study by Public Works Traffic Engineering. Vehicle turning templates for parking area access were approved by the Public Works Transportation Planning and Safety Division.

The proposed development is located on a collector street with on-street parking, public transit and a bus stop at the end of the block, making it conducive to walking, biking, and using public transit rather than driving.

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

The approved site plan meets this finding and will protect adjoining properties from excess surface water drainage. The parking lot is designed to drain towards the public alley in conformance with City standards. Roof drainage is regulated by the State Plumbing Code; Department of Safety and Inspections staff approved primary and secondary roof drainage to discharge where it would not cause a hazard or nuisance. The roof drainage design includes a curb and gutter "conduit" for the water to reach the alley without flowing onto the sidewalk or parking area. Rate control for stormwater run-off from impervious surfaces is not required based on the parcel size. Water and sanitary services will be connected in Grand Avenue.

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

The approved site plan meets this finding. The Landscape Plan, approved by the City Forester and DSI Zoning, complies with applicable landscaping requirements. Existing boulevard trees will be protected where possible and new boulevard trees planted as required. Landscaping is proposed around the perimeter of the property including shade trees to screen the parking lot along the west property line. A 4.5' screening wood fence will be provided along the east property line and alley to visually separate and screen the parking lot from abutting properties. Off-street parking complies with the approved parking variance. Bicycle parking will be provided in a safe and secure area near the rear of the building.

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 approved site plan meets this finding. One van-accessible parking space will be provided to meet the ADA standards required for lots of 1 - 25 parking spaces. Required accessible entrances and routes shall be provided per accessibility code.

11. *Provision for erosion and sediment control as specified in the ``Ramsey Erosion Sediment and Control Handbook.''*

The approved site plan meets this finding. The site plan includes an erosion and sediment control plan that meets this standard.

I. CONCLUSION AND STAFF RECOMMENDATION:

The approved multi-family residential building's density and dimensions, off-street parking, trash enclosure, and impact on abutting properties is reasonable and consistent with RM2 zoning and the variances approved by City Council (ABZA 20-2). As part of the Site Plan Review, all City staff reviewers signed-off on the site plan as proposed, including department representatives from Safety and Inspections, Planning and Economic Development, Parks Forestry, St. Paul Regional Water, Public Works Transportation Planning and Safety, and Public Works Sewers.

There has not been an error in any fact, procedure or finding made by the zoning administrator pertaining to this case.

Based on the findings above, staff recommends denial of the appeal of the zoning administrator's decision to approve a site plan (File #20-024-076) for a new multi-family residential building at 1769 Grand Avenue.



ZONING APPEAL APPLICATION

To/From Board of Zoning Appeals
Dept. of Safety & Inspections
Zoning Section
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To / From Planning Commission
Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # 20-086-348
Fee Paid \$ 547
Received By / Date T Anderson 10/22/20
Tentative Hearing Date Nov 19, 2020

APPELLANT

Name(s) Anne Geisser
Address 1770 Summit Avenue City St. Paul State MN Zip 55105
Email ageisser@umn.edu Phone 651-698-5290

PROPERTY LOCATION

Project Name Grand Avenue Apartments
Address / Location 1769 Grand Avenue, St. Paul MN 55105

TYPE OF APPEAL: Application is hereby made for an appeal to the:

- Board of Zoning Appeals**, under provisions of Zoning Code § 61.701(c), of a decision made by the Zoning Administrator.
- Planning Commission**, under provisions of Zoning Code § 61.701(c), of a decision made by the Planning Administrator or Zoning Administrator.
- City Council**, under provisions of Zoning Code § 61.702(a), of a decision made by the Board of Zoning Appeals or the Planning Commission.

Date of decision October 15, 20 20 File Number SPR20-024076

GROUND FORS APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission or Board of Zoning Appeals. Attach additional sheets if necessary.

Appellant appeals the final approval of the site plan for the proposed Grand Avenue Apartments project located at 1769 Grand Avenue, St. Paul MN 55105.

The attached letter details the grounds for appeal.

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Appellant's Signature Anne Geisser Date 10/22/20

Anne Geisser
1770 Summit Avenue
St. Paul, MN 55105

TO: Yaya Diatta, Zoning Administrator
Department of Safety & Inspections
375 Jackson Street, Suite 200
Saint Paul, MN 55101

DATE: October 22, 2020

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West 4th Street
Saint Paul, MN 55102

RE: Appeal of Final Site Plan Approval for 1769 Grand Avenue
Project: SPR20-024076

Dear Mr. Diatta and Members of the Planning Commission:

I am appealing the final site plan approval granted to the proposed Grand Avenue Apartments project at 1769 Grand Avenue. Along with many of my neighbors, I have serious concerns regarding the design and scale of the project, particularly in light of the number of residents who will be occupying the apartment building. While we support redevelopment of the property, the approved site plan is a drastic deviation from the historical use and of the property and will negatively impact surrounding properties. **If permitted to move forward, this project will replace a modest 2-unit duplex with a massive 43-bedroom, 5-story apartment building on a narrow residential lot.** The Board of Zoning Appeals correctly concluded that this proposed project should be denied and we implore the Planning Commission to reject the proposed site plan until substantive changes are made.

The Site Plan Does Not Address Increased Parking Needs

The proposed project will replace an existing 2-unit multifamily residential building with a 12-unit multifamily residential building. Notably, the majority of units in the building will have 4 bedrooms per unit and the project as a whole will include 43 bedrooms. Thus, while the property has historically housed 6-10 residents, it is now proposed to house at least 43 residents – and likely more if bedrooms are shared. The site plan only includes 12 parking stalls and 12 bike stalls, and while we understand that the developer has received a parking variance for this project, the site plan does not adequately address the parking needs for 43 residents. Undoubtedly, spillover parking and vehicular traffic will impact neighboring properties, our shared alley and neighboring residential streets.

The Site Plan Does Not Include Sufficient Detail Regarding the Trash Enclosure

The site plan includes a trash enclosure that appears to be completely inadequate for the number of residents anticipated to occupy the project. If there are 12 separate households and at least 43 individuals residing in the apartment building, the waste generated on site will be substantial and the site plan does not include sufficient detail regarding the size of the necessary dumpster and recycling bins. If there is not adequate space on site for a large dumpster and recycling bins, we are concerned that garbage will accumulate near the proposed trash enclosure.

The Site Plan Does Not Adequately Protect Neighboring Properties

The proposed 5-story rectangular building will result in an immediate loss of established trees and green space on this property, and will also dramatically reduce access to natural light and air for all adjacent properties. The site plan does not include reasonable detail regarding surface water drainage, sound and light buffers, or the preservation of views, light and air for neighboring properties. The scale and scope of this project, as well as the associated increase in congestion and noise, seriously threatens to decrease the use and enjoyment of established neighboring properties. We are also concerned that the height of the building will result in a loss of privacy for all residential properties abutting the project.

The Site Plan Disrupts the Character of the West Summit Avenue Historic District

The residences on Summit Avenue that share an alley with 1769 Grand Avenue are designated historic properties within the West Summit Avenue Historic District. As highlighted by the City of St. Paul's Heritage Preservation Commission, local historic district designation is a form of protection for historic properties. Through designation, the City of St. Paul has determined that the Summit Avenue residential properties abutting this proposed project have special historical significance and should be protected. Thus, we find the City's approval of this site plan completely contrary to the stated policy of protecting the historic properties within the West Summit Avenue Historic District. By allowing a new 5-story, 43-bedroom apartment building to tower over the historic homes, the character of the district will be significantly disrupted. The site plan should include specific design elements that conform the proposed apartment building to historic district it abuts, thereby enhancing the neighborhood as a whole.

My neighbors and I urge the Planning Commission to consider this appeal and require substantive changes to the site plan to address our concerns. This single project, as currently proposed, will dramatically alter the block and negatively impact all residents who live nearby. We fully support redevelopment of the property for 1769 Grand Avenue on a reduced scale and we would welcome the opportunity to be involved with future planning along with the developer and City.

Sincerely,

Anne Geisser



CITY OF ST PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
 375 JACKSON STREET, SUITE 220
 ST. PAUL, MINNESOTA 55101-1806
 Phone: 651-266-8989 Fax: 651-266-9124
 Visit our Web Site at www.stpaul.gov/dsi

Site Plan Review Application



Application Date 03/30/2020		Application Method <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Walk-in <input type="checkbox"/> Fax		Site Plan Review Meeting Date April 21, 2020 TRY ONLY	
Site Address(es) 1769 Grand Avenue				Property Identification Number (PIN) 042823420024	
Project Name N/A					
Project Type: New construction multifamily					
<input checked="" type="checkbox"/> New Construction Yes		<input type="checkbox"/> Addition		<input type="checkbox"/> Parking Lot Only	
<input type="checkbox"/> Other Site Work					
Proposed Land Use: Multifamily residential					
<input type="checkbox"/> Commercial		<input type="checkbox"/> Mixed-Use		<input checked="" type="checkbox"/> Multi-Family Residential	
<input type="checkbox"/> Industrial		<input type="checkbox"/> Recreational		<input type="checkbox"/> Single-Family	
<input type="checkbox"/> Duplex					
Project Description: 1769 Grand Avenue is a proposed 12-unit multifamily building on the north side of Grand Avenue between Fairview Avenue and Wheeler Street South. There will be a mix of three and four-bedroom units.					
Project Contacts: Site Plans and documents shall be uploaded to the Electronic Plan Review system planreview.stpaul.gov/ProjectDox					
Applicant Good Timing, LLC a Minnesota Limited Liability Company		Address 202 N Cedar Ave STE #1		Email lwiborg@shinglecreekcapital.com	
		City State Zip Owatonna MN 55060		Phone 612-741-5112	
Responsible Party (Developer/Property Owner) Lucas Wiborg, CFO - Good Timing, LLC		Address Same as above		Email Same as above	
		City State Zip		Phone Same as above	
Architect Ken Piper Tanek, Inc.		Address 118 E. 26th Street, #300		Email kpiper@tanek.com	
		City State Zip Minneapolis MN 55404		Phone 612-998-8100	
Civil Engineer Nick Adam Rehder & Associates, Inc.		Address 3440 Federal Drive, #110		Email nadam@rehder.com	
		City State Zip Eagan MN 55122		Phone 651-337-6729	
REQUIRED: Email to receive Electronic Plan Review document upload link: <u>kpiper@tanek.com, tvanhouten@tanek.com</u>					
Project and Land Use Details:					
Est. Project Start/End Dates: 07/01/2020 - 04/01/2021			Estimated Project Cost: \$ 3,162,600		
Existing Use: Duplex			Proposed Use: Multifamily residential		
Parcel Area (square feet): 9,995 SF			Disturbed Land Area (square feet): 9,995 SF		
Building Gross Floor Area: 17,556 SF			Floor Area Ratio: 1.41		
No. of Existing Off-Street Parking Spaces: 1			No. of Proposed Off-Street Parking Spaces: 12		
No. of Existing Residential Units: 2			No. of Proposed Residential Units: 12		
No. of Affordable Residential Units: 0			% AMI for Affordable Residential Units: N/A		
<input type="checkbox"/> Flood Plain Property		<input type="checkbox"/> Historic District/Property		<input type="checkbox"/> Steep Slopes (>12%)	
<input type="checkbox"/> Travel Demand Mgmt. Plan					
<input type="checkbox"/> If you are a religious institution you may have certain rights under RLUIPA. Check this box if you identify as a religious institution.					
<input checked="" type="checkbox"/> Applicant certifies that all information provided herein is true and accurate.					
APPLICANT NAME (PRINT) Lucas Wiborg, CFO - Good Timing, LLC			SPR File # 20-024076 NTRY ONLY		
APPLICANT SIGNATURE 03/30/20			SPR Fee \$ \$525 STAFF ENTRY ONLY		
<input type="checkbox"/> Check		<input type="checkbox"/> Credit Card		<input type="checkbox"/> Online Payment	



CITY OF ST PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-9124
Visit our Web Site at www.stpaul.gov/dsi

Site Plan Review Application



STAFF USE ONLY

City Agent Ashley Skarda	Date Application Received March 30, 2020
Zoning District RM2	Overlay Zoning District n/a
District Council Mac Groveland - DC 14	City Council Ward 3
Watershed District n/a	MnDOT or County ROW n/a
<input checked="" type="checkbox"/> Entitlements Required: Variance, CUP, Rezoning, Plat	<input type="checkbox"/> Current Building Permit(s) #
<input checked="" type="checkbox"/> Parkland Dedication Fee Required, AMOUNT: \$ _____	<input type="checkbox"/> Previous SPR(s)



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
 375 JACKSON STREET, SUITE 220
 ST. PAUL, MINNESOTA 55101-1806
 Phone: 651-266-8989 Fax: 651-266-9124
 Visit our Web Site at www.stpaul.gov/dsi

Site Plan Review Application Submittal Requirements



Site Plan Review applications and application fees may be submitted to the City of Saint Paul Department of Safety and Inspections at 375 Jackson Street, Suite 220, St. Paul MN 55101, by email at SitePlanReview@ci.stpaul.mn.us or by fax at 651-266-9124. Site Plan Review can be reached at 651-266-9008 from 7:30 am - 4:30 pm, Monday through Friday.

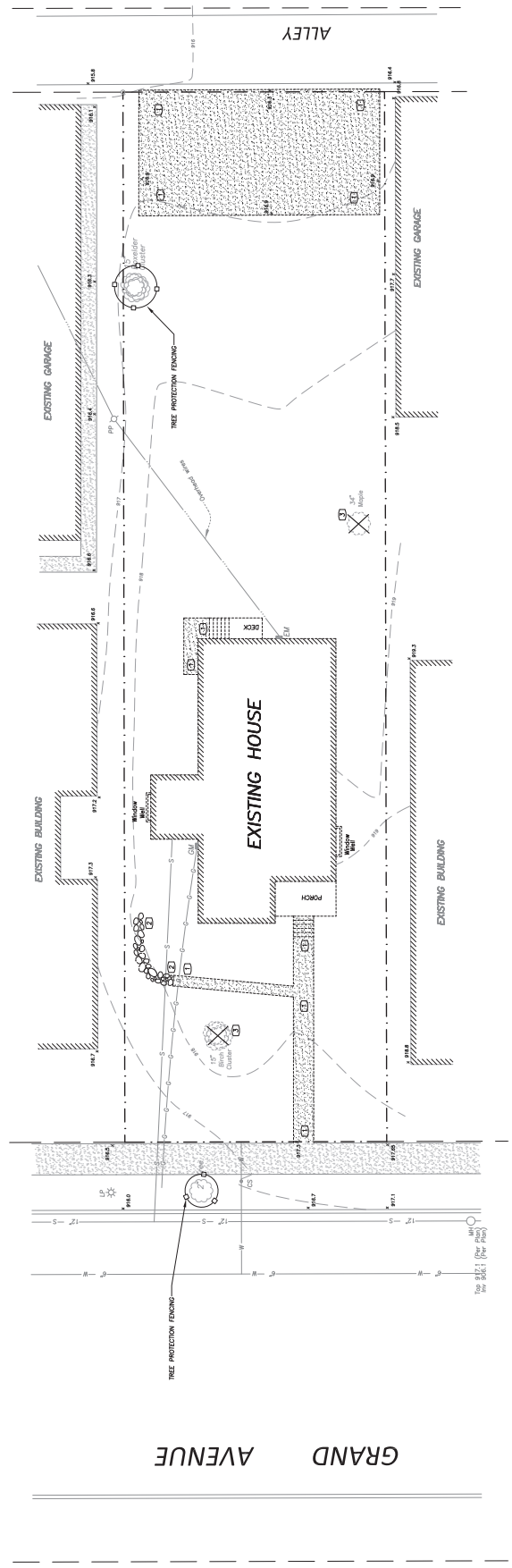
Site Plan Review is required for multi-family residential, commercial, industrial, institutional, or recreational new construction, additions, or parking lots, as well as land disturbances greater than 10,000 feet square, construction on slopes 12% or greater, or one and two-family residential properties over one acre or located in a tree preservation district.

