

## ZONING COMMITTEE STAFF REPORT

**FILE NAME:** 300 Banfil/149-155 Dousman Variances

**FILE #:** 21-251-173

**APPLICANT:** Stonewood Investments LLC

**HEARING DATE:** April 22, 2021

**TYPE OF APPLICATION:** Variance

**LOCATION:** 300 Banfil Street, SW corner at Dousman Street

**PIN & LEGAL DESCRIPTION:** 01.28.23.43.0096; Lot 1, Block 7, Winslow's Addition

**PLANNING DISTRICT:** 9

**EXISTING ZONING:** B2

**ZONING CODE REFERENCE:** § 61.601

**STAFF REPORT DATE:** April 15, 2021

**BY:** Anton Jerve

**DATE RECEIVED:** April 7, 2021

**60-DAY DEADLINE FOR ACTION:** June 6, 2021

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- A. **PURPOSE:** Variances for front yard setback (9.2' minimum per Zoning Administrator analysis of block, 1' proposed), rear yard setback (9' minimum, 1' proposed), south side yard setback (9' minimum, 6.3' proposed) and north side yard setback (9' minimum, 1' proposed).
- B. **PARCEL SIZE:** 5,674 square feet; 48.5' x 117' (117' of frontage on Dousman)
- C. **EXISTING LAND USE:** Vacant land with billboard
- D. **SURROUNDING LAND USE:**  
North: Restaurant (B2)  
East: Residential (R4)  
South: Residential (RT1)  
West: Mixed-Use (B2)
- E. **ZONING CODE CITATION:** § 66.231 sets forth dimensional standards specific to residential districts. § 61.601 authorizes the Planning Commission to grant variances from the strict enforcement of the provisions of this code upon making specific required findings.
- F. **HISTORY/DISCUSSION:** There is no zoning history for this property. It has been a vacant lot since at least 1940. There is also an application to rezone this property to RM2 (ZF # 21-251-165).
- G. **PARKING:** Zoning Code § 63.207 requires a minimum of 6 off-street parking spaces for the proposed 4 units in two-family dwellings.
- H. **DISTRICT COUNCIL RECOMMENDATION:** District 9 had not commented by the time this application was written.
- I. **FINDINGS:**
1. The application is for variances for front yard, rear yard, and both side yard setbacks to allow the development of two duplexes on the lot. Because the application has presented a design proposal based on the context of the neighborhood and immediate block all four variances are related to the cohesive layout of the site and the findings for all four variances are presented, below, as a group. Discussion relevant to any individual variance will be called out within the text.
  2. The proposed rear yard setback, one foot (1') from the west property line, would allow the proposed development to be 3.2' from the building on the abutting lot to the west, 504 West 7<sup>th</sup> Street, which is also owned by the applicant. This distance is allowed per Building Code, but requires building modifications related to fire rating and building openings. Zoning Code § 66.231(h) provides that *"the side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall*

*agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.” This would be a reasonable condition for the proposed rear yard setback variance.*

3. Section 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 variances are in harmony with the general purposes and intent of the zoning code.* This finding is met. The variances are specifically in harmony with the following purposes listed in Section 60.103:
    - (b) To implement the policies of the comprehensive plan;*
    - (i) To encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods;*

The variance allows for the creativity of site layout stated in Policy H-8 and allows for development that is exceptionally compatible with the scale and urban design of the immediate neighborhood.

- b. *The variances are consistent with the comprehensive plan.* This finding is met. The following policies from the Housing Chapter of the 2040 Comprehensive Plan are particularly applicable:
  - *Policy H-8. Encourage creativity in building design and site layout.*
  - *Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.*
  - *Policy H-47. Encourage high-quality urban design for residential development that is sensitive to context, but also allows for innovation and consideration of market needs.*

The following housing policy from the District 9 Area Plan is also applicable:

- *12. Promote those stretches of West 7th between key nodes as the appropriate location for higher-density residential use, in order to add diversity to the housing stock while preserving the traditional neighborhood fabric and supporting existing and future transit investment.*
- 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. Although the uses could be accommodated within one building on the site and potentially without setback variances, this would increase the bulk of the building and make the development less compatible with the existing development. Given the narrow setbacks, bulk and building heights of the development on the block, it is reasonable to permit the variances to allow a more creative design that is sensitive to the urban design of the area.
  - d. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The shallow depth of the lot, access only from Dousman Street, and lack of an alley limit site layout options compared to other similarly sized lots elsewhere in the Saint Paul.

- e. *The variances will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The variances will not permit any uses not otherwise allowed in the district. The proposed uses, duplexes, are allowed in RM2 districts.
  - f. *The variances will not alter the essential character of the surrounding area.* This finding is met. The documentation provided with the application illustrate how the variances will allow the proposed development to be consistent with the essential character of the surrounding area. Establishing the minimum setbacks of the code for RM2 at this location may alter the essential character of the block.
- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the setback variances to allow 1' front yard setback, 1' rear yard setback, 6.3' south side yard setback, and 1' north side yard setback, subject to the following additional 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.
  - 2. An easement agreement, certified by the city building official for conformance with the state building code, shall be recorded on the deeds of the adjoining parcels at 300 Banfil Street and 504 West 7<sup>th</sup> Street.



# 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. Dev.  
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

Name Jeff Austin and Rebecca Austin (Stonewood Investments LLC)  
*(must have ownership or leasehold interest in the property, contingent included)*

Address 427 Laurel Ave City St Paul State MN Zip 55102

Email rebecca.austin@kw.com Phone 651-270-0270

Name of Owner (if different) \_\_\_\_\_ Email \_\_\_\_\_

Contact Person (if different) Sonja Mason Email hello@sonjamason.com

Address 21 St Albans St S #1 City St Paul State MN Zip 55105

### PROPERTY INFO

Address / Location 0 Banfil St (Banfil Street & Dousman Street)

PIN(s) & Legal Description 01 28 23 43 0096  
*(attach additional sheet if necessary)*

LOT 1, BLOCK 7, WINSLOW'S ADDITION, Lot Area 5,674.5 SF Current Zoning B2  
RAMSEY COUNTY, MINNESOTA RM2 rezoning request

**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 \_\_\_\_\_  
§66.231. State the requirement and variance requested. \_\_\_\_\_

The project will require variance(s) of setback requirements. Determination of the front and side yards on this site is complicated by the non-orthogonal right-of-way presented by W 7th Street, and the vacated section of Banfil. Zoning officials have determined that Dousman will be the front of the lot for zoning purposes. The orientation (wide but shallow) of the lot does not align well with setback standards.

