

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** North End Community Center **FILE #:** 21-237-397
  2. **APPLICANT:** Saint Paul Parks and Recreation **HEARING DATE:** March 11, 2021
  3. **TYPE OF APPLICATION:** Conditional Use Permit & Variance
  4. **LOCATION:** 1025 Rice Street, between Lawson & Cook
  5. **PIN & LEGAL DESCRIPTION:** 25-29-23-14-0144; DAWSON AND RICE'S ADDITION, TO W 1/2 OF VAC WOODBRIDGE ST ACCRUING & E 1/2 OF VAC ALLEY ACCRUING & FOL; S 30 FT OF LOT 2 AND ALL OF LOTS 1,4 & LOT 5 BLK 3 & E 1/2 OF VAC WOODBRIDGE ST ACCRUING TO BLK 2 AND VAC ALLEYS IN BLKS 1 & 2 & VAC ALBEMARLE ST BETWEEN & BLK\*S 1 & BLK 2
  6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** RT1
  7. **ZONING CODE REFERENCE:** §§ 61.501, 61.502, 61.601, 63.312, & 65.235
  8. **STAFF REPORT DATE:** March 4, 2021 **BY:** Menaka Mohan
  9. **DATE RECEIVED:** February 9, 2021 **60 DAY DEADLINE FOR ACTION:** April 4, 2021
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- A. **PURPOSE:** Conditional use permit for a multi-use community recreation center, with modification of conditions to permit parking in the minimum front yard and principal access to be from Lawson Street. Variance for parking front setback (25' minimum, 7' proposed).
- B. **PARCEL SIZE:** 5.98 Acres
- C. **EXISTING LAND USE:** Ballfields
- D. **SURROUNDING LAND USE:**
  - North: Commercial & low-density residential (B2 & RT1)
  - East: Commercial (B2 & B3)
  - South: Rice Street Library & low-density residential (B2 & RT1)
  - West: School and Tennis Courts (RT1)
- E. **ZONING CODE CITATION:** § 61.501 lists general conditions that must be met by all conditional uses. § 65.235 lists special conditions that apply to community recreation centers. § 61.502 provides Planning Commission authority for modification of such special conditions. § 63.312 lists setback requirements for off-street parking. § 61.601 provides for variances from the strict enforcement of the provisions of the code if specific required findings are made.
- F. **PARKING:** Zoning Code § 63.207 requires a minimum of 1 parking space per 1,000 sq. ft. GFA (gross floor area) of the building, 25 parking spaces for the proposed 25,000 sq. foot building. The applicant proposes to substitute bicycle parking (10 additional spaces) for 10% of the parking requirement as provided in § 63.210(b), reducing the vehicle parking requirement to 22.5 parking spaces. § 66.206(b) dictates that any fraction up to and including one-half shall be disregarded, bringing the parking requirement to 22 spaces. 22 parking spaces are proposed.
- G. **HISTORY/DISCUSSION:** The site is owned by the City of Saint Paul and used for recreational ballfields managed by the Parks and Recreation Department. The ballfields have existed since 1945 and have been zoned RT1 since 1975. Currently, Parks and Recreation and the Saint Paul Public Library have partnered with Snow Kreilich Architects for improvements to the Rice Street Library, park, and construction of a new multi-use community center building between Cook Avenue and Lawson Avenue. The design process began in 2019 and will continue throughout 2021. The site will be a sustainable design showcase featuring a high-efficiency geothermal heating and cooling system, on-site underground storm water management, and a roof mounted solar photovoltaic system. The Parks and Recreation Department expects the construction could take 18 months but will depend on construction financing.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The North End Neighborhood Organization (District 6) wrote a letter of support for the variance.