Identify the items below that are included with the submittal of your Site Plan Review application package. Provide an explanation for any item indicated as Not Included or Not Applicable. Failure to provide required documentation may result in your Site Plan Review application being rejected.

Upload this completed document and the following required Site Plan materials to your Electronic Plan Review project.

Item	Yes	No	N/A	Comments:
Site Plan Review Application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Application Fee (check or credit card)— \$525 for first 10,000 sf of disturbance, plus \$210 for each additional 10,000 sf increment of disturbance for expansions or parcel area for new construction. Additional fees may apply, e.g. TDMP, Flood Plain, Steep Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Description/Overview— Narrative description of the project, project contacts and design professionals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location Map— Map of the proposed development within the City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Certified Survey— Including existing conditions such as property lines, easements, buildings, utilities, parking, sidewalks, driveways, landscaping, wetland, park land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Demolition Plan— Including private property and public realm removals, utility cuts, tree protection measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion Control Plan— Including measures such as silt fences, inlet protection, rock construction entrance and street cleaning, stormwater pollution prevention plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Layout and Paving Plan— Including proposed buildings, dimensions, and other appropriate labels. Consider Zoning design and dimensional standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Grading Plan— Including existing and proposed conditions, 1' contours and elevation points, ponding areas for storm water detention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utility Plan— Including water lines, hydrants, fire department connections for sprinklers, catch basins with rim and invert elevations, sanitary and storm lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping and Site Improvements— Existing and proposed conditions including planting schedule and details, streetscape features (e.g. lighting, fences, sidewalks, poles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Architectural Plans— Building elevations, basic floor and parking level plans, roof plans including drainage and mechanical screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exhibits— As needed, e.g., vehicle turning movements, site triangles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HydroCAD and Drainage Maps— As needed to meet stormwater rate control requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Travel Demand Management Plan (TDMP)— For development of 100+ off-street parking spaces, or 100+ spaces existing and increase of 25% or 50 parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic Memo or Traffic Impact Study— As requested by Public Works Transportation Planning and Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floodplain Application— Flood Response Plan required for development within the River Corridor Critical Area or flood plain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



- DEMOLITION NOTES**
- 1 - Remove concrete pavement.
 - 2 - Remove landscaping rock.
 - 3 - Remove tree(s).
 - 4 - Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Proposed work within, or adjacent to the location of and maintained for the duration of the project. Contractor shall contact City Forester (651-632-2437), prior to demolition or other land disturbances associated with site construction, to verify tree protection is installed.

APPROVED

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- CONCRETE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING WATERMAN
- EXISTING SANITARY SEWER
- EXISTING BURIED GAS LINE

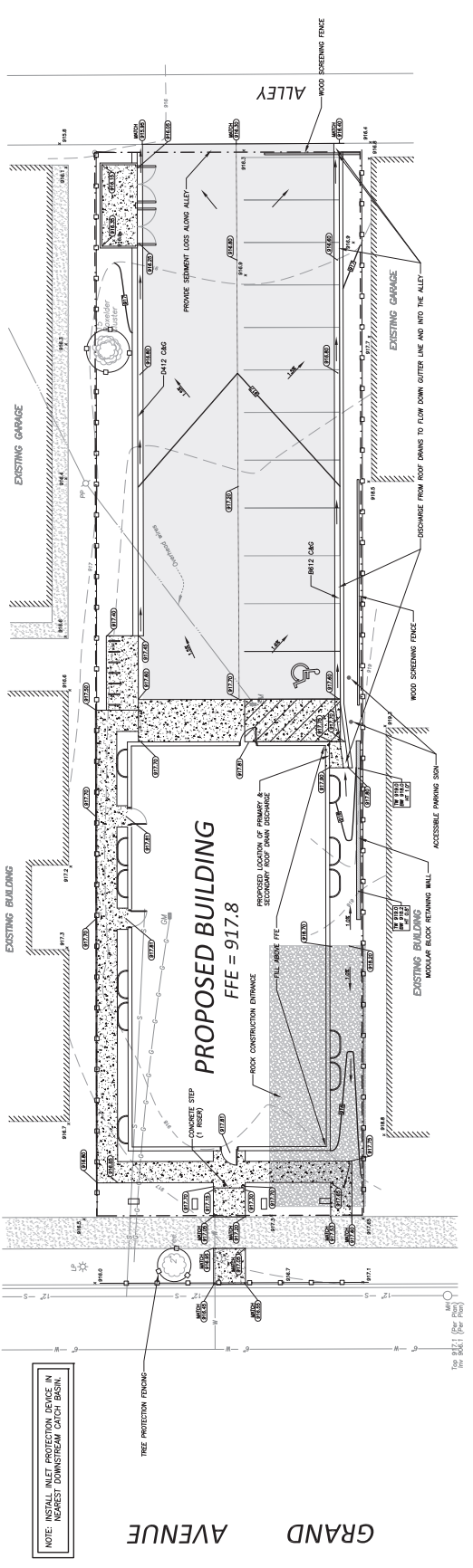
Scale in Feet

0 10 20 30

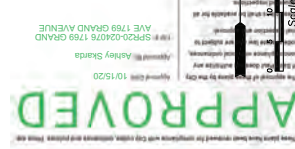
North Arrow

NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING BUILDING

NOTE: SEE UTILITY PLAN FOR REMOVAL/DEMOLITION OF EXISTING UTILITIES.



NOTE: INSTALL INLET PROTECTION DEVICE IN NEAREST DOWNSTREAM CATCH BASIN.



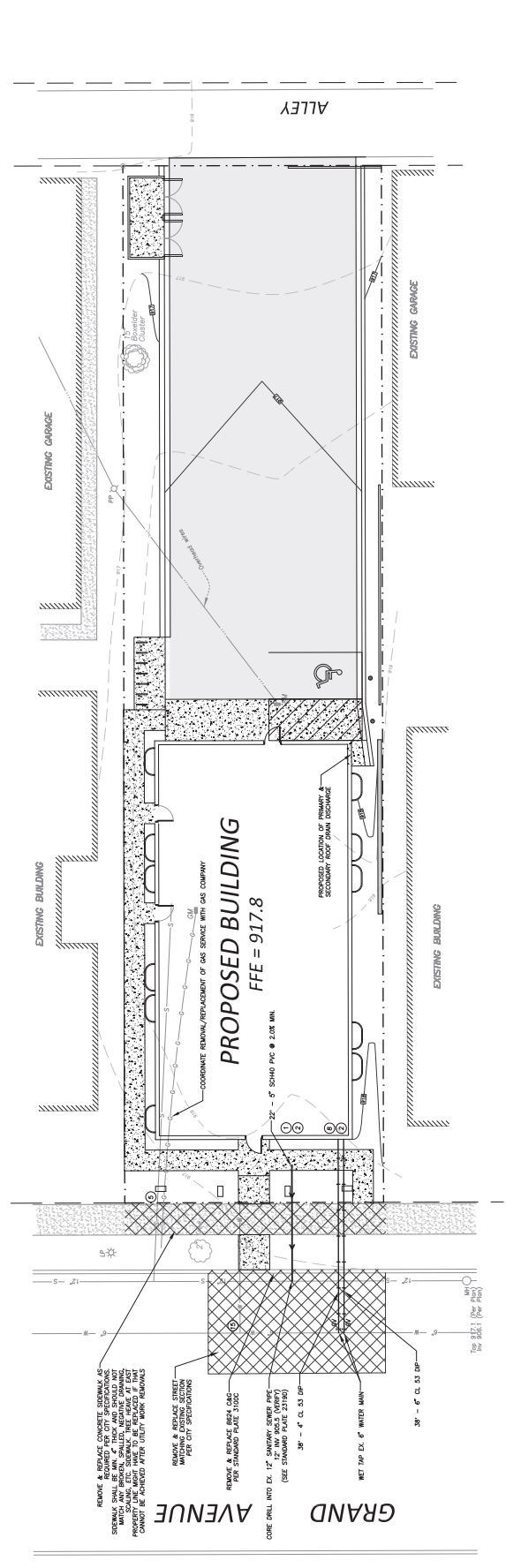
LEGEND

	PROPOSED CONCRETE
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	SALT FENCE
	BOUNDARY/ROW/BLOCK LINE
	DRAINAGE ARROW
	EXISTING WATERMAIN
	EXISTING BURIED GAS LINE
	EXISTING CONTOUR
	EXISTING ELEVATION

- REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY:**
- 13 - All utilities and contractors must be registered, insured and bonded, as recognized by the Public Works Right of Way Service Desk. (651-266-6151) if they will be working in the public right of way.
 - 14 - All work within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right-of-way under a permit from Public Works Service Desk (651-266-6120). Stilework grooves must be carried across driveways.
 - 15 - RIGHT OF WAY RESTORATION: Restoration of asphalt and concrete pavements are performed by the Public Works Traffic Engineering, Repairing and Maintenance unit. The contractor shall contact Public Works Traffic Engineering, Repairing and Maintenance at the beginning of any restoration project in the street at (651) 266-6120. Restored areas shall meet or exceed the Minnesota Department of Transportation (MnDOT) standards for all work. A minimum of 28 days of curing is required. The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651-632-5193). Any work must be completed by a licensed tree contractor. If construction, to verify tree protection is installed.
 - 16 - Contractor shall contact City Forester, prior to removal or other land disturbances associated with site construction, to verify tree protection is installed.
 - 17 - As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way, the developer shall provide to the ROW Inspector the name and contact information of the person who will be responsible for providing the work in the ROW. Said delays will be the sole responsibility of the developer. The contractor shall contact the City Forester, Jennifer Ziemer (651-266-6120), at least 10 business days prior to the start of work. If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor.
 - 18 - STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice to reduce sediment, debris, silt, and other materials from construction sites. It is a temporary measure and not a permanent solution. Sweeping should be performed on a regular basis. Sweeping should include all areas of the site, including paved areas, and should be performed during and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off of all mud flats to avoid any buildup on the street pavement.

- EROSION CONTROL NOTES**
- 1 - All construction activities shall be initiated prior to grading operations and maintained until all construction has been completed and all construction disturbed areas have been restored.
 - 2 - Sweep paved public streets as necessary where construction sediment has been deposited.
 - 3 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
 - 4 - Sediment shall be disposed of in portable washout concrete basin or disposed of in a combined area.
 - 5 - STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice to reduce sediment, debris, silt, and other materials from construction sites. It is a temporary measure and not a permanent solution. Sweeping should be performed on a regular basis. Sweeping should include all areas of the site, including paved areas, and should be performed during and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off of all mud flats to avoid any buildup on the street pavement.

- GENERAL NOTES**
- 1 - Construction supplies, materials, spoils, equipment, and vehicles shall not be stored or operated within the public right of way.
 - 2 - All materials, supplies, and equipment shall be stored on the property of the contractor. The City Forester may be a deputy in obtaining permits for the work in the ROW. Said delays will be the sole responsibility of the developer. The contractor shall contact the City Forester, Jennifer Ziemer (651-266-6120), at least 10 business days prior to the start of work. If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor.
 - 3 - CONSTRUCTION: Any infrastructure damage resulting from the contractors activities, incidental or otherwise, shall be repaired/replaced to the satisfaction of the City at no cost to the City.
 - 4 - Contractor to maintain access to the fire department connection for fire department personnel at all times.
 - 5 - As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way, the developer shall provide to the ROW Inspector the name and contact information of the person who will be responsible for providing the work in the ROW. Said delays will be the sole responsibility of the developer. The contractor shall contact the City Forester, Jennifer Ziemer (651-266-6120), at least 10 business days prior to the start of work. If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor.
 - 6 - AN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.
 - 7 - TREE PROTECTION: Tree protection shall be provided for all trees with a diameter greater than 4 inches DBH. Tree protection shall be installed and maintained for the duration of the construction project. Tree protection shall be installed and maintained for the duration of the construction project.
 - 8 - TREE PROTECTION: Tree protection shall be provided for all trees with a diameter greater than 4 inches DBH. Tree protection shall be installed and maintained for the duration of the construction project. Tree protection shall be installed and maintained for the duration of the construction project.
 - 9 - PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or electrical equipment in the public right of way. Any such installation shall be removed at the expense of the developer. The developer is responsible for securing excavation permits to run their service into the property. Utilities are responsible for securing excavation permits to run their service into the property.
 - 10 - The Contractor shall contact Miss Lauson, General Foreman, Utilities - Street Maintenance, (651-266-6780), if removal or relocation of existing facilities is required or in the event of damage to existing facilities. The Contractor shall assume responsibility (and related costs) for any damage or relocation of existing facilities.
 - 11 - The Contractor must obtain an Obstruction Permit from Public Works Right of Way Service Desk before any work is performed in the public right of way. The contractor shall be liable for any damage to City streets, sidewalks, or alleys.
 - 12 - All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the public right of way, and according into the right of way is needed to facilitate construction, contact Public Works Traffic Engineering, Repairing and Maintenance at (651) 266-6120 for an Excavation Permit.
 - 13 - It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates for both obstruction and excavation permits. Failure to secure an excavation permit or obstruction permit will result in a citation-permit fee and other fees required under City of St. Paul Legislative Codes.



- UTILITY NOTES (SANITARY SEWER)**
- Remove and replace concrete sidewalk of existing building to match existing sidewalk on adjacent property line. All utility work shall be done in accordance with the City of Saint Paul Public Works Department Utility Standards. The City of Saint Paul Public Works Department will not be responsible for any damage to the property line or existing utility work.
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- UTILITY NOTES (WATER MAIN)**
- Remove and replace concrete sidewalk of existing building to match existing sidewalk on adjacent property line. All utility work shall be done in accordance with the City of Saint Paul Public Works Department Utility Standards. The City of Saint Paul Public Works Department will not be responsible for any damage to the property line or existing utility work.
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PERMITS

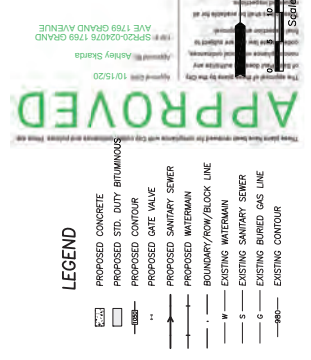
SPRINKLER PERMITS: Plumbing Contractors to install "Transfer Pumps" from Public Works desk (651-268-6244) for information on obtaining this permit.

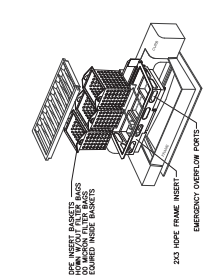
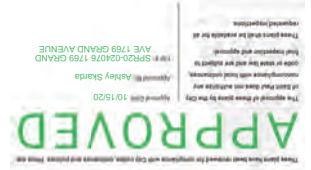
SEWER REMOVAL/ABANDONMENT PERMIT: Plumbing Contractor to obtain "Removal Permits" from Public Works desk (651-268-6244) for information on obtaining this permit.

PAUL FIRE PERMIT: Fire Department to obtain "Fire Connection Permit" from Public Works desk (651-268-6244) for information on obtaining this permit.

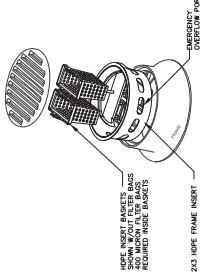
SEWER CONNECTION PERMIT: Licensed house drain contractor to obtain "Sewer Connection Permit" from Public Works desk (651-268-6244) for information on obtaining this permit.