**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.  
**PLEASE SEE ATTACHMENT**
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

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 7.1.21

# Parcel 012823430096

## Banfil-Dousman: Rezoning

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Attachment to Applications



View of subject parcel from Dousman Street, © Google 2019

This is an application to rezone a vacant B2 parcel from commercial to residential for the proposed purpose of a two-building development for 4 dwelling units. The proposed zoning classification is RM2 multifamily. Additionally, a variance will be required for yard setbacks. The proposed plan will replace a vacant parcel with housing, remove a billboard, and create a transition from the mixed-use transit corridor to the adjacent residential district.

The proposed development plan would create a *missing middle* development for 4-family housing, with shared yards and a common drive-court, close to transit and downtown. Setbacks are designed to match adjacent residential structures. The four housing units would be constructed as two separate side-by-side two-family structures, each with its own street identity and front door. By selecting permeable pavers rather than asphalt, the drive court will be a courtyard as well as providing access to the garages for storing bikes and cars. It is hoped that residents will use the courtyard for playing and socializing. The internal courtyard design allows a *front porch* connection to Dousman Street. The cluster development zoning provisions create the opportunity to make an urban village of small footprint houses instead of an apartment building.

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# Part 2: Variance for Setbacks

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## Section A: Variance Required Findings

RM2 zoning allows for more than one principal structure on a zoning lot. The proposed site plan is to construct two side-by-side style two-family dwellings for a total of 4 dwelling units.

The proposed design meets the RM2 District Dimensional Standards for Floor Area Ratio (FAR) and maximum height (50 feet). This application is seeking a variance for yard setbacks. Variance applications are judged based on the following required findings:

*Required Findings for a variance (§61.601):*

:

- (1) The variance is in harmony with the general purposes and intent of the zoning code.
- (2) The variance is consistent with the comprehensive plan.
- (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.
- (4) The plight of the landowner is due to circumstances unique to the property not created by the landowner.
- (5) The variance will not permit any use that is not allowed in the zoning district where the affected land is located.
- (6) The variance will not alter the essential character of the surrounding area. In granting a variance, the board or commission shall make written findings stating the grounds upon which the variance is justified. Inadequate access to direct sunlight for solar energy systems constitutes a practical difficulty in the third bullet point above.

The site plan has been carefully planned to be in harmony with the zoning code, comprehensive plan, and neighborhood plans. It will add housing at neighborhood scale in an area close to transit. Findings 1 and 2 are met.

The site has an atypical orientation, with a long 117' width (street frontage) and shallow 48'-6" depth. The atypical orientation is a unique circumstance to this lot. The diagonal alignment of W 7<sup>th</sup> and the vacated section of Banfil add to the complexity of site planning for this lot. A variance from required yard setbacks is necessary due to this unique circumstances of the lot itself. Finding 3 is met.

The land use of multiple two-family dwellings units housing is an allowed use in RM2. Finding 5 is met.

The variance will not alter the essential character of the area. This location is highly suited to a medium-density pedestrian- and transit-oriented residential development. Massing, scale and setbacks have been adapted to the site and the neighborhood, with careful attention to the existing patterns and essential character of the Uppertown neighborhood. Finding 6 is met.

# Part 2: Variance for Setbacks

## Section B: Neighborhood Compatibility

Neighborhood patterns. As we studied the surrounding built environment—houses, buildings, and land uses—we were struck by a pattern that is unique to—and, we felt, defining of—the W Seventh neighborhood. The pattern is **smaller, more, closer**: smaller structures/houses on smaller lots, more than one structure on a lot, and closer proximity between houses/buildings. This results in a more varied pattern of medium density than is seen in most other areas of the city. This is a defining feature of the historic character of District Nine.

### PATTERN





Rendering of the proposed Dousman Street presence

We are consciously looking to create a new community in the scale and manner of the previous neighborhood examples. Building one larger, taller structure for 4-units might have been an easier fit zoning-wise, but we feel our direction is a more compelling typology for the Fort Road neighborhood. It will create a transition from the taller, blockier buildings along the streetcar “Main Street” typology of W Seventh, while providing a housing type that is underrepresented in recent construction. This urban village model for multifamily housing will tie well to the Dousman Park pocket neighborhood identity. And, an advantage of building this traditional typology in 2021, it will be constructed to modern fire code and with sustainable building methods. As two-family houses, the MN Residential Building Code can be used for construction, which offers lower construction costs compared to the requirements of the commercial code. Lower construction costs will help achieve sustainability goals at a lower housing cost.

# Part 2: Variances for Setback

## Section C: Proposed Site Plan, Features

The proposed development plan would create a *missing middle* development for 4-family housing, with shared yards and a common drive-court, close to transit and downtown. Setbacks are designed to match adjacent residential structures.

### Parking Garages

The proposed site plan features garage parking for a car and (at least) two bikes per unit. The garage ceilings are high, so multiple bikes could be stored vertically on hooks. Additionally, a guest bike parking rack will be provided off Dousman. With the frequent transit service on West Seventh mere steps away, offering more than one garage space per unit for cars did not seem like the best use of a small lot.



The garages are laid out to minimize curb cutting to only one access point. The apron is intentionally located both to preserve on-street parking as well as to increase pedestrian safety by locating it away from intersections.

The “Drive Court” will be constructed of pervious pavers with storm water retention below. In addition to water management, the pavers are intended to create a courtyard atmosphere. It is hoped that residents will use the courtyard for socializing and play, as well as for access to the garages.

### Landscaping

The proposed site plan has landscaped area on the south, east and north, abutting the public sidewalks and the interior lot line with the house/shop at 159 Dousman. Planters are proposed along the Dousman sidewalk and retaining wall. Landscaping will function as a buffer and privacy screen between the sidewalk and the residential units.



There is also potential for expanded green space in the vacated Banfil right-of-way. This area is currently a flat expanse of grass and weeds between three public sidewalks. This 950 SF public space could be so much more.

There are two **micro-park triangles** on W 7th, one wooded mound at Smith-McBoal and another with sculptures and trees at Jefferson-Oneida. There is an opportunity here to form a third micro-park on the Banfil Triangle.

Perhaps as part of this project, an Urban Art-Park approach to W 7th could be included? Maybe a private-public partnership in which neighbors would maintain the landscaping/garden/art-park at Banfil Triangle?