**I. FINDINGS:**

1. The applicant is proposing to construct a three-level multi-use community recreation center on a site with existing ballfields on Rice Street between Lawson Avenue and Cook Avenue. The project is proposing 22 parking spaces and 12 bicycle parking spaces. A curb cut on Lawson Avenue will provide access to the new parking lot. There will be pedestrian access to the new building on Lawson Avenue, and pedestrian access to the new fields on Cook Avenue and Lawson Avenue. The new center will include recreation spaces, fitness spaces for strength training and yoga, staff offices, community meeting rooms, a community kitchen, and a teen center. The project will also provide new amenities for Fritz Clark Park such as a multi-purpose soccer, football, baseball, and softball field, basketball court, outdoor playground, and water feature.
2. A community recreation center requires a conditional use permit in the RT1 zoning district and must meet the following special standards and conditions for noncommercial recreation centers listed in Zoning Code § 65.235:
  - (a) *The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting a major thoroughfare (in definition), and the site shall be so planned as to provide principal access directly to said major thoroughfare. This condition is not met. Access to the proposed parking lot is from Lawson Avenue, which is not a classified as a major thoroughfare but is designated as a local street. The main entrance to the community recreation center building also faces Lawson. Requested modification of this condition is addressed in finding 3 below.*
  - (b) *All yards shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these minimum yards, except required entrance drives and those walls used to obscure the use from abutting residential districts. Variance of the minimum front yard setback for the proposed parking lot is addressed in finding 5 below. Modification of this condition for proposed parking in the minimum required front yard is addressed in finding 3 below. Landscaping is planned around the parking lot, new community center, and as a buffer in between the parking lot and new multipurpose field.*
  - (c) *Whenever a swimming pool is constructed under this subparagraph, said pool area shall be provided with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate. No swimming pool is proposed, so this standard does not apply.*
3. Zoning Code § 61.502 provides *that the Planning Commission, after public hearing, may modify special conditions when strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property and would result in exceptional undue hardship to the owner of such property; provided that such modification will not impair the intent and purpose of such special condition and is consistent with the health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.*

Principal access on a major thoroughfare would result in a new curb cut on Rice Street which is not desirable by the Public Works Department or consistent with Policy T-12 of the Comprehensive Plan, which states new developments should minimize driveway curb cuts if the site can be reasonably accessed by side streets. The North End Community Center can be adequately accessed by a side street on Lawson Avenue. Providing a new curb cut on Rice Street would be in direct conflict with direction from a city department placing undue hardship on the applicant. Additionally, there is pedestrian access on the corner of the Rice Street. Access to the parking lot on Lawson Street will not impair the health and the welfare of the community. A curb cut on Rice street would make it unsafe for pedestrians by creating

conflicts with vehicles on a busy corridor. It is safer and healthier for pedestrians for vehicles to access the community center on Lawson Avenue. Given the direction from the Public Works Department, the concern of stopping traffic mid-block on a busy corridor, grade challenges, and future programming of the park, the proposed community recreation center is designed with the Lawson Avenue side as the front yard. The current design of the site results in five parking spaces in the required front yard. Allowing parking in a required front yard will not impair the health and safety of the community, as it allows the greatest use of green spaces on the site and of the multipurpose community center. Additionally, providing the front of the building on Lawson Avenue improves connections to adjacent property, namely Rice Street Library. There would be an undue burden on the applicant if the project was to meet the required front setback as it would impact size of the multipurpose field and limit future programming on the site.

4. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The 2040 Comprehensive Plan identifies the site as a recreation and community center in the Parks, Recreation, and Open Space chapter. Additionally, the site is located in the Metropolitan Council Areas of Concentrated Poverty (ACP50)-which are census tracts where at least half of the residents are people of color and at least 40% of the residents live below 185% of the federal poverty line. The investment in the recreation center and in an area of the City identified in ACP50 is consistent with *Policy PR-1 to Ensure equitable access to Parks and Recreation programs, resources and amenities* and with *Policy PR-5 Prioritize investment in physical assets of community centers, play areas, pools, and other amenities to ensure that common minimum standards are met.*

The project site is located in area identified as Urban Neighborhood in the Land Use Plan chapter of the Comprehensive Plan. Urban Neighborhoods are primarily residential with a variety of housing types, schools, neighborhood parks, religious institutions, and cemeteries with scattered neighborhood serving commercial. The multi-use community center is directly north of the Rice Street Library, west of neighborhood serving commercial, south of single-family homes, and east of an elementary school. A conditional use permit for a recreation facility would be consistent with the identified community and recreation centers in the Parks, Recreation, and Open Space chapter in the Comprehensive Plan and uses identified in the Urban Neighborhood. The project is also consistent with *Policy PR3 Improvements at parks and recreation centers* in the North End District 6 Plan.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The project is providing a new curb cut on Lawson Avenue to access the parking lot and pedestrian entrances to the building on the corner of Lawson Avenue and Rice Street. Gates on Cook Avenue, from the parking lot facing Lawson Avenue, and between Lawson Avenue and Cook Avenue provide pedestrian access to the new multipurpose field. Additionally, there will be bicycle parking on the site, and it is located on the 62 bus route.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The recreation center will add to neighborhood character and increase access to public health resources through new recreational fields and new community services such as the teen center.
- (d) *The use will not impede the normal and orderly development and improvement of the*

*surrounding property for uses permitted in the district.* This condition is met. The recreation center is consistent with past use as ballfields and complementary to existing land uses in the neighborhood. The proposed recreation center will not prevent future development that is consistent with the Comprehensive Plan and existing zoning.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met subject to approval of the setback variance for parking, modification of the condition for no parking in the minimum required front yard, and modification of the condition for principal access directly to a major thoroughfare.