PAUL FIRE PERMIT: Fire Department to obtain "Fire Connection Permit" from Public Works desk (651-268-6244) for information on obtaining this permit.

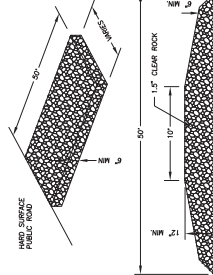




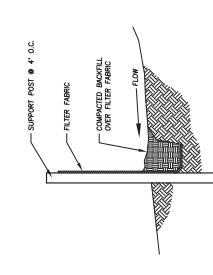
1
 C4
 SILT FENCE
 NO SCALE



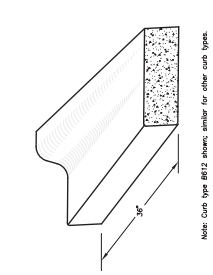
2
 C4
 ROCK CONSTRUCTION ENTRANCE
 NO SCALE



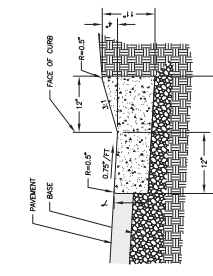
3
 C4
 INLET PROTECTION
 (INFRASAFE OR EQUAL)
 NO SCALE



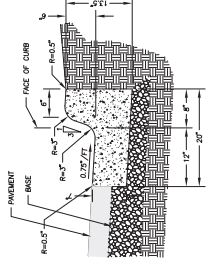
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 C4
 PAVEMENT SECTION
 NO SCALE



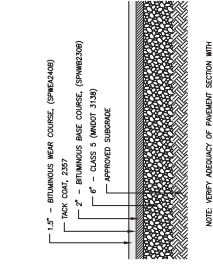
5
 C4
 B612 CONCRETE CURB & GUTTER
 NO SCALE



6
 C4
 D412 CONCRETE CURB & GUTTER
 NO SCALE



7
 C4
 CURB & GUTTER BEAVERTAIL
 NO SCALE

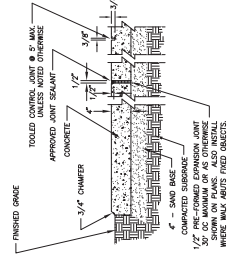


8
 C4
 ACCESSIBLE PARKING SIGN AND POST
 NO SCALE

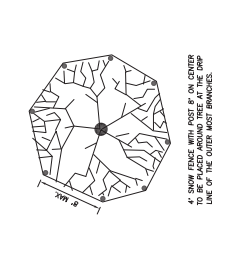
9
 C4
 TREE PROTECTION
 NO SCALE



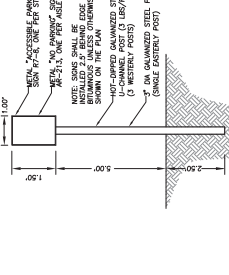
9
 C4
 CONCRETE SIDEWALK
 NO SCALE



10
 C4
 CONCRETE CURB
 NO SCALE



11
 C4
 CONCRETE CURB
 NO SCALE



12
 C4
 CONCRETE CURB
 NO SCALE

APPROVED

These plans have been reviewed for compliance with City codes, ordinances and policies. Printing date: 10/15/20.

Approved by: *[Signature]*
 City Engineer

Approved by: *[Signature]*
 City Engineer

These plans shall be available for all interested parties for review and approval. A copy of these plans shall be provided to the City Engineer and the City Engineer's Office.

City of St. Paul
 1769 Grand Avenue
 St. Paul, MN 55108
 612.224.3100
 www.stpaul.gov

DATE OF REVIEW: 10/15/20
 SHEET NO.: 23119D

APPROVED: *[Signature]*
 CITY ENGINEER

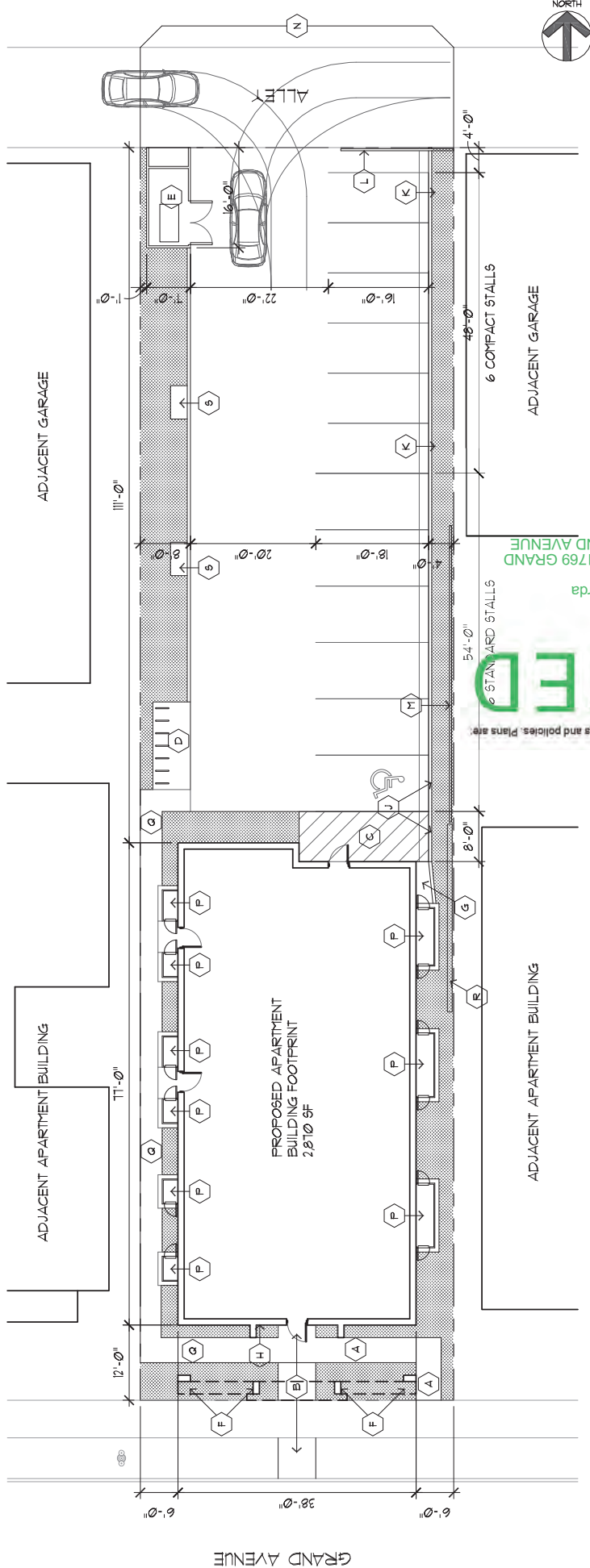
CITY OF ST. PAUL
 DEPARTMENT OF PUBLIC WORKS
 CONCRETE CURB AND GUTTER
 DESIGN B

DATE OF REVIEW: JULY 2002
 STANDARD PLAN NO. 3100C

CONCRETE CURB AND GUTTER DESIGN B

DIMENSIONS	W = 12"		W = 16"		W = 20"	
	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
H	14.00	14.00	14.00	14.00	14.00	14.00
A	1.00	1.00	1.00	1.00	1.00	1.00
B	1.00	1.00	1.00	1.00	1.00	1.00
C	1.00	1.00	1.00	1.00	1.00	1.00
D	1.00	1.00	1.00	1.00	1.00	1.00
E	1.00	1.00	1.00	1.00	1.00	1.00
F	1.00	1.00	1.00	1.00	1.00	1.00
G	1.00	1.00	1.00	1.00	1.00	1.00
H	1.00	1.00	1.00	1.00	1.00	1.00
I	1.00	1.00	1.00	1.00	1.00	1.00
J	1.00	1.00	1.00	1.00	1.00	1.00
K	1.00	1.00	1.00	1.00	1.00	1.00
L	1.00	1.00	1.00	1.00	1.00	1.00
M	1.00	1.00	1.00	1.00	1.00	1.00
N	1.00	1.00	1.00	1.00	1.00	1.00
O	1.00	1.00	1.00	1.00	1.00	1.00
P	1.00	1.00	1.00	1.00	1.00	1.00
Q	1.00	1.00	1.00	1.00	1.00	1.00
R	1.00	1.00	1.00	1.00	1.00	1.00
S	1.00	1.00	1.00	1.00	1.00	1.00
T	1.00	1.00	1.00	1.00	1.00	1.00
U	1.00	1.00	1.00	1.00	1.00	1.00
V	1.00	1.00	1.00	1.00	1.00	1.00
W	1.00	1.00	1.00	1.00	1.00	1.00
X	1.00	1.00	1.00	1.00	1.00	1.00
Y	1.00	1.00	1.00	1.00	1.00	1.00
Z	1.00	1.00	1.00	1.00	1.00	1.00

* USE 2-5/8" RADII FOR CURB HEIGHT OF 4"



SITE STATS	
SITE AREA:	9,995 SF
SITE AREA:	10,394 SF (INCLUDES 1/2 OF ALLEY)
BUILDING FOOTPRINT:	2,870 SF
LOT COVERAGE:	28.1%
PERVIOUS AREA:	1,604 SF (18%)
IMPERVIOUS AREA:	5,321 SF

APPROVED

1769 GRAND AVENUE
12/20/2020
Anley Skarda

11/19/2020

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are subject to final inspection and approval by the City of Saint Paul. The approval of these plans does not constitute a warranty of any kind, and the City of Saint Paul does not assume any liability for non-compliance with local ordinances, code or state law and are subject to requested inspections.

MILL AND OVERLAY FULL WIDTH OF ALLEY, SEE CIVIL.
CONCRETE AREAS SHALL BE FOR EGRESS, PROVIDE GUARD RAIL AT GRAVE WITH GATES AT ADDER LOCATIONS.
3'-6" WIDE CONCRETE WALKWAY AROUND SIDE OF BUILDING, WEST EDGE TO ALIGN WITH PROPERTY LINE, PROVIDE SIGNAGE AT FRONT OF BUILDING INDICATING LOCATION OF UNITS WITH SIDE FINISHES.
MODULAR BLOCK retaining wall, SEE CIVIL.
PERMEABLE PAVING TO AREA.

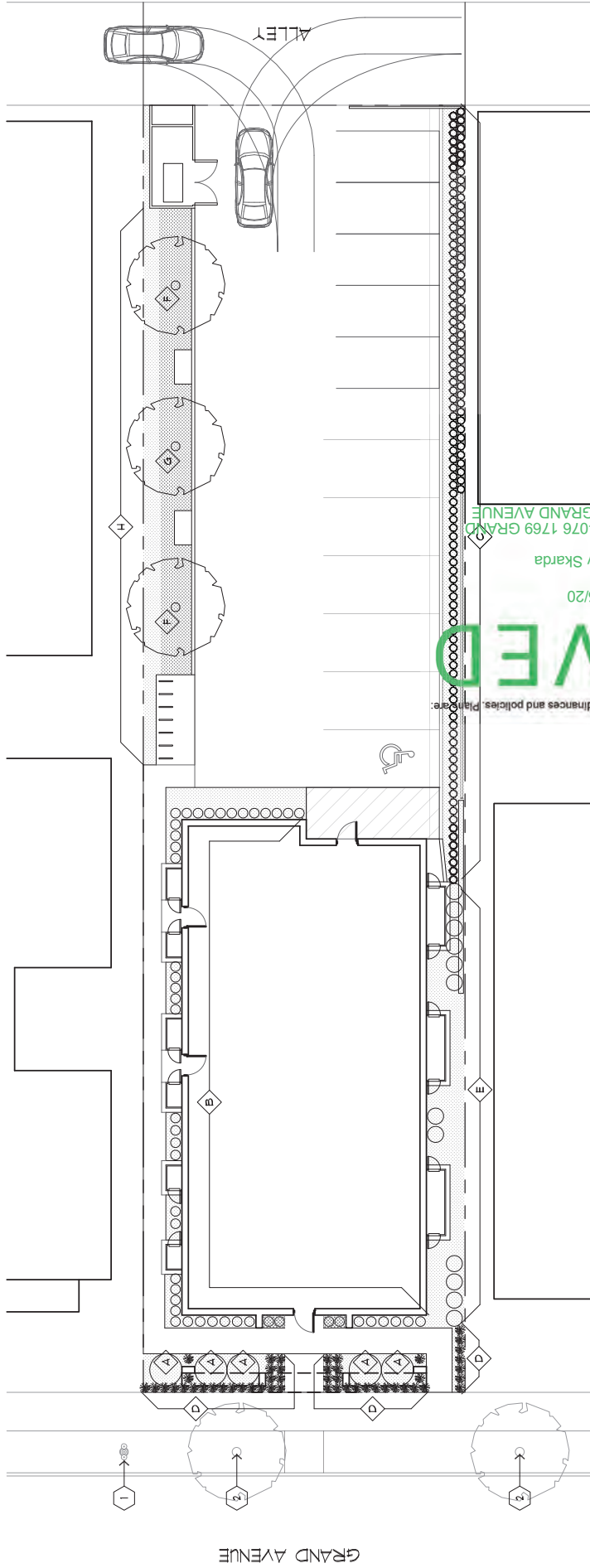
SITE PLAN KEY NOTES	
(A)	ACCESSIBLE ROUTE, 4'-0" WIDE CONCRETE WALKWAY, RUNNING SLOPE NOT TO EXCEED 1:20.
(B)	6'-0" WIDE CONCRETE WALKWAY CENTERED ON FRONT DOOR, PROVIDE 6'-0" DEEP LANDING AT DOOR AND (1) STEP DOWN TO MATCH SIDEWALK.
(C)	DECORATIVE CONCRETE PATIO AND ADA ACCESS AISLE, SLOPE AWAY FROM BUILDING, NOT TO EXCEED 1:48.
(D)	BIKE RACKS TO ACCOMMODATE A MINIMUM OF 12 BIKES.
(E)	TRASH ENCLOSURE, SEE DETAIL SHEET A03
(F)	DECORATIVE DETACHED STRUCTURE TO FACE PUBLIC SIDEWALK, MATERIALS TO MATCH FRONT BUILDING FACADE.
(G)	LOCATION OF PRIMARY AND SECONDARY ROOF DRAIN OUTLETS, WATER TO DRAIN ACROSS PARKING LOT TO ALLEY, SEE CIVIL.

scale: 1/16" = 1'-0"
09.10.2020

A-0.1

tanek
118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-479-8225 F:612-875-8152
www.tanek.com

Apartment Building
architectural site plan
1769 Grand Avenue
St. Paul, MN



GRAND AVENUE

ALLEY

LANDSCAPE PLANT SCHEDULE

- ◊ A STRAUBERRY VANILLA HYDRANGEA TREE (*Hydrangea Paniculata*)
- ◊ B PENNSYLVANIA SEDGE ORNAMENTAL GRASS (*Carex Pennsylvanica*)
- ◊ C CAITMINT PERENNIAL (*Nepeta x Faassenii*)
- ◊ D KARL FORESTER ORNAMENTAL GRASS (*Calamagrostis x Acutiflora*)
- ◊ E DWARF YEW SHRUB (*Brevifolia*)

- ◊ F RED MAPLE TREE (*Acer Rubrum*)
- ◊ G HONEY LOCUST TREE (*Gleditsia Triacanthos*)
- ◊ H LOW MAINTENANCE POLLINATOR PLANTINGS

LANDSCAPE KEY NOTES

- ① EXISTING STREETLIGHT.
- ② EXISTING BOULEVARD TREE.
- ③ NOT USED.

APPROVED

These plans have been reviewed for compliance with City codes, ordinances and policies. Please refer to the City website for more information.

Approval Date: 10/15/20
 Approved By: Ashley Skarda
 File #: SPR20-024076 1769 GRAND AVENUE

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for requested inspections.