McBOAL TRIANGLE

ONEIDA TRIANGLE

There are two **micro-park triangles** on W 7th, one wooded mound at Smith-McBoal and another with sculptures and trees at Jefferson-Oneida. There is an opportunity here to form a third micro-park on the Banfil Triangle.

There is a vacated section of the Banfil right-of-way that is currently a flat expanse of grass and weeds between three public sidewalks. Perhaps as part of this project, an Urban Art-Park approach to W 7th could be included? Maybe a private-public partnership in which neighbors would maintain the landscaping/garden/art-park at Banfil Triangle?

BANFIL TRIANGLE

## Boulevard Trees

Adjacent to the subject property, there are currently three linden boulevard trees along Dousman, and none along Banfil/W 7th Street. One of the linden trees would have to be removed for the proposed curb cut. As part of this project, we would like to propose replacing the center linden tree with two trees on either side of the driveway. We would like to work with the neighborhood community garden group and the city to select those trees, but perhaps two fruit trees could be planted. The new boulevard trees could relate to future plantings in Banfil Triangle, creating a mini urban orchard.

# Sidewalks & Entrances

The Uppertown neighborhood is characterized by unique building placement, with near zero setbacks. It creates a sheltered sidewalk experience. This sidewalk experience is part of the “smaller, more, closer” typology that defines Uppertown’s unique urban character.

The proposed development site plan is designed to enhance the sidewalk experience, with setbacks that match those of neighbors.

Each of the proposed four dwelling units will have its own walkway connection to the sidewalk and the public realm. Porches are included as transitions from inside to outside, and to provide an outdoor space that connects the new houses to the neighborhood.



City sidewalk W side of Dousman (at 159 Dousman)

City sidewalk E side of Dousman (at 289 Banfil)

**SIDEWALK EXPERIENCE**  
 The Uppertown neighborhood is characterized by unique building placement, with near zero setbacks. It creates a sheltered sidewalk experience.  
 The sidewalk experience is part of the “smaller, more, closer” typology that defines Uppertown’s unique urban character.



City sidewalk N side of W 7th (at 504 W 7th)



City sidewalk N side of vacated Banfil (at subject property)



City sidewalk S side of Banfil (at 289 Banfil)



1891 “Spygrass” Corner of Banfil & Dousman Fort Road Federation website

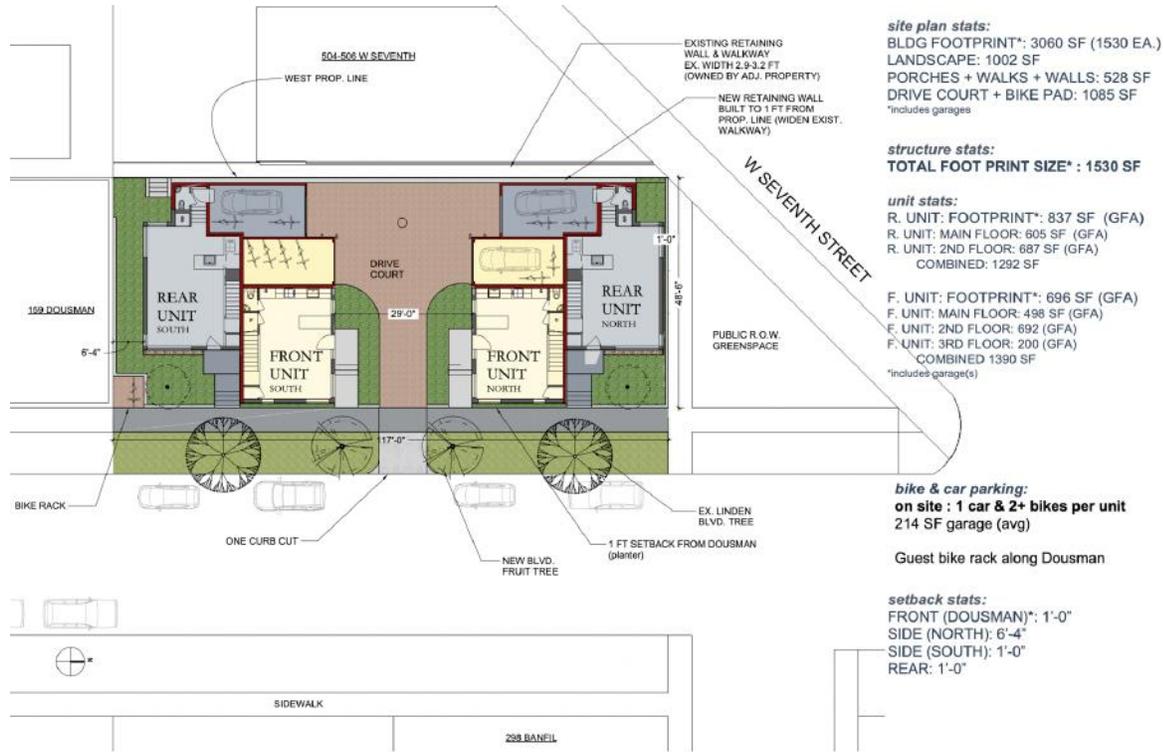
# Curb lines

The proposed community of four houses will make very limited changes to existing curb lines. There is only one proposed curb cut, which is located both to preserve on-street parking as well as to minimize conflicts with the sidewalk (by locating it away from intersections). A secondary “curb line” will be created by the proposed retaining wall, creating a layered transition between the public and private realm.

## Part 2: Variance for Setbacks

### Section D: Proposed Building Plan Features

Please see addendum for full scale plans and property land survey.



**site plan stats:**  
 BLDG FOOTPRINT\*: 3060 SF (1530 EA.)  
 LANDSCAPE: 1002 SF  
 PORCHES + WALKS + WALLS: 528 SF  
 DRIVE COURT + BIKE PAD: 1085 SF  
 \*includes garages

**structure stats:**  
 TOTAL FOOT PRINT SIZE\* : 1530 SF

**unit stats:**  
 R. UNIT: FOOTPRINT\*: 837 SF (GFA)  
 R. UNIT: MAIN FLOOR: 605 SF (GFA)  
 R. UNIT: 2ND FLOOR: 687 SF (GFA)  
 COMBINED: 1292 SF

F. UNIT: FOOTPRINT\*: 696 SF (GFA)  
 F. UNIT: MAIN FLOOR: 498 SF (GFA)  
 F. UNIT: 2ND FLOOR: 692 (GFA)  
 F. UNIT: 3RD FLOOR: 200 (GFA)  
 COMBINED 1390 SF  
 \*includes garage(s)

**bike & car parking:**  
 on site : 1 car & 2+ bikes per unit  
 214 SF garage (avg)

Guest bike rack along Dousman

**setback stats:**  
 FRONT (DOUSMAN)\*: 1'-0"  
 SIDE (NORTH): 6'-4"  
 SIDE (SOUTH): 1'-0"  
 REAR: 1'-0"

### Building Footprint & FAR

The total proposed footprint for development (both structures, including garages) is 3060 SF, or 1530 SF per building. Living space will be 498 and 696 per unit on the main level, with an additional 687 and 692 on the second level. The front unit with the peaked roof will have an additional 200 SF on the attic level. Total GFA of living space per unit of 1292 and 1390 SF per unit.