5. Zoning Code § 63.312 Setback for parking lots states that parking spaces shall not be in a required front yard, which is 25 feet in the RT1 zoning district. The proposed community recreation center is designed with the Lawson Avenue side as the front yard, and with 5 of the new parking spaces set back 7 feet from the front lot line Zoning Code § 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:

(a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. Allowing the proposed 7 foot front setback for five of the parking allows the greatest use of green spaces on the site, provides for convenient access to the parking lot, and will not impair the health, safety, and general welfare of the Additionally, the parking lot on Lawson Avenue is proposed to be well landscaped, is facing the side yards of low-density residential and is not adjacent to any residential properties, consistent with protecting the aesthetics of the community.

(b) *The variance is consistent with the comprehensive plan.* This finding is met. As noted in finding 2.a. the use itself is consistent with Policy *PR-1 to encourage equitable access of parks facilities* and *PR-5 to prioritize investment in physical assets such as community centers*. The variance for the parking setback to allow for more programmable area is consistent with the Comprehensive Plan and the purpose and intent of the Zoning Code.

(c) *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.* This finding is met. The variance is necessary to increase the amount of programmable space for the community. Additionally, due to the size, grade, and orientation, and future uses on the site, Lawson Avenue is the best location for the parking lot. Without the variance the parking lot would impact the multipurpose field and move other park green space closer to the street from the interior of the park.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. For more than 50 years the site was a recreational use (ballfields). A 25 foot setback would impede on the ability to program for the new multi-use community center.

(e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The use — a recreation facility— is conditionally permitted in the RT1 District. If the conditional use permit is approved, it will be consistent with RT1 zoning.

(f) *The variance will not alter the essential character of the surrounding area.* This finding is met. The use is conditionally permitted in the existing zoning district and is consistent with surrounding development. The proposed multi-use community center is consistent with the type of development the Comprehensive Plan supports.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a multi-use community recreation center, with modification of

conditions to permit parking in the minimum front yard and principal access to be from Lawson Avenue and a variance for parking front setback (25' minimum, 7' proposed) on property located at 1025 Rice Street, subject the following conditions:

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



# CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6583

### Zoning Office Use Only

File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_  
Tentative Hearing Date \_\_\_\_\_

### APPLICANT

Name Bruce Engelbrekt, Real Estate Manager (attesting to City ownership of 1025 Rice. Parks will serve as applicant.)  
*(must have ownership or leasehold interest in the property, contingent included)*  
Address 25 West 4th Street, CHA 1000 City St. Paul State MN Zip 55102  
Email bruce.engelbrekt@ci.stpaul.mn.us Phone 651-266-8854  
Name of Owner (if different) St. Paul Parks & Recreation Email \_\_\_\_\_  
Contact Person (if different) Chris Stark Email christopher.stark@ci.stpaul.mn.us  
Address 25 West 4th Street, CHA 400 City St. Paul State MN Zip 55102

### PROPERTY INFO

Address/Location 1025 Rice Street, St. Paul, MN 55117  
PIN(s) & Legal Description 252923140144  
*(attach additional sheet if necessary)*  
Lot Area 5.955 Acres Current Zoning RT-1

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 66.221 for the following use or purpose:  
Construction of a multi-use community center in zoning district RT1.

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

Parks and Recreation is requesting a Conditional Use Permit to construct a new multi-use community center on Rice Street in an RT1 zoning district.

Improving Saint Paul's recreation centers and increasing their use for socially and physically active programs is part of the Parks and Recreation Comprehensive Plan and a priority goal of this project. Following the plan, this new facility will become a hub for active and healthy lifestyles and be a model in environmental leadership.

Currently the Rice Recreation Center is located in the Wellstone Elementary School. Because of space available, it's limited in the programs that it can offer to the neighborhood, and its location inside the school decreases public awareness of it as a community resource. The new 25,000 sf North End Community Center will replace the Rice Recreation Center and have programming for more interests, backgrounds, and ages. It will have an increased presence in the neighborhood and the proposed location across Lawson Ave. from the Rice Street Library provides the opportunity for shared programming and resources. A variance for reduced off-street parking is requested for this project as described in the attached page.