Apartment Building
 landscape plan
 1769 Grand Avenue
 St. Paul, MN

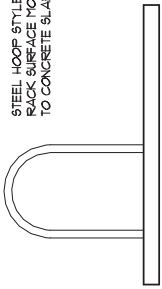
tanek
 118 E. 26th Street Suite 300 Minneapolis, MN 55404
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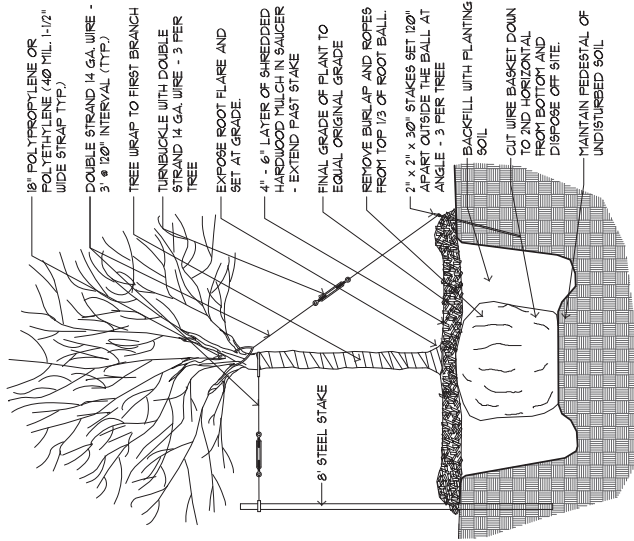
scale: 1/16" = 1'-0"
 09.10.2020

A-0.2

STEEL HOOP STYLE BIKE
RACK SURFACE MOUNTED
TO CONCRETE SLAB.



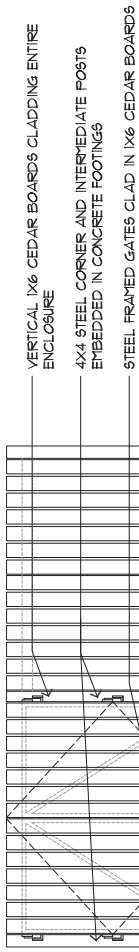
BIKE RACK DETAIL



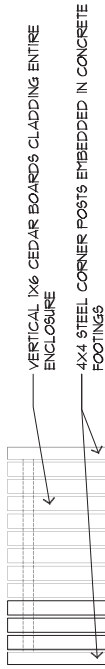
NOTES:

- TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
- IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

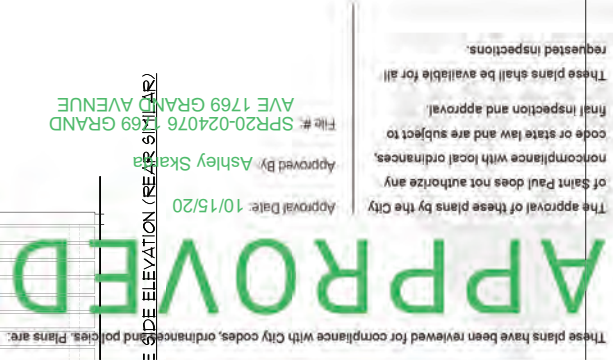
DECIDUOUS TREE PLANTING DETAIL



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE REAR ELEVATION (REAR SIDE CLAD)



Apartment Building
site details

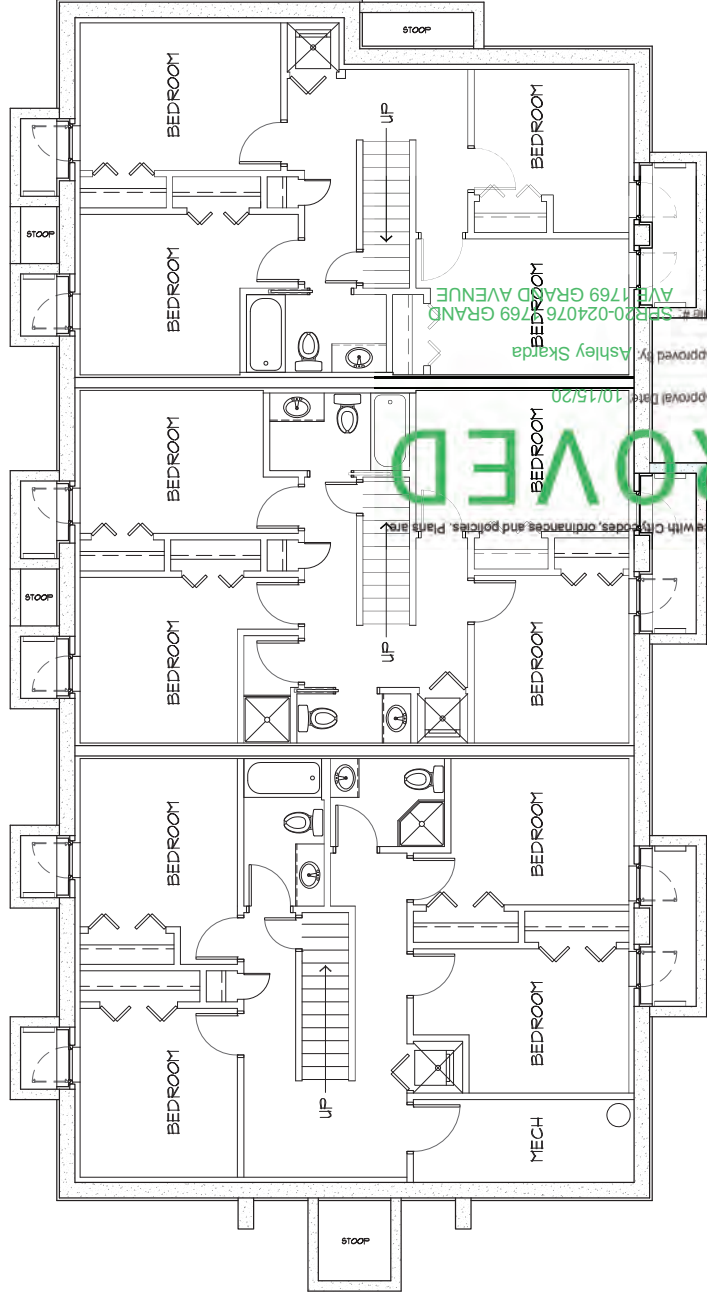
1769 Grand Avenue
St. Paul, MN



118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-479-8225 F:612-875-8152
www.tanek.com

scale: 1/16" = 1'-0"
09.10.2020

A-0.3



scale: 1/8" = 1'-0"
09.10.2020

A-1.0

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.

APPROVED

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are approved by Ashley Skarda, SEB20-024076-69 GRAND AVE, 1769 GRAND AVENUE, APPROVAL DATE 10/15/20



118 E. 26th Street Suite 300 Minneapolis, MN 55404
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Apartment Building
basement plan

1769 Grand Avenue
St. Paul, MN



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scale: 1/8" = 1'-0"
09.10.2020

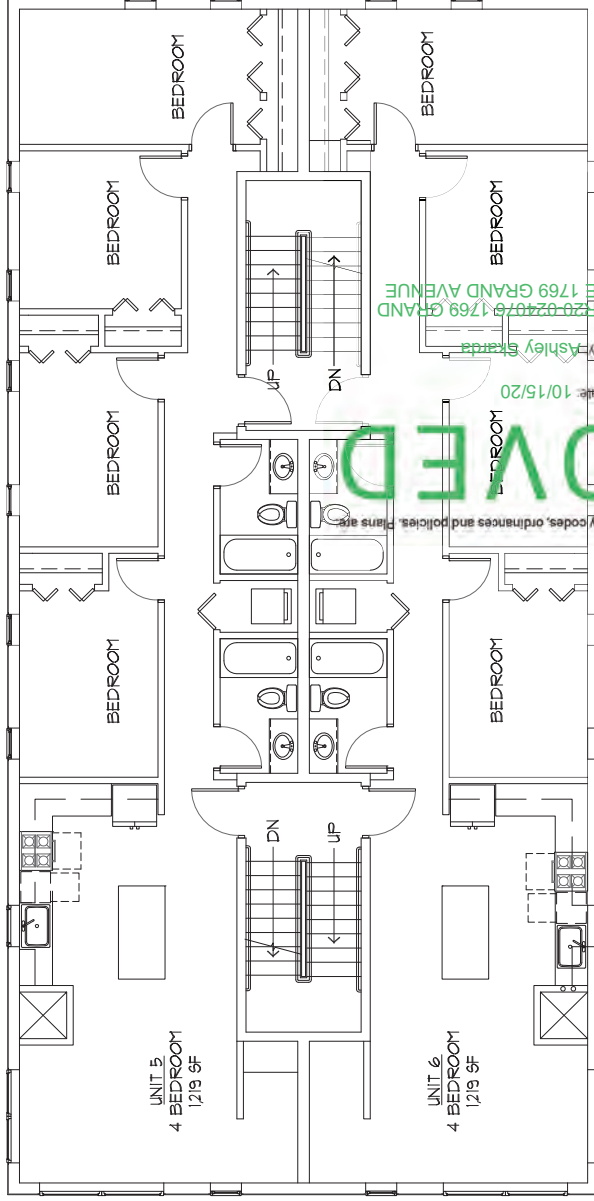
A-1.1



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Apartment Building
first floor plan

1769 Grand Avenue
St. Paul, MN



scale: 1/8" = 1'-0"
09.10.2020

A-1.2

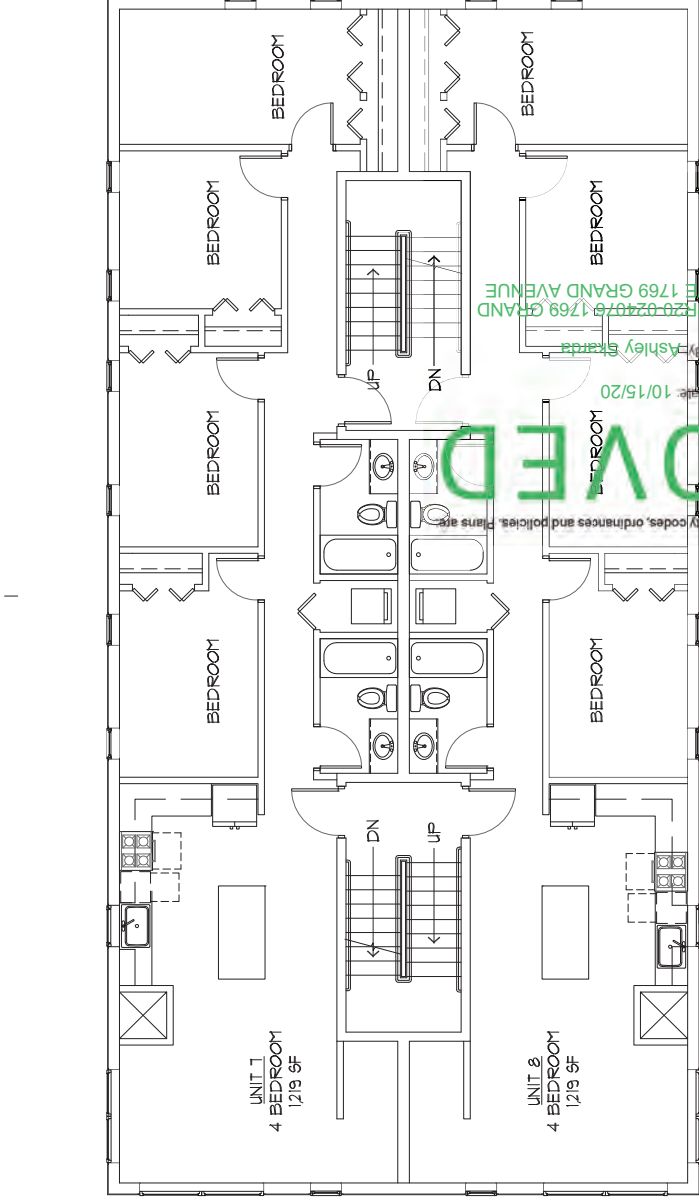
The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.

APPROVED



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Apartment Building
second floor plan
1769 Grand Avenue
St. Paul, MN



APPROVED

Approved by Ashley Skarda
 File # SFR20-024976-1769 GRAND AVE 1769 GRAND AVENUE
 Approval Date: 10/15/20

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.



scale: 1/8" = 1'-0"
 09.10.2020

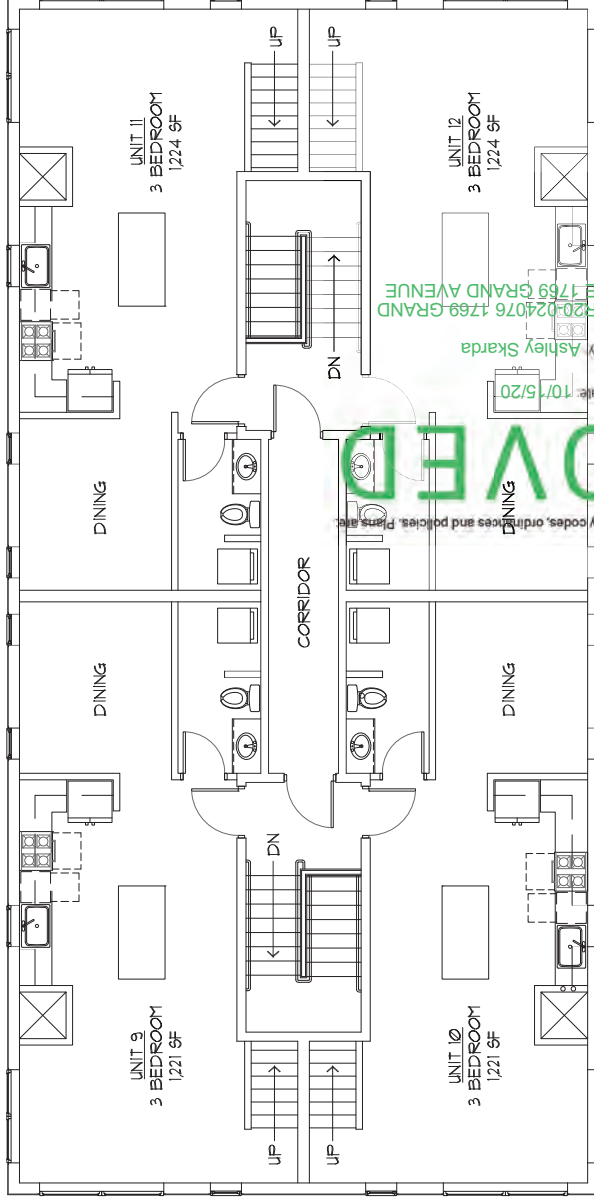
A-1.3



118 E. 26th Street Suite 300 Minneapolis, MN 55404
 P:612-479-8225 F:612-875-8152
 www.tanek.com

Apartment Building
 third floor plan

1769 Grand Avenue
 St. Paul, MN



APPROVED

SFR 20-024076 1769 GRAND AVENUE
 Approved by Ashley Skarda
 Approval Date: 10/5/20

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.



scale: 1/8" = 1'-0"
 09.10.2020

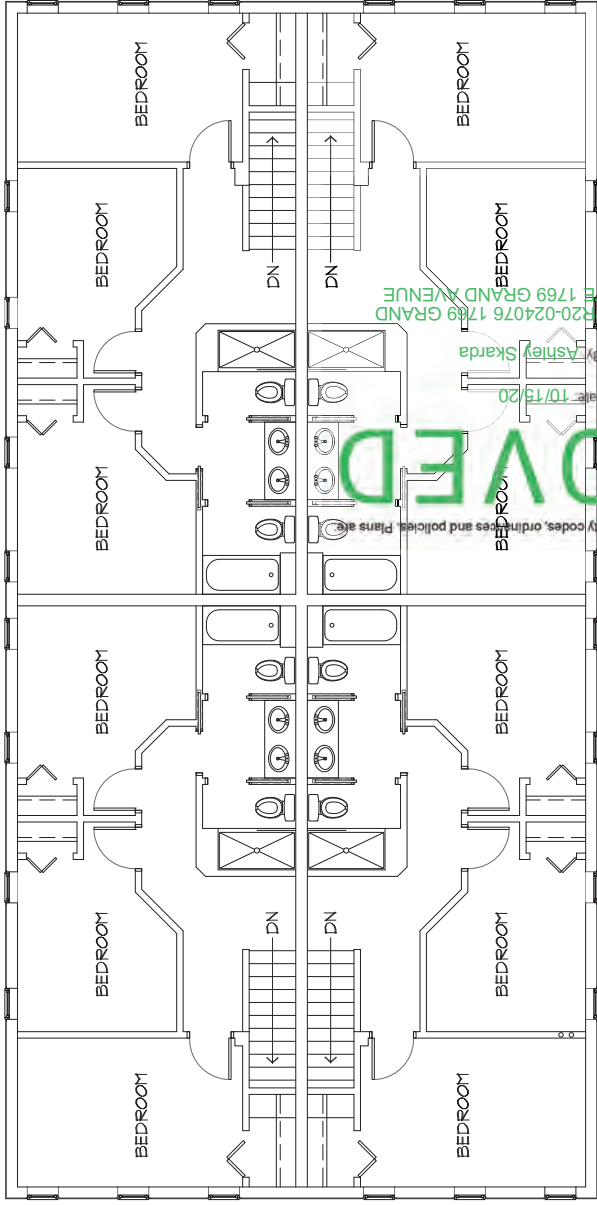
A-1.4



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Apartment Building
 fourth floor plan

1769 Grand Avenue
 St. Paul, MN



The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.