Max. FAR for RM2:

- 1.5 with surface parking
  - 2.25 with structured parking
- §66.231

This type of “small footprint” home is prevalent throughout the Uppertown neighborhood

The FAR for the proposed site plan will be 1.0 (6218/5674.5). This is below the maximum limit for RM2. It is also matches the recommended 1.0 density for nodes from the 2005 *Fort Road Area Plan*. This project, we think, will be a good example of adding density *while* enhancing neighborhood character.

# Setbacks

The project will require variance(s) of setback requirements. Determination of the front and side yards on this site is complicated by the non-orthogonal right-of-way presented by W 7th Street, and the vacated section of Banfil. Zoning officials have determined that Dousman is the front of the lot for zoning purposes, which creates a wide but shallow lot that does not align well with setback standards. Small sites, too, often do not align well with dimensional standards for multifamily districts. Sec. 63.213 allows for reduced side yard setbacks for shorter buildings (<35 ft) on small sites, however, the way it is written (narrow width) does not align with the orientation of this lot. Ultimately, we felt that maintaining lower heights and individual entrances off Dousman was more important than creating large yard setbacks that would be out of character with the neighborhood, and out of scale with this 5,674.5 SF site.



### Required Setbacks for RM2

- Front: Match block average (§66.231 (f))
- Side: 9 feet/ 6 feet for shorter building heights on narrow lots; can be reduced or waived with easement (§66.231 (h))
- Rear: 9 feet

This property is legally platted on Banfil Street; however, Banfil has been vacated and there is more frontage on Dousman. This development will be oriented toward Dousman and City staff has determined that Dousman is the front for zoning purposes.

### Proposed Setbacks (with Dousman as Front)

- Front: 1 foot (Matches block average (§66.231 (f))
- North Side: 1'-0" –this matches block average and is consistent with W 7<sup>th</sup> identity
- South Side: 6'-4" –this meets the requirement for the shorter building heights on narrow lots for RM2 (§66.231 (h))
- Rear: 1 foot (variance required)—required due to shallow lot depth of 48'-6"

The reduced required side yard setback for small lots of 6 feet is matched for both side yards, with a little extra (6'-4") along the interior property line with the adjacent residentially zoned property at 159 Dousman. This size side yard is typical for the area and for this size of lot. The requested variance for the subject property's rear yard is necessary due to the lot's shallow depth. The requested side yard variance for the north wall is necessary due to vacated right-of-way of Banfil, in

order to match the typology of W 7<sup>th</sup>. The reduced rear yard will be subject to a maintenance easement with the commercially zoned property at 504-506 W 7<sup>th</sup>; B2 properties are allowed zero foot setbacks. The walkway between buildings will be available to both buildings for maintenance access.

## Height Limit

The proposed new housing will be well below the height limits for RM2, and will be comparable to neighboring houses and structures. The tallest roof section is the gable roof, and gabled roofs are measured at their midpoint for zoning purposes. Gable peaks, dormers, and parapet walls for flat roofs are generally not calculated in St Paul, but those heights are provided for reference. Heights have been measured in relation to the civil elevations at the Dousman Sidewalk, rather than along the Banfil sidewalk or W Seventh. We did this since Dousman will be the functional street frontage of this property, with porches and front doors to each unit. Additionally, the average grade along the Banfil sidewalk is about four feet higher than along Dousman. Using Banfil would appear to artificially lower the stated heights. The hill along Dousman required two distinct main floor elevations. As such, proposed heights are provided for the south and north units separately.

Required Max. Height Limit for RM2  
50 ft/ 35 ft for narrow lots with reduced setbacks (§66.231 (f))

Proposed Max. Height  
31.25 feet

	CIVIL ELEV	ARCH. ELEV	HEIGHT FR AVG			CIVIL ELEV	ARCH. ELEV	HEIGHT FR AVG
SOUTH GABLE PEAK FLOOR	817.0	134.0	37.25		NORTH GABLE PEAK FLOOR	820.0	134.0	36.95
SOUTH DORMER T.O.R.	813.0	130.0	33.25		NORTH DORMER T.O.R.	816.0	130.0	32.95
<b>SOUTH GABLE M.P.</b>	<b>811.0</b>	<b>128.0</b>	<b>31.25</b>		<b>NORTH GABLE M.P.</b>	<b>814.0</b>	<b>128.0</b>	<b>30.95</b>
SOUTH FLAT ROOF T.O.R.	803.00	120.0	23.25		NORTH FLAT ROOF T.O.R.	806.00	120.0	22.95
SOUTH 2ND T.O.F.	793.5	110.5	13.75		NORTH 2ND T.O.F.	796.5	110.5	13.45
<b>SOUTH MAIN T.O.F.</b>	<b>783.0</b>	<b>100.0</b>	<b>3.25</b>		<b>NORTH MAIN T.O.F.</b>	<b>786.0</b>	<b>100.0</b>	<b>2.95</b>
GAR. T.O.F.	782.0	99.0	2.25		GAR. T.O.F.	782.0	99.0	(1.05)
AVG SOUTH ELEVATION	779.8	96.8	-		AVG NORTH ELEVATION	783.1	97.1	-
HIGH POINT @ DRIVE	781.5	98.5	1.75		ELEV @ NE CORNER	784.6	98.6	1.55
LOW POINT @ SE CORNER	778.0	95.0	(1.75)		LOW POINT (@DRIVE)	781.5	95.5	(1.55)



## Part 2: Variance for Setbacks

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### Section E: Planning Documents

The District 9 plan features design guidelines that emphasize creating compatible infill development. We have endeavored to create a plan that shows great sensitivity to Uppertown neighborhood context, with particular care toward entrances and facades, as well as the massing, height and matching existing setbacks of the context. While the D9 plan recommends Traditional Neighborhood districts, we felt that the RM2 district, as an exclusively residential was the best match for this project. Moreover, the D9 plan was written before recent modifications to make RM2 more like Traditional Neighborhood districts. The relatively small size of the subject parcel and its atypical orientation make it necessary to apply for a yard setback variance. We feel that planning documents support the rezoning and setback variance request, as together they allow for the proposed approach to build multifamily housing at compatible scale to neighbors.