Required site plan is attached

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

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

2/3/2021



**SAINT PAUL**  
MINNESOTA

## DEPARTMENT OF PARKS AND RECREATION

*Michael Hamm, CPRP - Director*

Mayor Melvin Carter

400 City Hall Annex  
25 West 4<sup>th</sup> Street  
Saint Paul, Minnesota 55102

Telephone: 651-266-6400  
Facsimile: 651-292-7405  
[www.stpaul.gov/parks](http://www.stpaul.gov/parks)

## North End Community Center Parking Variance Request

Parks and Recreation is seeking a variance for a reduction of one off-street parking stall for the North End Community Center project. Currently there is no off-street parking at the proposed location for the North End Community Center; however, this project would provide a new lot of 22 off-street parking stalls. Zoning code 63.207 requires 1 parking stall for every 1,000 gross square feet of building area for a multi-use community center building. A reduction in parking stalls provided is allowed by zoning code 63.210(b) which notes that bicycle parking may be substituted for up to 10% of off-street parking.

The new 25,000 square foot building will provide ten secure bicycle parking spaces. This reduces the required off-street parking count by 2 stalls from 25 stalls (1 stall/1,000 GSF) to 23 stalls. As a result, a variance of 1 stall is requested from 23 off-street parking stalls needed to 22 parking stalls in the project site plan.

The variance is necessary to decrease the amount of impervious surface and increase the green space in the park to provide more room for outdoor uses. In addition, there is ample street parking on Lawson Ave. and Cook Ave. adjacent to the site.



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award





# ZONING VARIANCE APPLICATION

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

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

### Zoning Office Use Only

File # \_\_\_\_\_  
 Fee Paid \$ \_\_\_\_\_  
 Received By / Date \_\_\_\_\_  
 Tentative Hearing Date \_\_\_\_\_

## APPLICANT

Bruce Engelbrekt, Real Estate Manager,  
 Name (attesting to City Ownership of 1025 Rice St. Email bruce.engelbrekt@ci.stpaul.mn.us  
*(must have ownership or leasehold interest in the property, contingent included)*  
 Address 25 West 4th Street, CHA 1000  
 City St. Paul State MN Zip 55102 Daytime Phone 651-266-8854  
 Name of Owner (if different) City of Saint Paul Parks and Recreation  
 Contact Person (if different) Christopher Stark Phone 651-266-6419

## PROPERTY INFO

Address/Location 1025 Rice Street, St. Paul, MN 55117  
 PIN(s) & Legal Description 252923140144  
*(attach additional sheet if necessary)*  
 Lot Area 5.955 Acres Current Zoning RT1

**VARIANCE REQUEST:** Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code 63.312

State the requirement and variance requested. \_\_\_\_\_

The code requires a 25 foot setback for a parking lot in zoning district RT1. Due to the size, orientation, and programming of the park, a 7-foot setback is designed and a variance of 18 feet is requested.

**SUPPORTING INFORMATION:** Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

Parks and Recreation seeks to reduce the parking lot setback for a building front in an RT1 zoning district. This allows for more programmable outdoor space for the community and area designated for play. Due to the large size of the parcel, the parking lot entrance will still be approximately one block away from the building entrance.

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

The size and location designated for the off-street parking lot is a result of the grading of the park, programming elements required to serve the community, and the management of stormwater/groundwater systems.

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

There are no changes in use associated with this variance, as it will not change the character of the neighborhood.

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

Parks and Recreation believes that this will improve the character of the park and the surrounding area by improving the park.

Required site plan is attached

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

Applicant's Signature  Date Feb 11, 2021 City Agent \_\_\_\_\_



## Parking Lot Setback Variance Request

North End Community Center  
February 11, 2021

A 22-stall off-street parking lot will be provided off Lawson Avenue to serve the future North End Community Center and the related fields, courts, and play areas. Parks and Recreation is seeking a variance for a reduction to the parking lot setback requirements for the project.

The Lawson Avenue building front is the location of the primary Community Center entrance. Positioning the entrance facing Lawson Ave. improves the visitor drop off experience and improves connections with the Rice Street Library. Due to the size, grading, orientation, and future programming of the park, Lawson Avenue is also the most appropriate location for the parking lot. A parking setback variance is requested to zoning code section 63.312 which requires a 25-foot setback of the parking lot on the building front side in an RT1 zoning district such as this. The parking lot setback as designed in the project site plan is 7 feet.

The variance is necessary to increase the amount of programmable park space for the community. Without the variance the parking lot would impede on the multipurpose field and move other park green space closer to the street from the interior of the park. Because of the size of the park, the parking lot entrance as designed is more than 250 feet from the primary building entrance on Lawson Ave.