APPROVED

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are approved by Ashley Skarda, File # SFR20-024076 1769 GRAND AVE 1769 GRAND AVENUE

Approval Date: 10/15/20
 Approved by: Ashley Skarda



Scale: 1/8" = 1'-0"
 09.10.2020

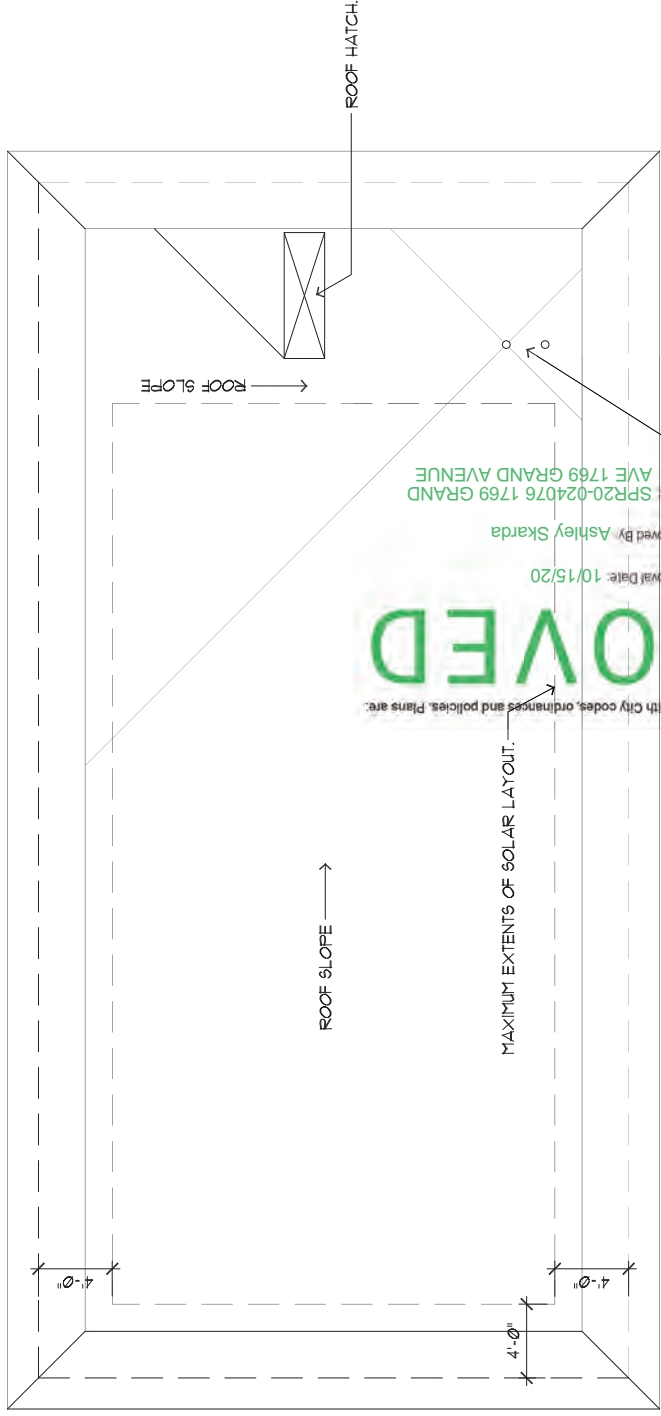
A-1.5



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 P:612-479-8225 F:612-875-8152
 www.tanek.com

Apartment Building
 fifth floor plan

1769 Grand Avenue
 St. Paul, MN



PRIMARY AND OVERFLOW ROOF DRAIN

APPROVED

SPR20-024076 1769 GRAND AVE 1769 GRAND AVENUE

Approved By: Ashley Skarda

Approval Date: 10/15/20

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are:

The approval of these plans by the City of Saint Paul does not authorize any noncompliance with local ordinances, code or state law and are subject to final inspection and approval. These plans shall be available for all requested inspections.



scale: 1/8" = 1'-0"
09.10.2020

A-1.6

Apartment Building
roof plan

1769 Grand Avenue
St. Paul, MN



118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-479-8225 F:612-875-8152
www.taneek.com



SOUTH (GRAND AVE) ELEVATION

FACADE AREA = 1900 sf
 WINDOW AREA = 660 sf
 PERCENTAGE OF OPENINGS FACING STREET = 3%



NORTH (ALLEY) ELEVATION

APPROVED

10/15/20
 Ashley Skarda
 SPR20-024076 1769 GRAND
 AVE 1769 GRAND AVENUE

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are:
 The approval of Saint Paul is not a warranty, representation or endorsement of any product or service.
 noncompliance with local building code or state code and are subject to final inspection and approval.
 These plans shall be used only for the requested inspection.

Apartment Building
 south and north elevations
 1769 Grand Avenue
 St. Paul, MN

tanek
 118 E. 26th Street Suite 300 Minneapolis, MN 55404
 P:612-479-8225 F:612-875-8152
 www.tanek.com

scale: 1/8" = 1'-0"
 06.11.2020

A-2.1



WEST ELEVATION

Apartment Building
west elevation
1769 Grand Avenue
St. Paul, MN



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P:612-479-8225 F:612-875-8152
www.tanek.com

APPROVED

These plans have been reviewed for compliance with city codes, ordinances and policies. Plans are:

The approval of these plans by the City

of Saint Paul does not supersede any

noncompliance with local ordinances.

code or state law and are subject to

final inspection and approval.

These plans shall be available for all

requested inspections.

Approved By: Ashley Skarda

Approval Date: 7/01/15/20

PROJECT: 024076 1769 GRAND
AVE 1769 GRAND AVENUE

scale: 1/8" = 1'-0"
06.11.2020

A-2.2



EAST ELEVATION

Apartment Building
east elevation

1769 Grand Avenue
St. Paul, MN



118 E. 26th Street, Suite 300 Minneapolis, MN 55404
P: 612-479-8225 F: 612-875-8152
www.tanek.com

APPROVED

These plans have been reviewed for compliance with City codes, ordinances and policies. Plans are:

The approval of these plans by the City

of Saint Paul does not constitute any

noncompliance with local ordinances.

Final inspection and approval

These plans shall be available for all

requested inspections.

Fig. #:

SP20-024076 1769 GRAND
AVE 1769 GRAND AVENUE

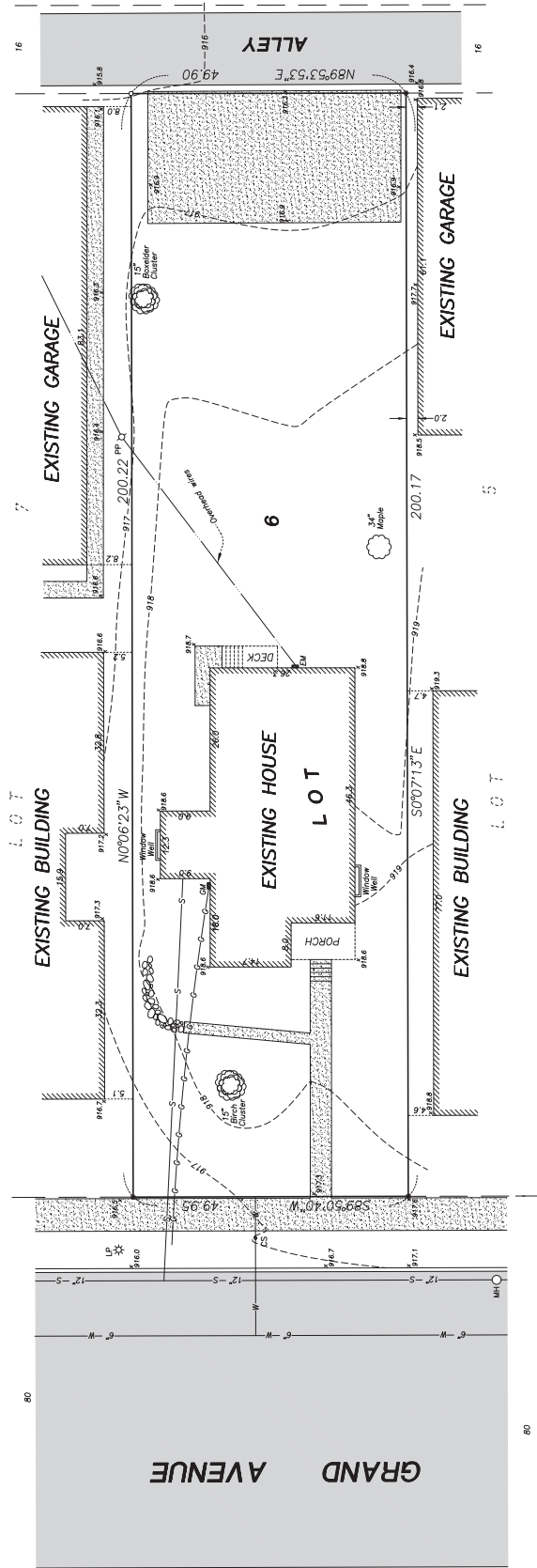
Approved By Ashley Skarda

Approval Date 10/15/20

scale: 1/8" = 1'-0"
06.11.2020

A-2.3

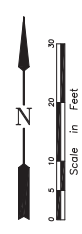
Boundary and Topographic Survey for: **GOOD TIMING, LLC** at 1769 Grand Avenue – St. Paul, Minnesota



- NOTES**
- * Bearings shown are based on the Ramsey County Coordinate System.
 - * Utilities shown are from information furnished by the City of St. Paul and Ramsey County, Minnesota. All utility locations are shown as best as can be determined. All utility locations are shown as best as can be determined. All utility locations are shown as best as can be determined.
 - * Contact Copier State, 1 for utility locations before any construction.
 - * Aerial 9-995 (taken Feb 10, 2020).
 - * This survey was prepared without the benefit of a title commitment.
 - * All elements of record may not be shown.
 - * The surveyor does not warrant the accuracy of the information shown on this plat and is not responsible for any errors or omissions.

UTILITY STATEMENT
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor does not warrant the accuracy of the information shown on this plat and is not responsible for any errors or omissions. The surveyor further does not warrant that the underground utilities shown are in fact as shown or that the information shown is complete or accurate. The surveyor has not physically located the underground utilities.

- LEGEND**
- Iron Monument Found
 - Survey Station
 - S S Shallow Sewer
 - W W Watermain
 - M M Manhole
 - P P Power Pole
 - C C Concrete Surface
 - B B Bituminous Surface
 - G G Gas Meter
 - E E Electric Meter



APPROVED

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17th day of February, 2020

REBEKKA R. ASSOCIATES, INC.

Rebeka R. Assol

State of Minnesota

Professional Seal

REBEKA R. ASSOCIATES, INC.

1769 Grand Avenue, St. Paul, MN 55109

(612) 291-1111

Date of Report: 05/14/2020

Report Generated By: ashley.skarda@ci.stpaul.mn.us

SPR File #: SPR20-024076

Project Address: 1769 Grand Ave.

Project Name: Grand Avenue Apartments

Lucas Wiborg Good Timing, LLC 202 N. Cedar Ave. STE #1 Owatonna, MN 55060	Ken Piper Tanek, Inc 118 E. 26 th St. #300 Minneapolis, MN 55404	Nick Adam Rehder & Associates, Inc 3440 Federal Drive, #110 Eagan, MN 55112
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Dear Grand Avenue Apartments project team,

Your site plan referenced above has received conditional approval subject to the following conditions:

On April 21, 2020 you met with City staff to discuss the site plan for the Grand Avenue Apartments project including a new residential building with residential units, surface parking, and landscaping. The comments from that meeting and subsequent review are summarized below.

Conditional Site Plan Review Approval Process

- Your project's Site Plan is conditionally approved pending updates based on the conditions summarized in this document.
- To provide updates in response to staff comments in this document, upload an updated Site Plan package to the City of St. Paul's Electronic Plan Review System (planreview.stpaul.gov/ProjectDox) for review by the Site Plan Review Committee.
- Site Plan Review decisions may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan decision shall be filed with the Zoning Administrator.
- Per Minnesota State Statute 326, the final plans submitted shall be signed by the appropriate licensed professional, i.e. PE, LA, RLS, etc., responsible for plan development.
- Final Site Plan Review Approval will be issued after City Staff sign-off on the updated Site Plan. A Final Site Plan Approval decision may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission
- Building permits will not be issued until the Site Plan receives Final Approval.