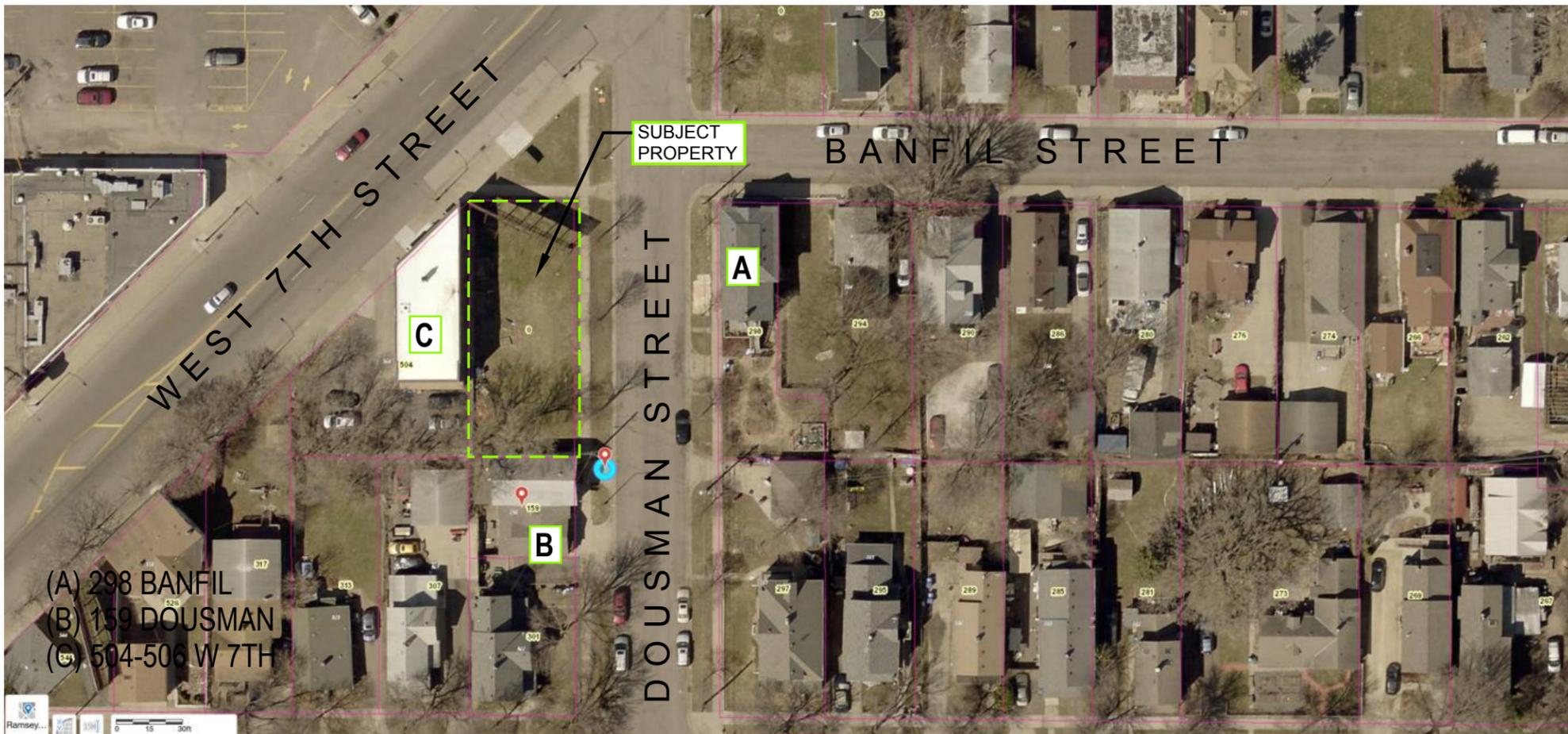
#### Design Guidelines

Building and site design is a key factor in creating compatible infill development, especially at higher levels of density. The design guidelines, attached, address some of the key elements of infill design: sensitivity to context and the relationship of building facades, windows and entrances to street and sidewalk. These guidelines should be considered as part of the site plan review process for proposed nonresidential or multifamily developments in all nodes. The new Traditional Neighborhood zoning districts, proposed as rezonings in specific nodes in the corridor, include additional design guidelines that address the placement of parking and screening of service areas.

Source: Fort Road Development Plan (2005)  
<https://www.stpaul.gov/DocumentCenter/View7/FtRoadDevPlan2005.pdf>

**Policy H-8. Encourage creativity in building design and site layout.**

**1.8 Encourage the development of townhouses and smaller multi-family developments, compatible with the character of Established Neighborhoods.**  

**NEIGHBORING SETBACKS:**

Dousman Street (west side) = 0-1 ft  
 Dousman Street (east side) = 0-1 ft

Banfil Street (south side): 0-4ft  
 Banfil Street (north side): 5-10ft

W 7th Ste (south side): 0 ft



Adjacent property to the South at 159 Dousman has near ~0 ft setback from the front and 1.3 ft from the shared interior property line. It is zoned residential.

Adjacent property to the West at 504 W 7th St has 0 ft setback from the front property line and 2.9-3.2 feet from the shared interior lot line, and is zoned commercial. The property at 504 W 7th will provide an agreement for reduced setback.



FRONT ELEVATION, 504+506 W 7TH

- (A) 298 BANFIL
- (B) 159 DOUSMAN
- (C) 504-506 W 7TH



DOUSMAN ELEVATION, 504+506 W 7TH

**SITE CHARACTERISTICS:**

Lot Size: 48.5' x 117' = 5,674.5 SF      No Alley  
 Street Frontage: 0 ft./ 48.5 ft. on Banfil (vacated)  
 Street Frontage: 117 ft street frontage on Dousman



RC has an address of 0 Banfil, implying frontage on (the vacated section) of Banfil. Since Banfil has been vacated, we will request addresses on Dousman.