# SNOW KREILICH ARCHITECTS

219 NORTH SECOND STREET  
ST. PAUL, MINNESOTA 55102  
TEL: 612.539.9430  
WWW.SNOWKREILICH.COM

## NORTH END COMMUNITY CENTER

1039 Rice Street  
St. Paul, MN 55117

**CLIENT**  
St. Paul Parks & Recreation  
1000 Park Ave  
25 West 4th Street  
St. Paul, MN 55102

**LANDSCAPE ARCHITECT**  
St. Paul Parks & Recreation  
25 West 4th Street, 400 City Hall Annex  
St. Paul, MN 55102

**STRUCTURAL ENGINEER**  
Larson Engineering, Inc.  
3624 Lacey Road  
White Bear Lake, MN 55110  
651.481.9120

**MPP ENGINEER**  
MPP Engineering, Inc.  
880 Blue Center Rd, Suite 175  
Eagan, MN 55121  
651.373.9120

**KITCHEN EQUIPMENT CONSULTANT**  
Kitchen Equipment Consultants  
3100 W. 50th  
Springfield, MN 55277  
303.293.2557

**COST CONSULTANT**  
Leifer Construction & Consulting  
1000 Park Ave, Suite 100  
Lakeland, MN 55044  
952.265.9119

60% CONSTRUCTION DOCUMENTS 02/25/2021

NOT FOR CONSTRUCTION  
FOR REFERENCE ONLY

17200304  
Project Number  
JAN  
Drawn By  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the State of Minnesota.

Signature JUSTIN NIELSEN, P.E.  
Typed or Printed Name  
Registration Number 52587