Group	Reviewer	Reviewer Comment	Status of Comments	Comment Reference
DSI - Building Plan Review	James Williamette	Provide a life safety plan Show Accessible units Contact me prior to submittal for the building permit	Unresolved	A-1.0.pdf
	James Williamette	Building permits will not be issued until the Site Plan has final approval.	Not Met	General
	James Williamette	Contact Jim Williamette to schedule preliminary building code and energy calculation review of the project prior to submitting for building plan review and permits.	Not Met	General
	James Williamette	The proposed project will need a SAC determination before a building permit can be issued. You must submit a copy of the plans to the Metropolitan Council Environmental Services (MCES) for a SAC determination. Please see their website at https://metrocouncil.org/Wastewater-Water/Funding-Finance/Rates-Charges/Sewer-Availability-Charge.aspx?source=child For additional information. If MCES determines that a SAC fee is due, the City will collect that payment with the building permit fee. SAC Questions and Determination Review Submittal Information email: mailto:SACprogram@metc.state.mn.us or call 651-602-1770 to speak to a SAC representative	Not Met	General
	James Williamette, james.williamette@ci.stpaul.mn.us , 6122816277	Please note comments.		
DSI - Fire Safety	Ann Blaser	Ensure FDC is clear for 3 feet on all sides and is visible from the street.	Not Met	General
	Ann Blaser	Update the Site Plan with the following notes: Contractor to maintain access to the fire department connection for fire department personnel at all times during the construction period.	Not Met	General
	Ann Blaser	Automatic fire suppression is required for this building. Show details for water line.	Not Met	General
	Ann Blaser	Automatic fire suppression is required for this building. For permitting go to: https://www.stpaul.gov/departments/safety-inspections/fire-inspections/special-	Not Met	General



		services		
	Ann Blaser	A full fire alarm system is required. For permitting go to: https://www.stpaul.gov/departments/safety-inspections/fire-inspections/special-services	Not Met	General
DSI - Plumbing	Rick Jacobs	Show a design hat provides a swale or depression for the roof drainage to flow through to then get to the alley without discharging onto the parking area. The flow must not be onto another lot.	Unresolved	CIVIL SPR SUBMITTAL_3-30-20 C3.pdf
	Rick Jacobs	Add notes: 1. All primary roof drains shall be connected to the storm sewer. MPC 4714.1101.1. 2. Secondary Roof Drainage shall drain to an approved place of disposal in the form Secondary Roof Drains installed per MPC 4714.1101 & 1102, and Minnesota State Building Code 1503.4 1-5. Secondary roof drainage must discharge onto permeable soils where they will not cause a hazard or nuisance and cannot drain onto the sidewalk. MPC 4714.1101.1. Both primary and secondary roof drainage systems must meet this requirement. Minnesota has specific requirements to address seasonal conditions of freeze and thaw when the discharge from roof drains could create unsafe, icy conditions on sidewalks. The point of discharge that can be approved by the Authority Having Jurisdiction for roof drainage is in the form of roof drains piped internally, down to within 18 inches of grade, through the outside wall, onto a splash block installed per MPC 1101.5.3, and laid over permeable soils of an adequate amount where saturation of the soil will not occur.	Unresolved	CIVIL SPR SUBMITTAL_3-30-20 C2.pdf
		Verify with Sewer Utilities that there is no storm sewer available. Show primary and secondary roof drainage as roof drains piped internally to grade if a strom sewer is not available. Drains to discharge where they will not cause a hazard or nuisance. The design for roof drainage must include		



		<p>a "swale" or "conduit" for the water to get to the alley without flowing onto sidewalk or parking area.</p> <p>This is a cursory Plumbing Plan Review and not a Plumbing Plan Review Approval. Additional Plumbing Plans must be submitted for a required and complete Plumbing Plan Review, performed at the time the Plumbing Permit is submitted by a licensed Master Plumber or Engineer. Please send two sets of duplicate plans for Plumbing Plan Review that include the following: Demolition Plans relevant to the project, Utility Site Plan, Architectural Floor and Elevation Plans, Roof Plans, Water, Soil, Waste and Vent Riser Diagrams, Isometric drawings of all rain leaders, water, waste and vent systems showing pipe sizes and fixtures, and Plumbing Specifications. All plans must include the Signature of either an engineer that is registered in the state of Minnesota, or the licensed master plumber that will be installing the plumbing. Each sheet must be signed by the designer.</p>		
DSI - Site Plan Review	Ashley Skarda	An appeal was received (CC File #20-032124) for the denial of BZ File #20-024086.	Note	General
DSI - Water Resource	Wes Saunders-Pearce	Show stabilized construction entrance. Verify with Public Works that alley entrance is preferred to Grand Avenue entrance.	Unresolved	002 - C2 - Grading Plan.pdf
		Erosion control corrections on grading plan.		
DSI - Zoning	Ashley Skarda	1,500 square feet is required per unit. If the appeal is not granted, a revision of the proposed density will be required.	Not Met	Density & Dimensional Standards
	Ashley Skarda	6' minimum side and rear setback if walls of structures facing interior lot lines contain windows or other openings or when a nonresidential use adjoins a side yard of a residential property. If the appeal is not granted, a revision of the proposed setbacks will be required.	Not Met	Density & Dimensional Standards



Ashley Skarda	A Final Site Plan decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 - Administrative Appeals. An Appeal of a Site Plan shall be filed with the Zoning Administrator.	Note	General
Ashley Skarda	Business signs require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of signs shown on the site plan.	Note	General
Ashley Skarda	Conditional Site Plan Approval may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 - Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan shall be filed with the Zoning Administrator.	Note	General
Ashley Skarda	Accessory parking facilities may designate up to 50% of the spaces for compact cars only, in which case, the minimum layout dimensions may be reduced to 8' in width and 16' in length. Compact spaces shall be designated by signs with a minimum of one sign per every four compact spaces.	Note	Parking
Ashley Skarda	Parking spaces and passenger loading zones for persons with disabilities shall be designed in accordance with the provisions of the Accessibility Guidelines for Buildings and Facilities of the Americans with Disabilities Act (ADA).	Note	Parking
Ashley Skarda	If the appeal is not granted, a revision of the plans to show more parking spaces or a different mix of units will be required.	Not Met	Parking
Ashley Skarda	Update the Site Plan with a detail of the proposed trash and recycling enclosure. Garbage dumpsters and trash containers shall be located to the rear of the principal building and enclosed by a visual screen.	Not Met	Screening
Ashley Skarda	Update the Site Plan with proposed setbacks.	Not Met	Density & Dimensional Standards
Ashley Skarda	Update the architectural drawings with the percentage of openings facing Grand Ave.	Not Met	General
Ashley Skarda	Update the plans with a detail of the bike rack.	Not Met	General
Ashley Skarda	Building mounted solar systems shall be subject to the dimensional standards that apply to the building, provided that the height standards for building mounted systems in residential districts shall be as follows:(1)The system shall extend no more than three (3) feet above the surface	Note	General



		of a roof at its exterior perimeter, and shall be set back at least one (1) foot from the exterior perimeter for every additional foot that the system extends above the height of the roof at its exterior perimeter;(2)The system may extend up to three (3) feet above the ridge of a gable, gambrel, hip or mansard roof.		
	Ashley Skarda	Off-street parking spaces shall not be within a required front or side yard and shall be a minimum of 4' from any lot line.	Not Met	Parking
	Ashley Skarda	For off-street parking facilities that adjoin a residential use a visual screen shall be provided and maintained. Update plans to show screening.	Not Met	Parking
	Ashley Skarda	For off-street parking facilities that abut a residential use or zoning district across an alley, one of the following shall be provided and maintained as determined by the zoning administrator as part of site plan review: • A visual screen as required in section 63.114, visual screens; or • An ornamental metal fence or other non-screening, durable fence where security concerns make this preferable to a visual screen. Update plans to show screening	Not Met	Parking
Metro Transit		no comments		
Parks and Recreation		No comments		
Parks Forestry	Zach Jorgensen	Include replacement street tree planting if construction requires removal of existing 2" tree. Species to be Espresso Kentucky coffeetree or Skyline honeylocust.	Unresolved	A-0.2.pdf
	Zach Jorgensen	Include a tree planting detail with the landscape plan.	Unresolved	A-0.2.pdf
	Zach Jorgensen	A tree was planted at this address in 2019. -Update the demo plan to show the location of this tree. -Indicate whether the tree will be protected or removed as part of construction. -If the tree is retained a temporary tree protection fence will need to be installed at	Unresolved	001-C1-Demo Plan.pdf



	<p>a minimum distance of 5 feet from the trunk of the tree. Please include a tree protection fence detail.</p> <p>-Removal of the tree will require one replacement tree planted on the boulevard.</p>		
Zach Jorgensen	<p>Existing street trees are to be protected at all times. Trees damaged or removed during construction shall be restored or replaced to the satisfaction of, and at no cost to, the City as determined by the Forestry manager. The contractor is advised to document pre-existing conditions of the right of way prior to beginning construction.</p>	Not Met	General
Zach Jorgensen	<p>If the existing street tree will be protected, include the following note on Sheet C1: Street trees shall be protected by establishing a tree protection zone using 4' tall fencing installed at the drip line of the tree. Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Proposed work within, or changes to the location of tree protection fencing shall be reviewed by the City Forester prior to alteration.</p>	Not Met	General
Zach Jorgensen	<p>If the existing street tree will be protected include the following note on Sheet C1: Contractor shall contact the City Forester (651-632-2437), prior to demolition or other land disturbance associated with site construction, to verify tree protection measures.</p>	Not Met	General
Zach Jorgensen	<p>Tree planting details shall include the following notes:
</p> <ul style="list-style-type: none"> • Expose root flare and set at grade.
 • Remove burlap and ropes from top 1/3rd of root ball, cut wire basket down to second horizontal wire from the bottom, and dispose of off-site.
 • Contractor is responsible to maintain trees in a plumb position throughout the maintenance period. 	Not Met	General
	<p>Update demo sheet to include existing street tree and indicate protection or removal. Include additional notes and details as outlined in change marks and comments.</p>		
PED - Planning	<p>In the supporting documentation, the applicant has cited numerous policies from the 2030 and 2040 Comprehensive Plans, as well as from the Macalester-Groveland</p>		



		<p>Community Plan, all of which are relevant to the project. Importantly, the site is within the Grand-Fairview Neighborhood Node, which calls for somewhat more intense use to increase proximity of residents to businesses and transit. There are no small area plans that apply to this parcel.</p> <p>The applicant has also submitted an application (File #20-024086) for numerous variances that are needed, which is currently under review by DSI.</p>		
PW - Mapping and Records		<p>Unit 3 and Unit 4 are both separate of and isolated without access to/from the building's main point of entry/exit at 1769 Grand Avenue. The layout provides no access between either of those two units and any common area within the apartment complex. It is highly recommended that directional signage be provided on the property (NOT in public right-of-way) directing first responders to the only access points of said units on the building's west side.</p> <p>The location of the FDC does not appear to be indicated. The FDC should be located on the Grand Avenue side of the building.</p>		
PW - Street Design and Construction	Ryan Lowry	Change phone number from 266-6108 to 266-6120	Unresolved	002 - C2 - Grading Plan.pdf
	Ryan Lowry	Mainline sidewalk and blvd. sidewalk to be installed at 4" thickness. Do not match any broken, spalled, negative draining, scaling, etc. sidewalk. Tree heave at East property line might have to be replaced if that cannot be achieved after utility work removals.	Unresolved	002 - C2 - Grading Plan.pdf
	Ryan Lowry	Match existing roadway sections. Curb to be replaced with B624 per standard plate 3100C.	Unresolved	002 - C2 - Grading Plan.pdf
	Ryan Lowry	If alley is disturbed, Typical alley sections are center draining and installed with 3" wear course mix in accordance with MnDOT Standard Specifications 2360. Do not use alley for construction traffic.	Unresolved	002 - C2 - Grading Plan.pdf
	Ryan Lowry	Contractor is responsible for damage to the mainline sidewalk, curb, drive access and boulevard landscaping caused during the construction. Contractor advised to document pre-existing condition of the right	Not Met	General



		of way prior to commencement of the construction.		
		See comments		
PW - Transportation Planning and Safety	Colleen Paavola	Change inspector information to: Jennifer Ziemer, 651-485-4263	Unresolved	002 - C2 - Grading Plan.pdf
		<p>Please be advised that a Temporary Pedestrian Access Route (TPAR) and/or a Temporary Traffic Control (TTC) plan may be required as part of the Right-of-Way (ROW) permitting process. Said TTC or TPAR plans must be approved by the City prior to the ROW Permitting office issuing a permit(s).</p> <p>Per Minnesota State Statute 326, the final plans submitted must be signed by the appropriate licensed Professional, i.e. PE, LA, PLS, etc., responsible for plan development.</p> <p>Please provide turning movements for the design vehicle(s) using the site. The movements need to include entering and exiting the site.</p> <p>Please more clearly delineate and dimension the entrance to the parking lot from the alley.</p> <p>Show existing traffic signs in vicinity of proposed construction, including where work is proposed up to the right of way, even if not expecting to work into the right of way. Expected area of impact often changes during construction, without documentation of existing conditions.</p> <p>Provide memo detailing trip generation by mode compared to existing land use, and transportation access for all modes including parking impacts. Additional traffic analysis may be required based on trip generation and access.</p>		
PW Sewers Supervisors	Anca Sima	sanitary Service pipe should be less than 1/2 of the main. If you need to have a 6", connect into the existing man hole.	Not Met	General
	Anca Sima	sanitary Service pipe should be less than 1/2 of the main. If you need to have a 6", connect into the existing man hole.	Not Met	General
	Anca Sima	Add a note: SEWER REMOVAL/ABANDONMENT PERMIT: Plumbina Contractor to obtain "Removal	Not Met	General



	Permits” from Public Works to cut off existing sewer connections services to the property. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit.		
Anca Sima	Add a note: SEWER REMOVAL/ABANDONMENT PERMIT: Plumbing Contractor to obtain “Removal Permits” from Public Works to cut off existing sewer connections services to the property. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit.	Not Met	General
Anca Sima	Add a note: SEWER CONNECTION PERMIT: License house drain contractor to obtain (Sewer Connection Permit) to construct new sanitary and storm connection in street from main to the property. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit	Not Met	General
Anca Sima	Add a note: SEWER CONNECTION PERMIT: License house drain contractor to obtain (Sewer Connection Permit) to construct new sanitary and storm connection in street from main to the property. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit	Not Met	General
Anca Sima	Provide the SAC for the development.	Not Met	General
Anca Sima	Provide the SAC for the development.	Not Met	General
Anca Sima	Specify what method it will be used for shoring and write a note: If the construction will require temporary installation of bollards (standpipes) in the ROW, apply for a ROW encroachment.	Not Met	General
Anca Sima	Specify what method it will be used for shoring and write a note: If the construction will require temporary installation of bollards (standpipes) in the ROW, apply for a ROW encroachment.	Not Met	General



SPRWS	Amanda Leier	Refer to uploaded documents folder for SPRWS Review Notes.	Not Met	General
	Amanda Leier	Refer to uploaded documents folder for SPRWS project data sheet. Provide completed project data sheets for approval. SPRWS will verify domestic service size and determine meter sizing. Fire suppression sizing must be verified by DSI Fire.	Not Met	General
	Amanda Leier, Amanda.Leier@ci.stpaul.mn.us, 651-266-6276			

If you have questions about comments in this letter, please contact the associated reviewer directly. For general questions about the Site Plan Review process and other zoning contacts in the city dial: 651-266-9008 or email us at SitePlanReview@ci.stpaul.mn.us.

Thank you for choosing to do business in Saint Paul.

Report Prepared by:

Cc: File, Site Plan Review Committee, Union Park District Council, Ward 3, Metro Transit, Ramsey Co



architecture specialty millwork virtual vision project management

118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

**Site Plan Review
Comment Responses
SPR20-0024076**

**Grand Avenue Apartments
1769 Grand Avenue
St. Paul, Minnesota**

June 11, 2020

DSI – Building Plan Review

- Life safety plans included on sheet A1.7 of updated submittal.
- Jim Williamette will be contacted to schedule preliminary review before submittal for building permit.
- Plans will be submitted to Met Council for SAC review prior to permit submittal.

DSI – Fire Safety

- FDC location will be coordinated with Fire Marshal, and landscaping will be adjusted as necessary to maintain required clearances. See notes on updated sheet A0.1 and C2.
- A sprinkler system and alarm system will be included in the building. See notes on sheet A1.7.
- Water line shown on updated sheet C3.

DSI – Plumbing

- Water from roof drainage will flow in the gutter along the curb line at the east side of the parking lot to the alley. See updated sheet C2.
- Requested notes added to sheet C2.
- Storm sewer does not exist in Grand Avenue. Nearest lines are Wheeler Street (~275', uphill), or Fairview Avenue (~450').

DSI – Site Plan Review

- Appeal was approved by City Council on 6/3.

DSI – Water Resource

- Stabilized construction entrance shown on updated sheet C2.
- Erosion control notes updated on sheet C2.