**NEIGHBORHOOD**

CLIENT  
STONEWOOD

PROJECT  
REZONING  
APPLICATION

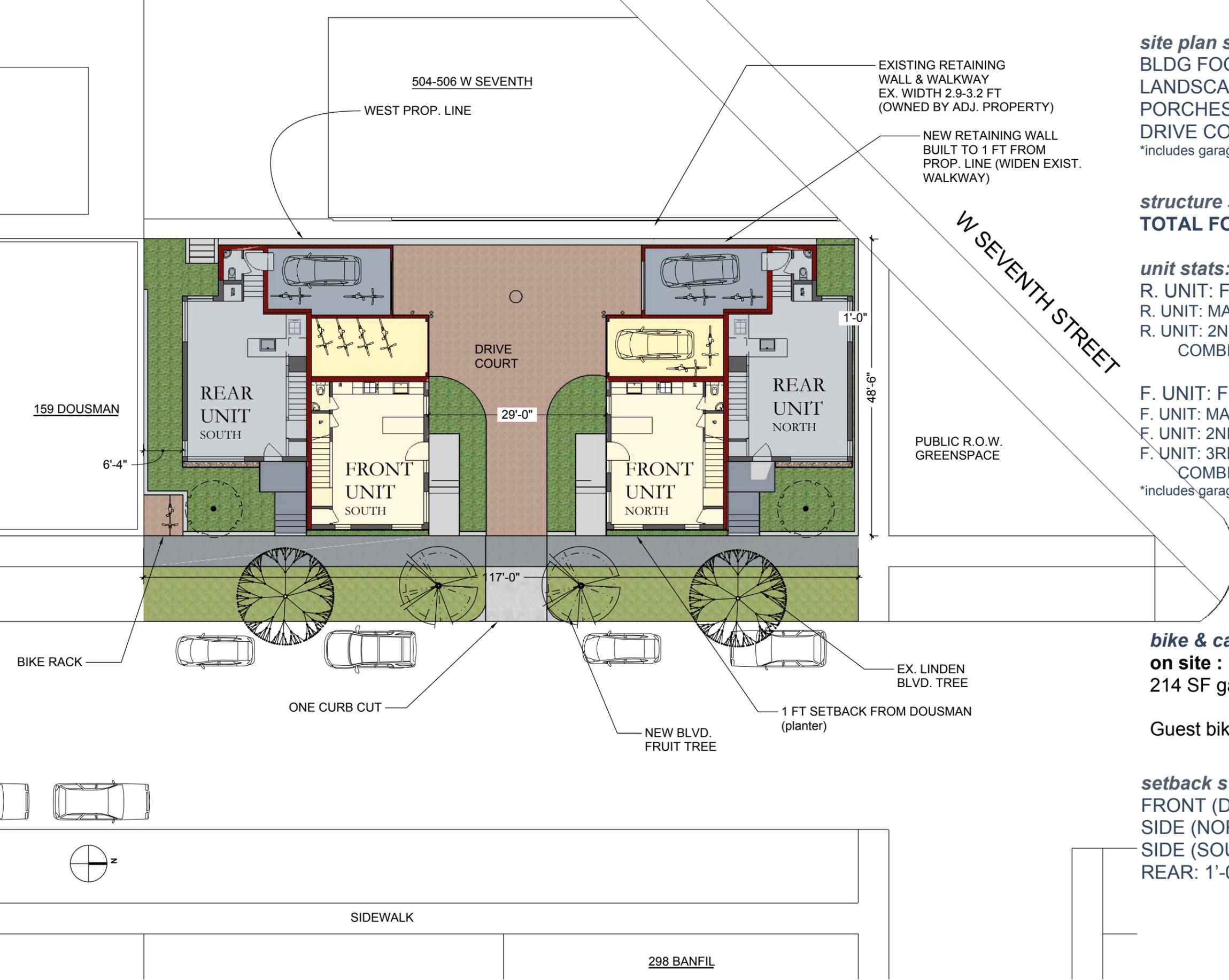
PROJECT NO.  
R2103

ISSUE  
4/1/21

DRAWN BY  
SM

DESCRIPTION  
NEIGHBORHOOD

**A00**



**site plan stats:**

BLDG FOOTPRINT\*: 3060 SF (1530 EA.)  
 LANDSCAPE: 1002 SF  
 PORCHES + WALKS + WALLS: 528 SF  
 DRIVE COURT + BIKE PAD: 1085 SF  
 \*includes garages

**structure stats:**

TOTAL FOOT PRINT SIZE\* : 1530 SF

**unit stats:**

R. UNIT: FOOTPRINT\*: 837 SF (GFA)  
 R. UNIT: MAIN FLOOR: 605 SF (GFA)  
 R. UNIT: 2ND FLOOR: 687 SF (GFA)  
 COMBINED: 1292 SF

F. UNIT: FOOTPRINT\*: 696 SF (GFA)  
 F. UNIT: MAIN FLOOR: 498 SF (GFA)  
 F. UNIT: 2ND FLOOR: 692 (GFA)  
 F. UNIT: 3RD FLOOR: 200 (GFA)  
 COMBINED 1390 SF  
 \*includes garage(s)

**bike & car parking:**

on site : 1 car & 2+ bikes per unit  
 214 SF garage (avg)

Guest bike rack along Dousman

**setback stats:**

FRONT (DOUSMAN)\*: 1'-0"  
 SIDE (NORTH): 6'-4"  
 SIDE (SOUTH): 1'-0"  
 REAR: 1'-0"



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CLIENT  
 STONEWOOD  
 BANFIL/DOUSMAN

St Paul, MN, 55102

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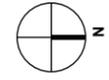
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 R2103

PROJECT  
 REZONING  
 APPLICATION

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 DESCRIPTION  
 SITE PLAN

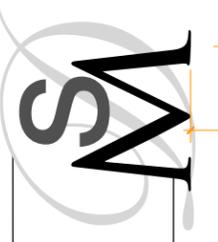
**A**

**01**



- PEAK +134.0
- T.O. DORMER +130.0
- M.P. GABLE +128.0
- T.O. PARAPET +123.6
- T.O.R. +120.0
- 2ND T.O.F. +110.5
- 1ST T.O.F. +100.0

CONCEPT PERSPECTIVE Scale: N.T.S.  
 CONCEPT ELEVATIONS Scale: 1" = 10'