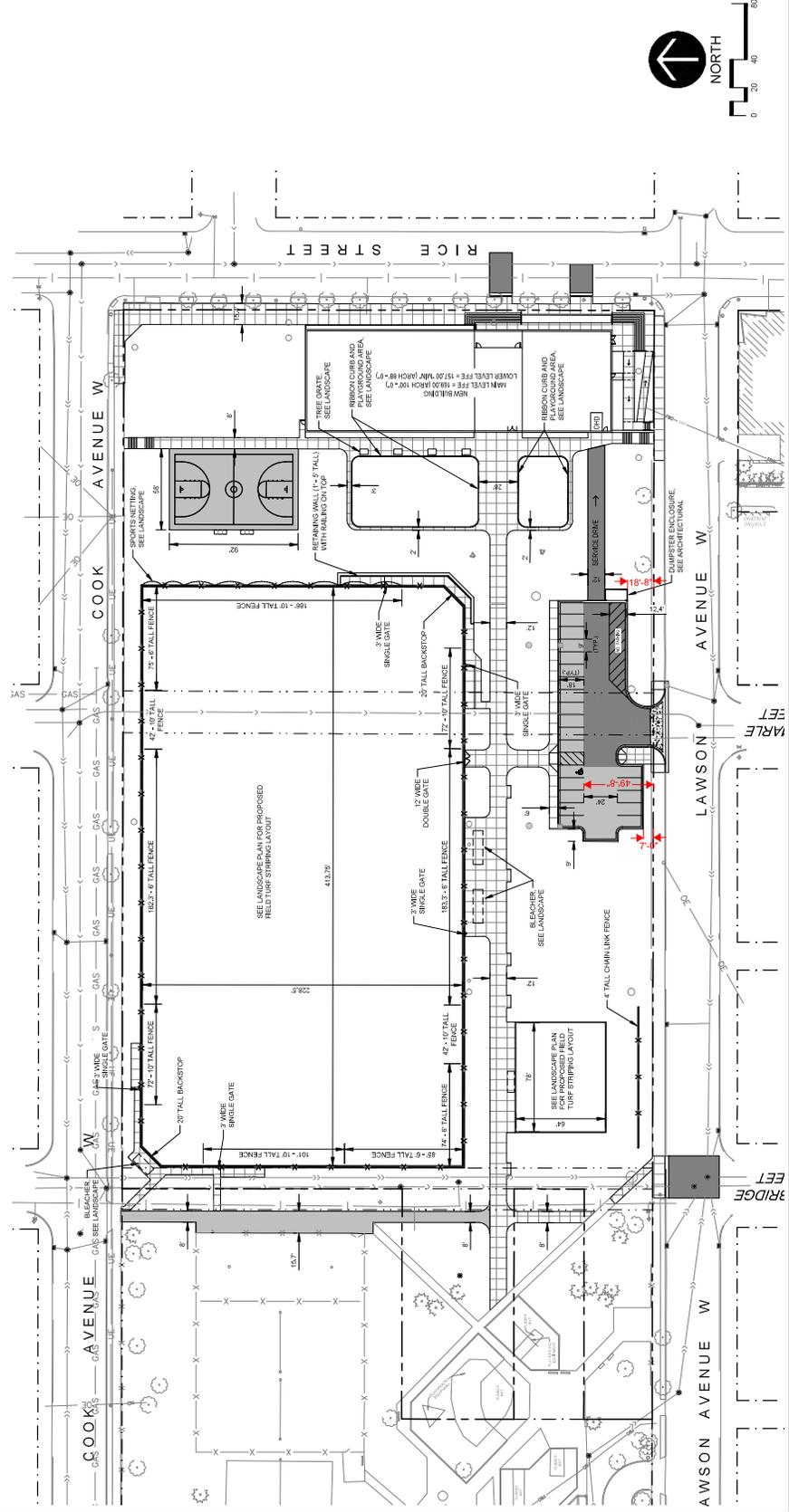
PAVING AND  
DIMENSION PLAN

# C2.00

### SYMBOL LEGEND

-  NEW LIGHT DUTY BITUMINOUS PAVEMENT  
SEE DETAIL
-  NEW HEAVY DUTY BITUMINOUS PAVEMENT  
SEE DETAIL
-  NEW LIGHT DUTY CONCRETE PAVEMENT  
SEE DETAIL
-  NEW HEAVY DUTY CONCRETE PAVEMENT  
SEE DETAIL

WHERE APPLICABLE DIMENSIONS ARE FROM  
BACK OF CURB TO BACK OF CURB OR BACK OF  
CURB TO END OF STALL LINE.



## Photos surrounding North End Community Center- 1025 Rice Street

### Site Location



North: Cook Avenue, commercial and low density residential (B2, RT1)





East: Rice Street, commercial (B2-B3)



South: Lawson Avenue, Rice Street Library (B2, RT1)





West: School and Tennis Courts (RT1)





North End Neighborhood Organization (District 6)  
171 Front Avenue  
Saint Paul, MN 55117  
651-488-4485  
[ed@nenostpaul.org](mailto:ed@nenostpaul.org)

March 2, 2021

Board of Zoning Appeals  
15 West Kellogg BLVE  
Saint Paul, MN 55102

RE: 1025 Rice Street: North End Community Center: code requires a 25 foot setback for a parking lot in RT1 zoning districts. Due to the size, orientation and programming of the park a 7-foot setback is designed for a requested variance of 18 feet

The North End Neighborhood Organization recommends approval of the requested variance. On Tuesday February 25, 2021 we met with David Ronzani and Chris Stark and heard a presentation regarding the proposed North End Community Center. Everyone in attendance whole-heartedly supported the designs and concepts. The vote to support the variance was unanimous and the recommendation went the board of directors Monday March 1, 2021-the board also supports the variance.

The North End Neighborhood Organization feels that the variance meets all of the findings;

- The variance is in harmony with the general purposes and intent of the zoning code.
- The variance is consistent with the comprehensive plan.
- 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 plight of the landowner is due to circumstances unique to the property not created by the landowner.
- The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
- The variance will not alter the essential character of the surrounding area

Even the fact that the community center is a new build it does not alter or change the essential character of the area but enhances and improves it.

The proposed North End Community Center will serve so many, both our North End residents and we are certain it will serve the city populations as well.

The North End neighborhood has suffered at times due to the lack of investment, not only physical but also in regards to people. The community center will certainly move the pendulum to the positive side.

We hope you will support our neighborhood and the city by approving the variance.

Thank-you for your consideration and If you have questions please contact the office.

Regards,

A handwritten signature in black ink, appearing to read "Karin Groening". The signature is fluid and cursive, with the first name "Karin" written in a larger, more prominent script than the last name "Groening".