DSI – Zoning

- Density appeal was approved by City Council on 6/3.
- Side yard setback appeal was approved by City Council on 6/3.
- Notes for compact parking signs added to site plan on sheet A0.1.
- Accessible sign notes and details added to site plan on sheet A0.1 and sheet C4.
- Parking appeal was approved by City Council on 6/3.
- Additional trash enclosure details included on sheet A0.3.
- Percentage of openings facing Grand Avenue has been added to sheet A2.1.
- Bike rack details included on sheet A0.3

- Rooftop solar installation will abide by all current zoning regulations.
- Parking lot has been adjusted for a 4' setback. See site plan A0.1.
- Screening has been added at the alley and east side of the parking where abutting open residential properties. Screening has been omitted where adjacent properties have a garage in close proximity to the property line. See site plan A0.1.

Parks Forestry

- A tree planting detail has been added on sheet A0.3.
- Existing boulevard tree has been added to plans.
- Note for tree protection has been added to demo plan C1.

PED – Planning

- Variance appeals were approved by City Council on 6/3.

PW – Mapping and Records

- FDC location and directional signage locations will be coordinated with Fire Marshal.

PW – Street Design and Construction

- Phone number has been updated on sheet C2.
- Sidewalk note added on sheet C2.
- Curb note added on sheet C3.
- Contractor responsibility note on sheet C2, note 20.

PW – Transportation Planning and Safety

- Inspector name changed on sheet C2.
- TPAR and TTC note on sheet C2, note 7.
- Car turning paths have been added in and out of the alley, see plan A0.1.

PW – Sewers Supervisors

- Sanitary sewer pipe revised to 5" on sheet C3
- Sewer removal/abandonment permit note on sheet C3.
- Sewer connection permit note on sheet C3.
- Plans will be submitted to Met Council for SAC review prior to permit submittal.
- Shoring note on sheet C3, note 6.

SPRWS

- Notes added to sheet C3.

Date of Report:	10/15/2020
Report Generated By:	Ashley Skarda ashley.skarda@ci.stpaul.mn.us
SPR File #:	SPR20-024076
Project Address:	1769 Grand Ave.
Project Name:	Grand Avenue Apartments

Lucas Wiborg Good Timing, LLC 202 N. Cedar Ave. STE #1 Owatonna, MN 55060	Ken Piper Tanek, Inc 118 E. 26 th St. #300 Minneapolis, MN 55404	Nick Adam Rehder & Associates, Inc 3440 Federal Drive, #110 Eagan, MN 55112
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Dear Grand Avenue Apartments project team,

Final Site Plan Review Approval

- The proposed project, and all other site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences and walls.
- A Final Site Plan Review Approval decision may be appealed within ten days after the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan decision shall be filed with the Zoning Administrator.
- The Site Plan Review Approval process only encompasses design approval. Construction and Utility Permits required for your project may result in additional requirements. Please plan your project accordingly.
- Erosion and Sediment Control devices must be installed per the approved site plan. They shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.
- Work covered by this Site Plan shall be completed within 2 years from the date of the decision (which is the date of this letter) per Leg. Code Sec. 61.105. - Period of decision. City Zoning staff will conduct site inspections based on this date. The Zoning Administrator may grant an extension if requested, up to an additional year.
- Prior to land disturbance for construction of this project, the contractor shall contact Zach Jorgenson (651-632-2437), City Forestry, to inspect and verify that tree protection measures are in place.
- Submit project As-Builts (PDF signed by the Engineer of Record, and AutoCAD) to the Sewer Utility.
- Please be advised that a Temporary Pedestrian Access Route (TPAR) and/or a Temporary Traffic Control (TTC) plan may be required as part of the Right-of-Way (ROW) permitting process. Said TTC or TPAR plans must be approved by the City prior to the ROW Permitting office issuing a permit(s).

For general questions about the Site Plan Review process and other zoning contacts in the city dial: 651-266-9008 or email us at SitePlanReview@ci.stpaul.mn.us.

Thank you for choosing to do business in Saint Paul.

Report Prepared by:



Cc: File, Site Plan Review Committee, Union Park District Council, Ward 3, Metro Transit



Legislation Details (With Text)

File #: RES 20-1454 **Version:** 1
Type: Resolution **Status:** Passed
In control: City Council
Final action: 10/28/2020

Title: Memorializing the Council's decision to grant the appeal of Lucas Wiborg, d/b/a Good Timing LLC from a decision of the Board of Zoning Appeals, approving zoning variances with conditions and adding an additional condition on the variances granted in order to construct a five-story, 12-unit apartment building at 1769 Grand Avenue.

Sponsors: Chris Tolbert, Amy Brendmoen

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/3/2020	1	Mayor's Office	Signed	
10/28/2020	1	City Council	Adopted	Pass

Memorializing the Council's decision to grant the appeal of Lucas Wiborg, d/b/a Good Timing LLC from a decision of the Board of Zoning Appeals, approving zoning variances with conditions and adding an additional condition on the variances granted in order to construct a five-story, 12-unit apartment building at 1769 Grand Avenue.

WHEREAS, Lucas Wiborg, d/b/a Good Timing LLC ("Applicant") on March 30, 2020, duly applied to the Board of Zoning Appeals ("BZA") for zoning variances from the strict application of the Saint Paul Legislative Code for the purpose of constructing a five-story, 12-unit apartment building on property commonly known as 1769 Grand Ave [PIN No. 042823420024] and known legally as Elmer & Morrison's, Rearrangement Lot 6 Blk 3; and

WHEREAS, Applicant requested variances from the following Legislative Code sections: Leg. Code § 63.207 (pertaining to parking requirements): 19 off-street parking spaces required; 12 spaces proposed for a variance of 7 spaces and Leg. Code § 66.231 (pertaining to RM2 dimensional standards): (1) Lot size. 1,500 square feet per unit required; 866 square feet per unit proposed for a variance of 634 square feet per unit. (2) Side yard setback. 9 feet per side required; 6 feet per side proposed for a variance of 3 feet per side.

WHEREAS, on April 27, 2020 the BZA, in accordance with Leg. Code § 61.601, duly conducted a public hearing on the Applicant's variance applications with the said hearing being conducted remotely pursuant to the various Executive and Emergency Orders in effect at the time as it had been deemed, due to the Covid-19 pandemic, neither practical nor prudent to conduct "in-person" hearings: accordingly, as provided by law, members of the BZA and BZA staff in attendance participated remotely as did the Applicant while members of the public were afforded the opportunity to submit, no later than noon of the said hearing date, written testimony for the Committee's consideration and inclusion in the hearing record and, further, were also afforded the opportunity to audibly monitor the hearing proceedings as well as provide verbal testimony which was duly recorded and has been retained as required by law by the BZA's secretary; and

WHEREAS, at the April 27, 2020 public hearing the BZA was provided with a report and recommendation dated April 17, 2020 prepared by BZA staff in which it was recommended that all the Applicant's variance requests be approved for the reasons stated therein; and,

WHEREAS, immediately after the close of the public hearing, the BZA took up the matter of Applicant's variance requests and following its discussions and deliberations on all the testimony presented including the report and recommendation of staff, the BZA rejected the staff recommendation and duly moved to deny the Applicant's requested variances based upon the following reasons with respect to findings No. 4 as set forth below and in BZA Resolution No. 20-024086 which is incorporated herein by reference:

"1. The variance is in harmony with the general purposes and intent of the zoning code.

The applicant is proposing to demolish an existing duplex to construct a five-story, 12-unit multi-family building consisting of five 3-bedroom apartments and seven 4-bedroom apartments. The zoning code requires of 1,500 square feet of lot area per unit and the applicant is proposing 866 square feet per unit, for a variance request of 634 square feet per unit. A side yard setback of 9' is required per side, 6' is proposed per side, for a variance request of 3' per side. Based on the proposed number of rooms in each unit, 21 off-street parking spaces are required. However, according to Sec. 63.210 in the zoning code, bicycle parking may be substituted for up to ten (10) percent of minimum off-street parking requirements. For the purpose of calculating a substitution, four (4) spaces in a secure bicycle rack are the equivalent of one (1) parking space. Since 21 parking spaces are required, the applicant is proposing to install bicycle racks that can accommodate up to 12 bicycles, which allows them to deduct 10% of the total parking requirement (two (2) spaces), resulting in the reduction of the amount of required off-street parking spaces to 19. The applicant is proposing 12 parking spaces, for a variance request of 7 parking spaces.

There is public transit available in the immediate area as two bus stops are located at the end of block to the west at the corner of Fairview Ave. S. & Grand Ave. Two more bus stops are located at the other end of the block to the east at the corner of Wheeler St. S. & Grand Ave. This property is also located one block away from a dedicated bike path on Summit Ave.

According to the applicant, this development aims to attract residents who are drawn to the walkability of the neighborhood, thereby lessening the dependence on a privately-owned vehicle for transportation. This supports the applicant's request for the parking variance.

The existing lot size with half of the alley is 10,394 square feet; it does not have sufficient lot area to meet the requirements for density, side yard setbacks and off-street parking to allow the proposed building to be constructed.

The RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multi-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.

The proposed multi-family building will provide housing along a preferred transit network, which encourages residents to utilize multiple modes of travel such as walking, biking, or public transit. Provided the applicant does the following: 1) Bike racks that can support 12 bicycles are installed and maintained so that they are accessible especially in winter months. 2.) A snow removal plan is developed that will not adversely affect the adjoining properties or impede the flow of traffic in the alley. 3.) The parking lot be striped according to the site plan submitted with this variance application, this project aligns with the general purposes and intent of the zoning code to:

- Provide for safe and efficient circulation of all modes of transportation, including transit, pedestrian and bicycle traffic.
- Promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.

This finding is met for all variance requests

2. The variance is consistent with the comprehensive plan.

According to the applicant, this development is intended for people of all ages and provides an option for affordable living for those who are willing to share a flat, and/or desire to live adjacent to neighborhood amenities and service providers. As described, this project and requested variances align with Policy H.2 of the Macalester-Groveland's Community Plan to, "Preserve Macalester-Groveland's peaceful community, while promoting a range of housing types and affordability to meet the needs of all people throughout their life and changing lifestyle needs."

Additionally, the project is supported by Policy LU-1.42 of the land use chapter of the Comprehensive Plan to promote the development of housing in mixed-use neighborhoods that supports walking and the use of public transportation.

Furthermore, the applicant's request is consistent with Policy LU-1.21 of Land Use Plan to balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

Finally, Policy H-1.3 of the Housing Chapter supports revitalizing the city by developing land-efficient housing. This is the last low-density home on this block and that the entirety of the residential uses on the block have developed multi-unit housing and that redeveloping the site as proposed supports the development of land-efficient housing. This finding is met for all variance requests.

3. The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.

The applicant has established a practical difficulty in complying with the density, setback, and off-street parking requirements as follows:

- The lot is narrow with only 50' of lot width. This makes it difficult to construct a functional multi-family building with the minimum width of 32' in order to meet the required 9' side yard setbacks because it would result in a narrow looking structure which could detract from the character of Grand Ave. and affect the functionality of the building interior.
- A higher density building could be constructed on this lot without the density variance if the applicant gets the density bonus allowed in the code under Sec.66.231 (c) by providing an underground garage. However, in this case, underground parking cannot be provided due to the narrowness of the lot and the required dimensional standards for parking spaces and maneuvering lanes.

This leaves the applicant the only option of providing parking spaces in the rear yard. This finding is met for

all variance requests.

4. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

There is no unique circumstance to the property. The plight of the landowner is self-created. This finding is not met for all variance requests.

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

Multi-family buildings and off-street parking are permitted in this zoning district. This finding is met for all variance requests.

6. *The variance will not alter the essential character of the surrounding area.*

The proposed building is similar to the character and density of the surrounding structures as there are several other multi-family buildings on this block, and in this area, with a similar number of units, that have nonconforming side yard setbacks, and do not provide the required amount of parking spaces because they are all legally nonconforming since they were all built prior to October 25, 1975.

This project and the requested variances will allow a duplex that is out of scale with the rest of the properties on the block to be demolished and a new multi-family dwelling constructed that will have a similar density level, setbacks, and off-street parking as the other multi-family dwellings on this block. It will not alter the character of the area. This finding is met for all variance requests.”

WHEREAS, on May 7, 2020, the Applicant, pursuant to Leg. Code § 61.702(a), duly filed an appeal from the BZA’s April 27, 2020 decision alleging errors on the part of the BZA’s denial of the Applicant’s variance requests based on Finding No. 4 in BZA Resolution No. 20-024086 and requested a public hearing before the City Council; and

WHEREAS, the said appeal was assigned Council File No. ABZA 20-2 and set on for a public hearing before the Council on May 27, 2020; and

WHEREAS, on May 27, 2020, the City Council, pursuant to Leg. Code § 61.702(b), duly conducted a public hearing on the Applicant’s appeal which, again pursuant to various Executive and Emergency Orders in effect at the time due to the Covid-19 pandemic, was conducted remotely as it had also been deemed neither practical nor prudent to conduct “in-person” city council hearings: accordingly, as provided by law, Council members and City staff attending the hearing did so remotely with City Staff presenting the matter to the Council and the Appellant and all members of the public desiring to do so being afforded the opportunity to submit, no later than noon the day before the said hearing date, written testimony for the hearing record and for the Council’s consideration, in addition to also being afforded the opportunity to audibly monitor the Council’s hearing proceedings; and

WHEREAS, following the conclusion of the May 27, 2020 public hearing, the Council duly moved to continue its deliberations on the matter to June 3, 2020 in order to further review all the files, recommendations and the testimony that had been submitted in this matter; and

WHEREAS, on June 3, 2020, the Council took up its consideration of the Applicant’s appeals in this matter and following its discussion and deliberations on the matter, the Council of the City of Saint Paul DOES

HEREBY

RESOLVE, that the Council of the City of Saint Paul finds that the Applicant has met its burden of demonstrating that the BZA had erred in its denial of the Applicant's variance requests based upon finding No. 4 in BZA Resolution No. 20-024086 that there were no circumstances unique to the property such that the Applicant's plight was self-created. As set forth in the BZA staff report dated April 17, 2020 which recommended that Finding No. 4 had been met because of the narrowness of the lot - 39 feet - The analysis contained throughout the BZA's staff report is consistent with its recommendation that Finding no. 4 is met. The lot's narrow width [39 feet] including half the abutting alley results in a 10,394 square foot lot which does not provide much "lot area" on which to build a multi-family dwelling which is a permitted use in the RM2 zoning district and still meet the density, side-yard setbacks and off-street parking requirements applicable to RM2 districts. The Applicant here did not create the size of the lot which is a circumstance unique to this property that was not created by the Appellant. It was therefore an error on the part of the BZA to find that there were no unique circumstances with respect to this lot for each of the requested variances. For these reasons, the BZA erred in its finding No. 4; and

BE IT FURTHER RESOLVED, that the Council, in granting the Applicant's appeal, further adopts and incorporates by reference the reasoning in the BZA's Staff Report dated April 17, 2020 supporting Finding No. 4 as well all the other reasons stated therein under Findings 1, 2,3,5 and 6 to support this decision granting the Applicant's appeal and thereby approving all the variances requested by the Applicant which shall also be subject to the conditions recommended in the said Staff Report; and

BE IT FURTHER RESOLVED, in granting the appeal and approving the variances subject to the conditions recommended in the Staff Report, the Council also hereby exercises its authority to modify the BZA's decision pursuant to Leg. Code § 61.704 by placing additional conditions on the variances for the purpose of protecting adjacent properties. From the record the Council notes that some neighbors were opposed to the height of the proposed building. However, the record shows that the height of the building is within the height limit for buildings in the RM2 zoning district. But the Council also notes that the side yard and lot coverage variances that were recommended in the Staff report and granted pursuant to this appeal also allow the Applicant's proposed building to be built closer to the lot lines which results in the new building being bigger than the previous building the Applicant had torn down. The Council therefore finds, based upon the density and scale of the proposed building, that it is necessary and reasonable to impose the following additional condition on this application: for the reasons noted above, the variances are granted subject to an additional condition that there be no exterior balconies on the building's side-yard elevations and that the roof of the building cannot at any time be used for "deck amenities;" and

BE IT FINALLY RESOLVED, that upon adoption and approval, a copy of this Memorialization Resolution shall be immediately provided to the Applicant, to the Zoning and Planning Administrators and to the BZA.