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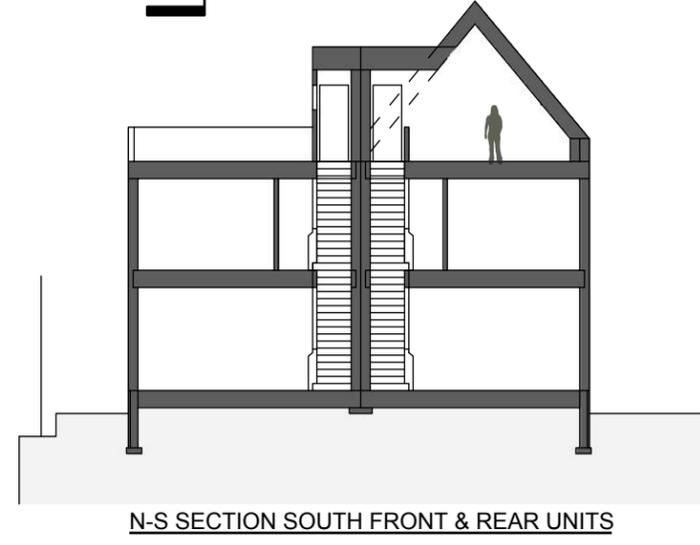
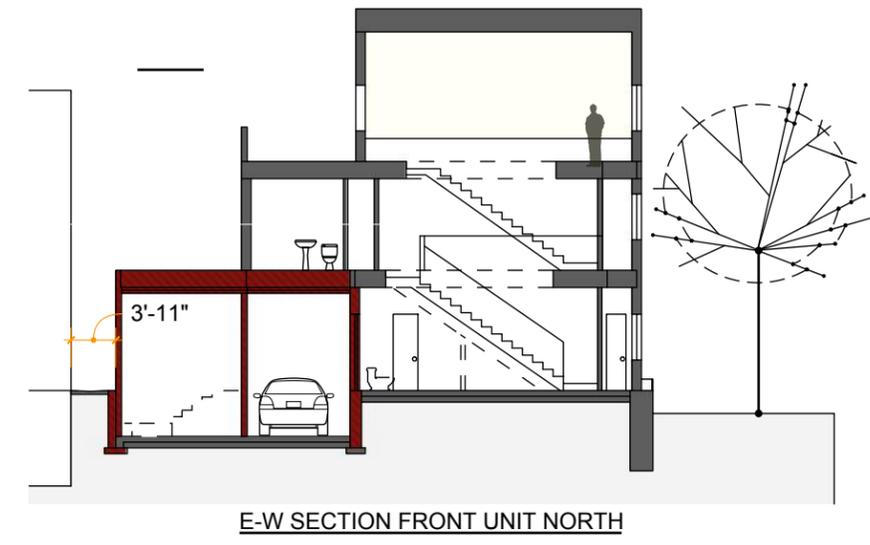
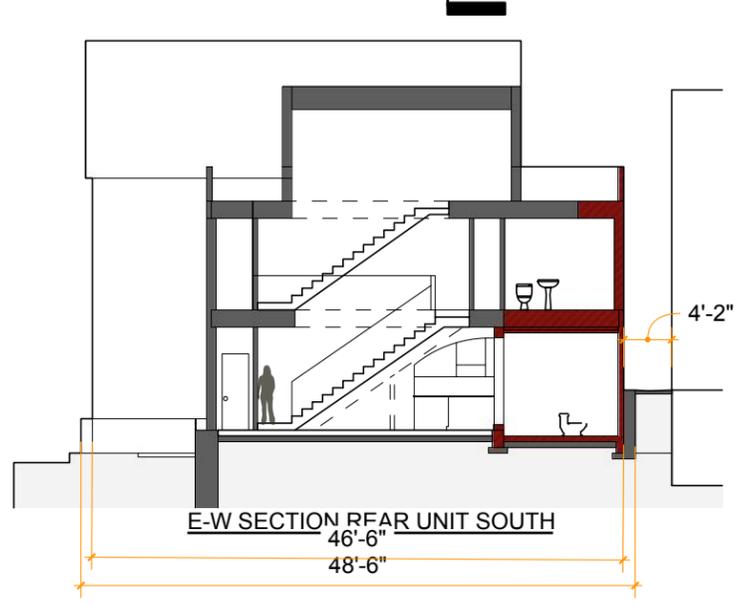
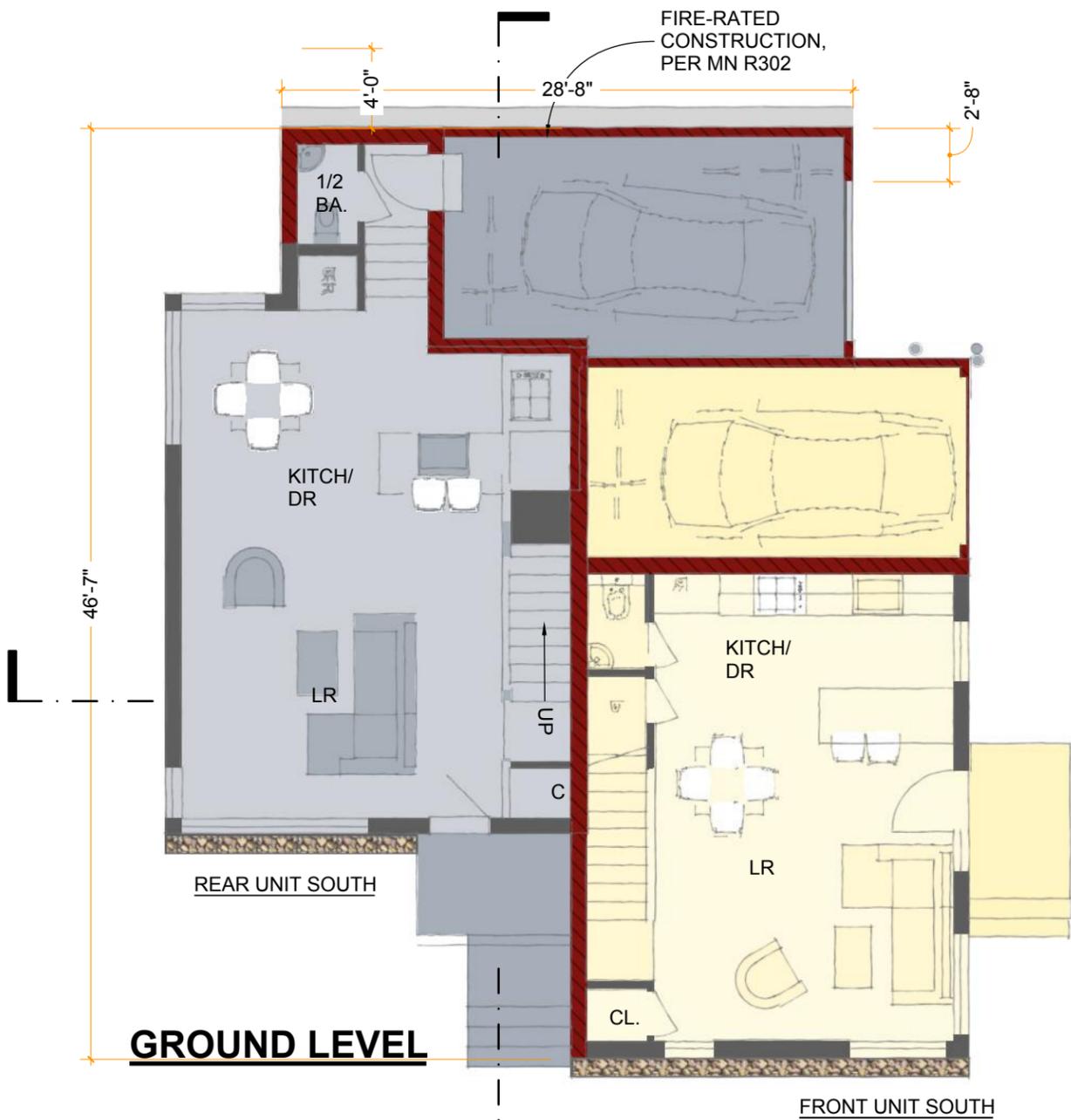
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 PROJECT  
 REZONING  
 APPLICATION