Karin Groening

Chair

Cc: Ward 5

Chris Stark

David Ronzani

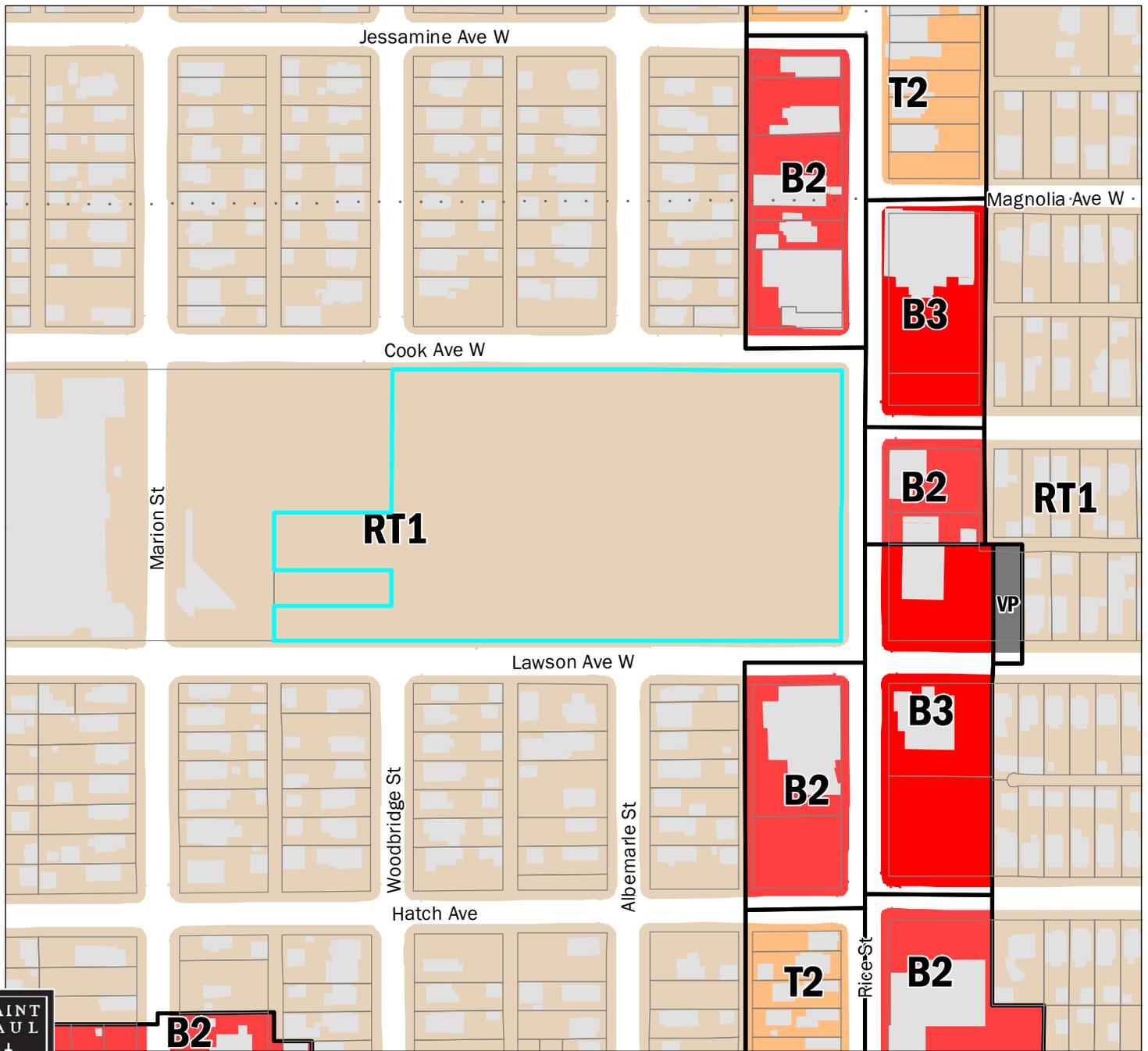
**From:** [Maria](#)  
**To:** [Mohan, Menaka \(CI-StPaul\)](#)  
**Date:** Wednesday, March 3, 2021 8:56:22 AM

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**Think Before You Click:** This email originated **outside** our organization.

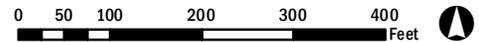
Hi Menaka, this is Maria Acosta we talked yesterday about the Community Center that may be built on Rice and Lawson. You had said to reach out if I had any concerns so I am following up to make them known by email. I'm concerned primarily about the congestion, parking and traffic near the residential area. There are already existing problems with parking and traffic because of the adjacent school of Paul and Sheila Wellstone Elementary. The parking space there is very minimal and so teachers and staff had previously parked in the residential area in front of peoples homes. This issue has been addressed and made known and the school was cordial to park on the side streets of Cook and Lawson. So my main concern is this will cause even further problems with parking if there is not enough space at the Community Center. Thank you for sending me a hearing notice and asking for my thoughts on the matter.