Good Timing, LLC

November 9, 2020

Saint Paul Planning Commission, Zoning Committee

15 Kellogg Boulevard West
Saint Paul, MN 55102

**RE: Appeal of a Zoning Administrator decision on a Site Plan application #20-024-076
Application for a new multi-family residential building and surface parking ("Project") at
1769 Grand Avenue, St. Paul, MN 55105 ("Subject" or "Property")**

Dear Members of the St. Paul Planning Commission,

Please accept this letter as our formal response to the appeal brought forth by Anne Geisser, a resident of St. Paul, regarding the Project's previously approved Site Plan Application. We have worked closely with City Staff to ensure the Project meets all of the necessary requirements to satisfy Site Plan Review, and we are pleased to offer the following points to assist your review of the appeal:

1. Appellant's Concern: *"The Site Plan Does Not Address Increased Parking Needs"*

Response: The site plan shows 12 parking stalls, which is in accordance with the City Council's decision to grant a parking variance. The Project's parking configuration meets all of the dimensional standards for parking spaces and drive lanes. The site plan also includes bicycle parking for no less than 12 bikes. The presence and location of the bicycle parking provides for safe and efficient movement of all modes of transportation. The Project includes one accessible parking space, which complies with the requirements set forth by Site Plan Review and the Americans with Disabilities Act.

2. Appellant's Concern: *"The Site Plan Does Not Include Sufficient Detail Regarding the Trash Enclosure"*

Response: The trash enclosure will screen refuse and recycling bins in accordance with Site Plan Review guidelines. While the type of trash receptacle is not subject to Site Plan Review, the enclosure will accommodate a dumpster for refuse and recycling bins for participation in the city-wide program. Signs and stickers will be installed to ensure trash and recycling are sorted properly. Weekly collection is often sufficient for a building of this size.

3. Appellant's Concern: *"The Site Plan Does Not Adequately Protect Neighboring Properties"*

Response: The proposed use is consistent with the adjacent multi-family properties, the RM2 Zoning Code, and the 2040 Comprehensive Plan's land use guidance. The landscaping, drainage, screening, setbacks, and height all conform to the applicable zoning and building codes.

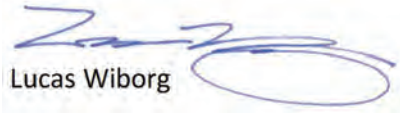
4. Appellant's Concern: *"The Site Plan Disrupts the Character of the West Summit Avenue Historic District"*

Response: The site plan is typical for multi-family buildings located in the RM2 medium-density multiple-family residential zoning district. The Property is not designated as having historical significance nor inventoried by Heritage Preservation, and there are no special requirements or design standards for RM2 parcels that abut historic districts or sites.

In conclusion, the appeal fails to prove that an error in fact, requirement, or proceeding occurred in approving the Project. Therefore, we respectfully disagree with the appellant's conclusions and ask you to deny the appeal.

If you have any questions regarding the information in this letter, please do not hesitate to contact me now or in the future.

Thank you,


Lucas Wiborg

Chief Financial Officer
Good Timing, LLC a MN LLC

p: (612) 741-5112

e: lwiborg@shinglecreekcapital.com

w: shinglecreekcapital.com/1769-grand-ave

From: Cody Fischer <codyfisch@gmail.com>
Sent on: Wednesday, November 11, 2020 4:26:36 PM
To: Anderson, Tia (CI-StPaul) <Tia.Anderson@ci.stpaul.mn.us>; *CI-StPaul_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>; Cody Fischer <codyfisch@gmail.com>
Subject: 1769 Grand Avenue Appeal

Dear Mr. Diatta and Members of the Planning Commission,

I am writing in opposition of Anne Geisser's appeal of the Zoning Administrator's decision on the site plan application for a new multi-family residential building and surface off-street parking at 1769 Grand Ave. I strongly urge you to reject the appeal and sustain the approval of the existing site plan.

My wife and I own the single family home located at 1995 Grand Ave, which is ~2 blocks from the proposed project site. We reside in this home with our three children, which means we live immediately next to similarly dense multi-family housing that provides limited off-street parking and share an alley with multiple other multi-family buildings that do the same.

I am familiar with the concerns raised by community members regarding this project's off-street parking, building height and level of density. Based on our family's lived experience down the block among similar buildings, I do not share these concerns.

One of the reasons we chose to live in this neighborhood and on this street is because of its urban character and unique mix of mid-to-high density housing stock (of which more is needed). We also chose to live here because the ready access to transit and bike infrastructure enabled our household to eliminate the need for a car and use a cargo bike year round for groceries, transporting our children and commuting.

I can absolutely imagine families hoping to live a similar lifestyle choosing to live in this building.

This project is consistent with the surrounding neighborhood's density, it is designed in a way that enhances the urban fabric and streetscape, it provides ample car and bike parking, and it does so with an eye toward sustainability and carbon reduction. All projects should be so thoughtfully conceived, but few are.

Context matters. We face both a climate and a housing affordability crisis, and should be doing everything we can to address both head on. Projects like this are essential in

that effort, and your decisions on them directly impact the economic vitality, economic inclusion, and carbon footprint of our city.

Enabling responsible, sustainable infill that enhances the urban fabric like this project should be a top priority. The climate, economic and social justice challenges we face demand leaders who will not allow proposals like this to be arbitrarily dismissed without grounds by the BZA, against the recommendation of professional planning staff.

Our comprehensive plan calls for additional housing density located close to commerce, transit and bike infrastructure...housing stock which we desperately need...housing stock which this project proposes to deliver.

In particular, I want to address two concerns raised in the appeal:

- **Parking** - the appeal applicant asserts that the approved site plan does not adequately address the parking needs of prospective tenants.

The developer has allocated more than 50% of the lot area for surface parking and has incorporated permanent bike storage for tenants as well. As a resident living just one block away, it is my experience that one parking stall per unit should be sufficient in this location given proximity to transit and walkable retail and college campuses in the area, a low-to-no car lifestyle is entirely feasible.

As in most market situations, the building will likely attract tenants with a mix of car requirements, some of whom will require spots, and others who won't. Behind the assertion that every unit will require multiple parking spots is the appellant's assumption that everyone has the same transportation preferences, needs and options as Summit Avenue property owners. This assumption is inaccurate, as demonstrated by the numerous residents of multifamily buildings on Grand Avenue between Cleveland and Wheeler.

Further modifications to the site plan to increase the ratio of parking spaces to units would either result in no development at all, or the construction of unaffordable units whose rents must absorb the higher cost of additional parking infrastructure.

The variance was granted through a lengthy process, including an appeal to the City Council. Revisiting the issue of parking at this point would send a bad

signal and create uncertainty for other developers considering much needed infill projects in St. Paul.

- **Adverse Impact on West Summit Avenue Historic District** - The appellant's assertion that the proposed building will adversely impact the historic district requires a selective and overly expansive interpretation of the historic preservation district ordinance.

Some context for consideration:

- First, relevant authorities did not find that the ~19,000 SF parking lot and ~20,000 SF CVS building located at **30 Fairview Avenue South** (abutting the historic district in question) adversely impacted the historic preservation district when it was approved. 30 Fairview Avenue abuts 5 different lots located in the historic district, whereas 1769 Grand Avenue only shares a lot line with two-thirds of one lot in the historic district. Consistent findings and treatment of developers is critical if we hope to encourage solutions to our housing shortage crisis.
- Second, set on the southern 50% of the lot, the proposed structure will not be visible from Summit Avenue. **The existing trees and 2-3 story buildings on Summit Avenue in the Historic Preservation District will obstruct the view of the new building available to members of the general public from Summit Avenue.** It is important to acknowledge that historical preservation districts exist for the benefit of the general public, not individual property owners.

I ask that you sustain the zoning administrator's decision on the site plan and reject the appeal so this project can move forward as proposed. Thank you for considering my comments in advance of your decision.

Sincerely,
Cody Fischer
1995 Grand Avenue
Saint Paul, MN 55105

From: Michael Sonn <sonn.michael@gmail.com>
Sent on: Monday, November 2, 2020 5:51:44 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: PC Appeal File #20-086-348 or 1769 Grand Ave
Attachments: ENS - PC Appeal - 1769 Grand Ave Multi-Family Residential - 10272020 (1).pdf (1.09 MB)

Planning Commission & CM Tolbert,

I was stunned to see that the project at 1769 Grand Ave is again having to jump through hoops, this time with the Planning Commission's Zoning Committee. This project has been approved by MGCC and the appeal of the BZA's decision to deny was reversed at City Council, yet here we are 6 months later.

As I did in my May or June letter to the BZA and City Council, I will again question why St Paul is determined to obstruct new construction at every possible level. Why does the BZA exist if their decisions, usually erroneous with the current members, are being overturned at City Council? Not only that, why does the BZA exist if site plans will eventually end up at the Planning Commission anyway and therefore are able to be fought by neighbors yet again?

This project is exactly what St Paul should be doing, especially on corridors like Grand Ave. The site is walking distance to two major universities, on a reliable transit line, has a linear park in Summit Ave not to mention the proximity to the river, and there are several commercial nodes within a short walk or bike ride.

The appeal by Summit Ave mansion owners is appalling and should hold no factual bearing over the Zoning Committee's decision. This is the very definition of "Not In My BackYard" and should be dismissed out right.

There are many other reasons to oppose the appeal such as our Metro's housing crisis, climate change, abuse of historic district designations, and flat out renter discrimination.

I hope the City of St Paul and the Planning Commission plan on taking a very long hard look at development approval processes. This single project has exposed St Paul's process as a farce set up to allow neighbors every opportunity to deny new residents a place to live.

Please deny this appeal immediately,
Mike Sonn
14XX Wellesley Ave

From: cawrightfesser@protonmail.com
Sent: Tuesday, November 10, 2020 12:56 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Grand Avenue Apartments appeal comments

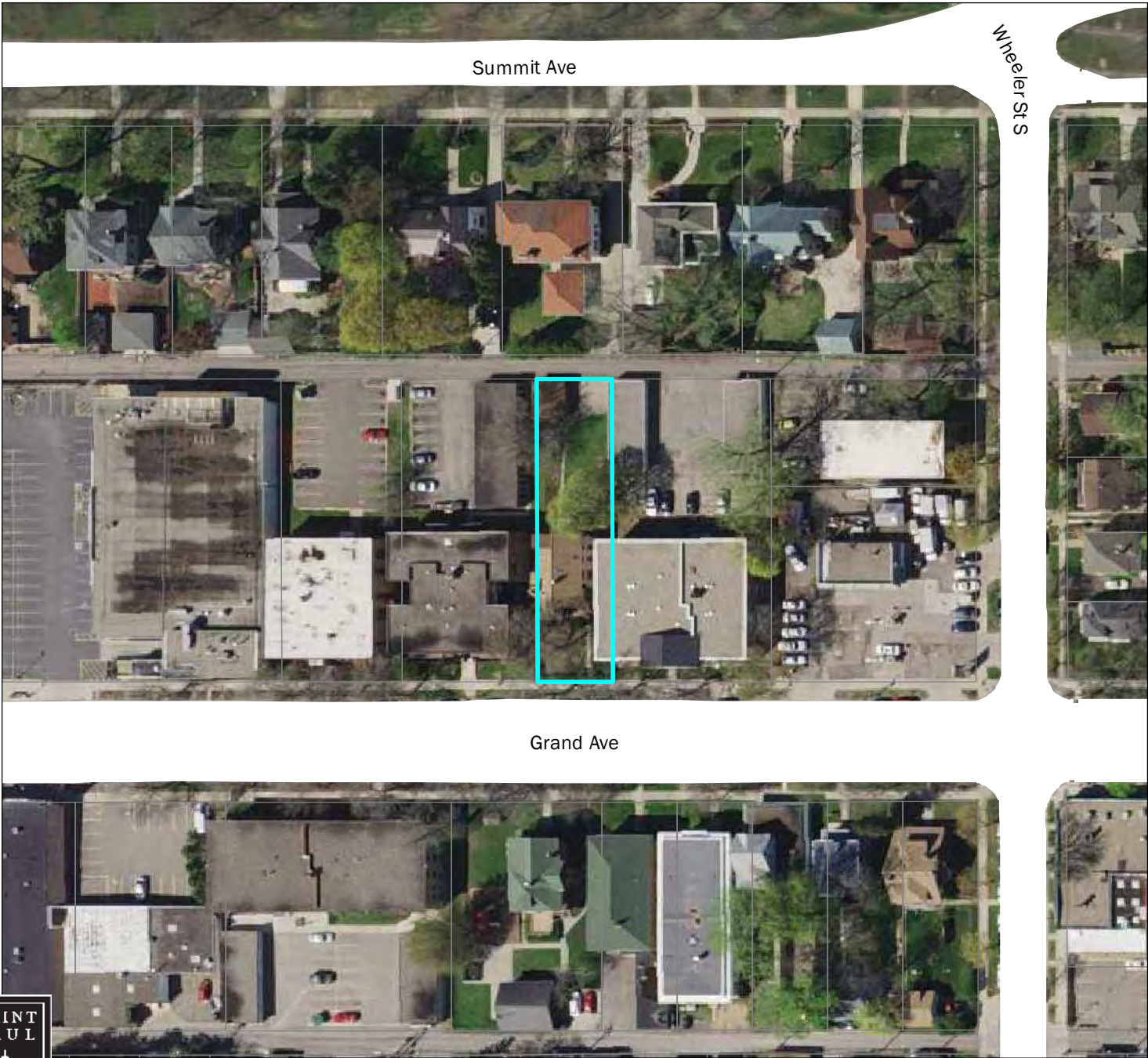
I was shocked to hear that another hurdle has been put in front of the redevelopment of 1769 Grand Avenue. This project met with neighborhood board approval because it provides environmentally conscious housing in a neighborhood in desperate need of bedrooms, and does it with minimal negative impacts on the surrounding properties. I understand the concerns of certain neighbors on Summit Avenue, but they are frankly one more repetition of the age-old privilege that wealthy residents of this part of the city have enjoyed and created for themselves. They have their mansions and now wish to deny others with lesser means and standing the ability to enjoy the same neighborhood amenities and opportunities that they have based on little more than aesthetic preferences.

This project deserves to go ahead and is a much-needed addition to Mac-Groveland and St. Paul. Please deny the appeal and let the redevelopment proceed.

Colin Fesser

1417 Jefferson Avenue, St. Paul

Sent with ProtonMail Secure Email.



Summit Ave

Wheel St S

Grand Ave

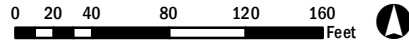


**FILE #20-086-348 Aerial Map
Appeal by Anne Geisser**

Application Type: Appeal
Application Date: October 22, 2020
Planning District: 14

Subject Parcel(s) Outlined in Blue

ParcelPoly on



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Summit Ave

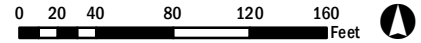
Wheeler St S

Grand Ave



FILE #20-086-348 Existing Land Use
Appeal by Anne Geisser

Application Type: Appeal
 Application Date: October 22, 2020
 Planning District: 14



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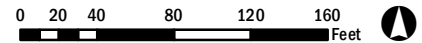
Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Poly on | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |



**FILE #20-086-348 Zoning Map
Appeal by Anne Geisser**

Application Type: Appeal
Application Date: October 22, 2020
Planning District: 14



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Subject Parcel(s) Outlined in Blue

Parcel Poly on	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	