Thank You, Maria Acosta  
1064 Marion St.  
St. Paul MN, 55117  
E: [sonflower1993@gmail.com](mailto:sonflower1993@gmail.com)  
P: 651-440-8120



**FILE #21-237-397 Zoning Map**  
**Application of City of St. Paul - Real**

Application Type: CUP/ variance  
 Application Date: February 3, 2021  
 Planning District: 6



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

ParcelPoly 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	



FILE #21-237-397 Aerial Map  
**Application of City of St. Paul - Real**

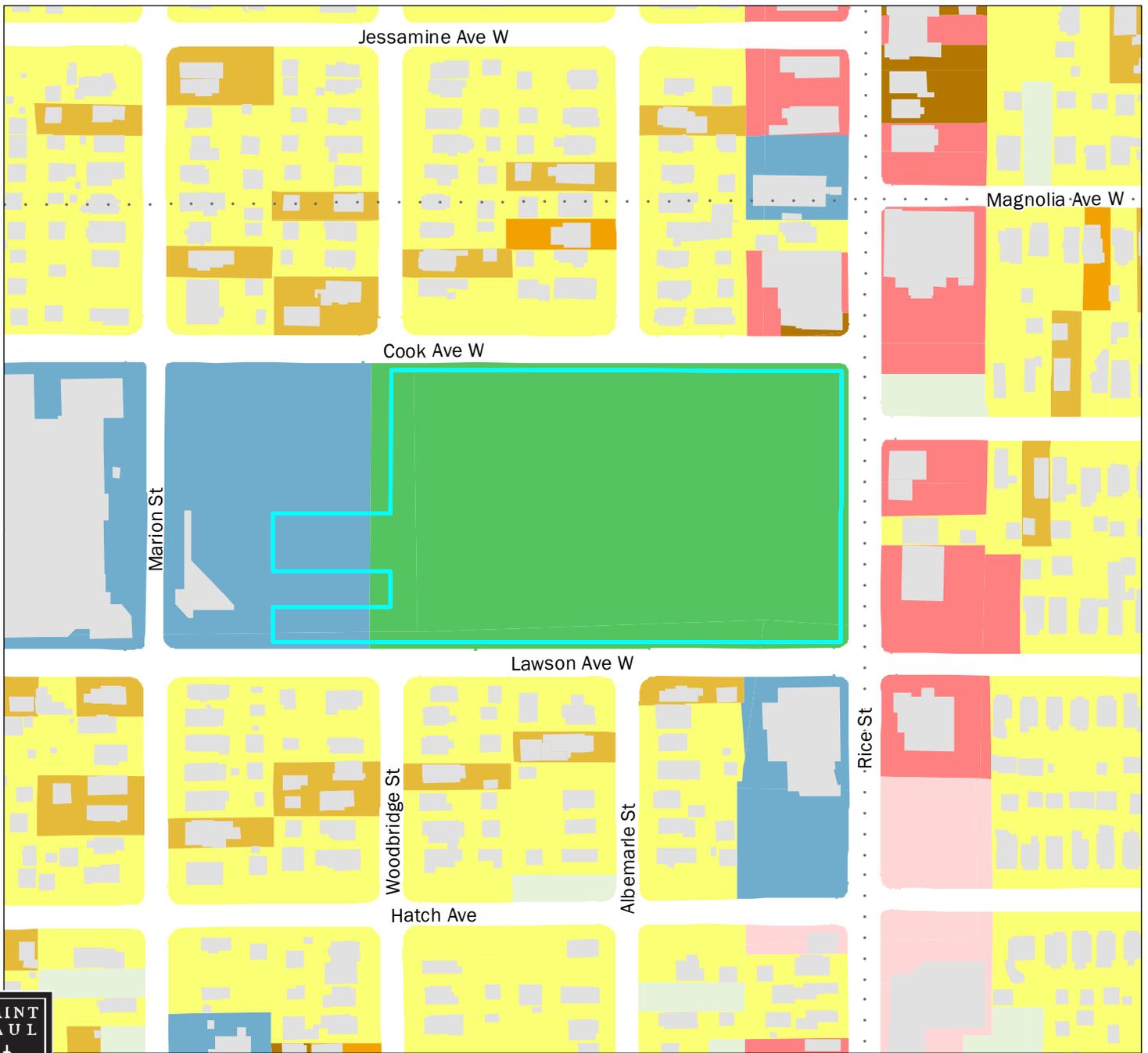
Application Type: CUP/ variance  
 Application Date: February 3, 2021  
 Planning District: 6

**Subject Parcel(s) Outlined in Blue**

ParcelPoly on

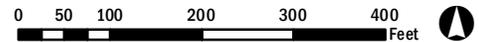


This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #21-237-397 Existing Land Use  
**Application of City of St. Paul - Real**

Application Type: CUP/ variance  
 Application Date: February 3, 2021  
 Planning District: 6



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**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| 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                  |              |
| Multifamily               | Industrial and Utility         | Railway                        |              |