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 DESCRIPTION  
 ELEVATIONS  
 AND EXTERIOR

**A**  
**02**



CONCEPT PLANS Scale: 1/8" = 1'-0"  
 CONCEPT SECTIONS Scale: 1/16" = 1'-0"

**SM**

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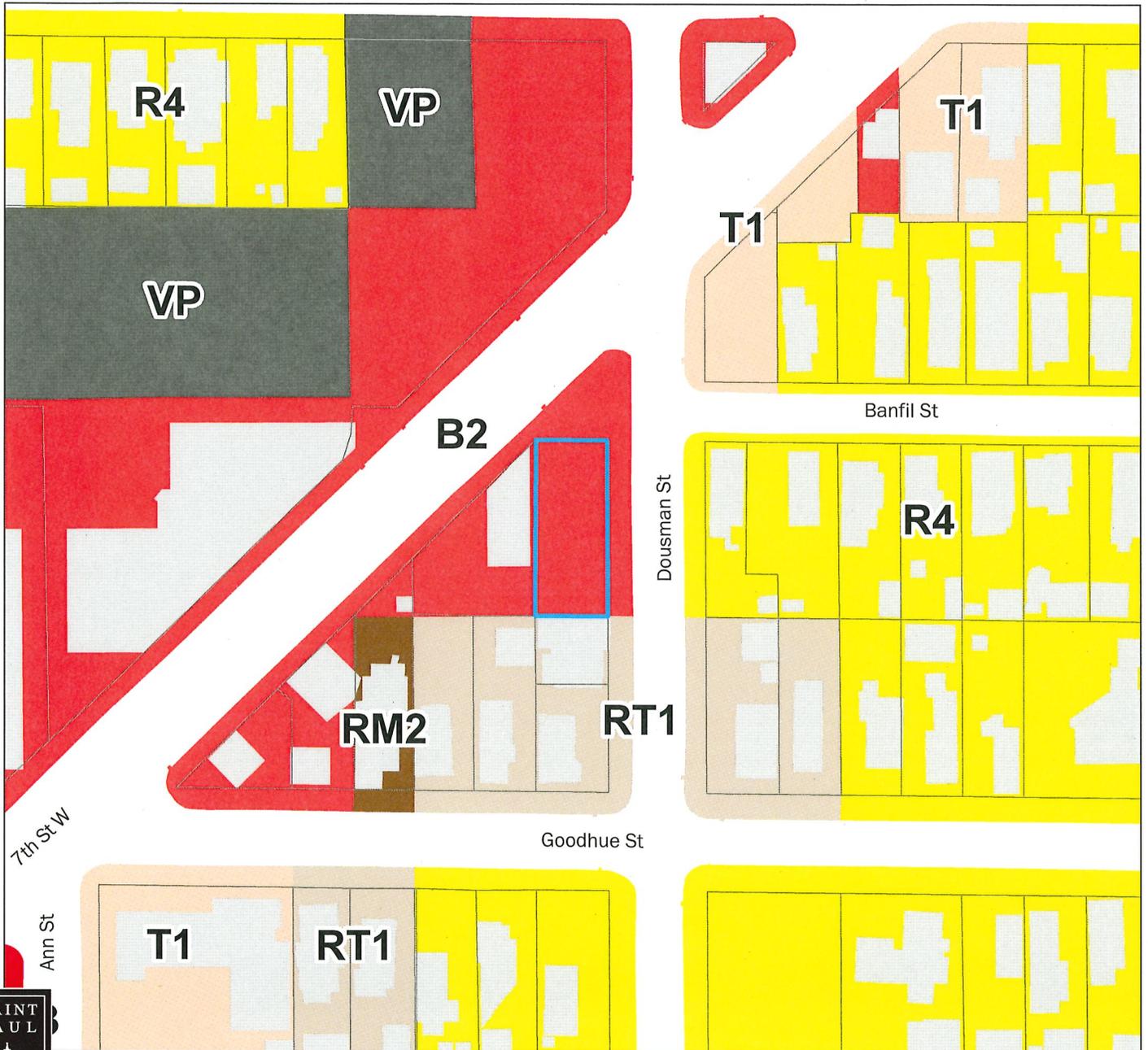
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**REZONING APPLICATION**

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 DESCRIPTION  
**BUILDING PLANS**

A

03



# FILE #21-251-173 Zoning Map Application of Stonewood Investments

Application Type: PC Variance  
 Application Date: April 1, 2021  
 Planning District: 9



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### Subject Parcel(s) Outlined in Blue

- |                         |                                   |                             |                              |
|-------------------------|-----------------------------------|-----------------------------|------------------------------|
| Parcel Boundary         | 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 #21-251-173 Existing Land Use Map**  
**Application of Stonewood Investments**

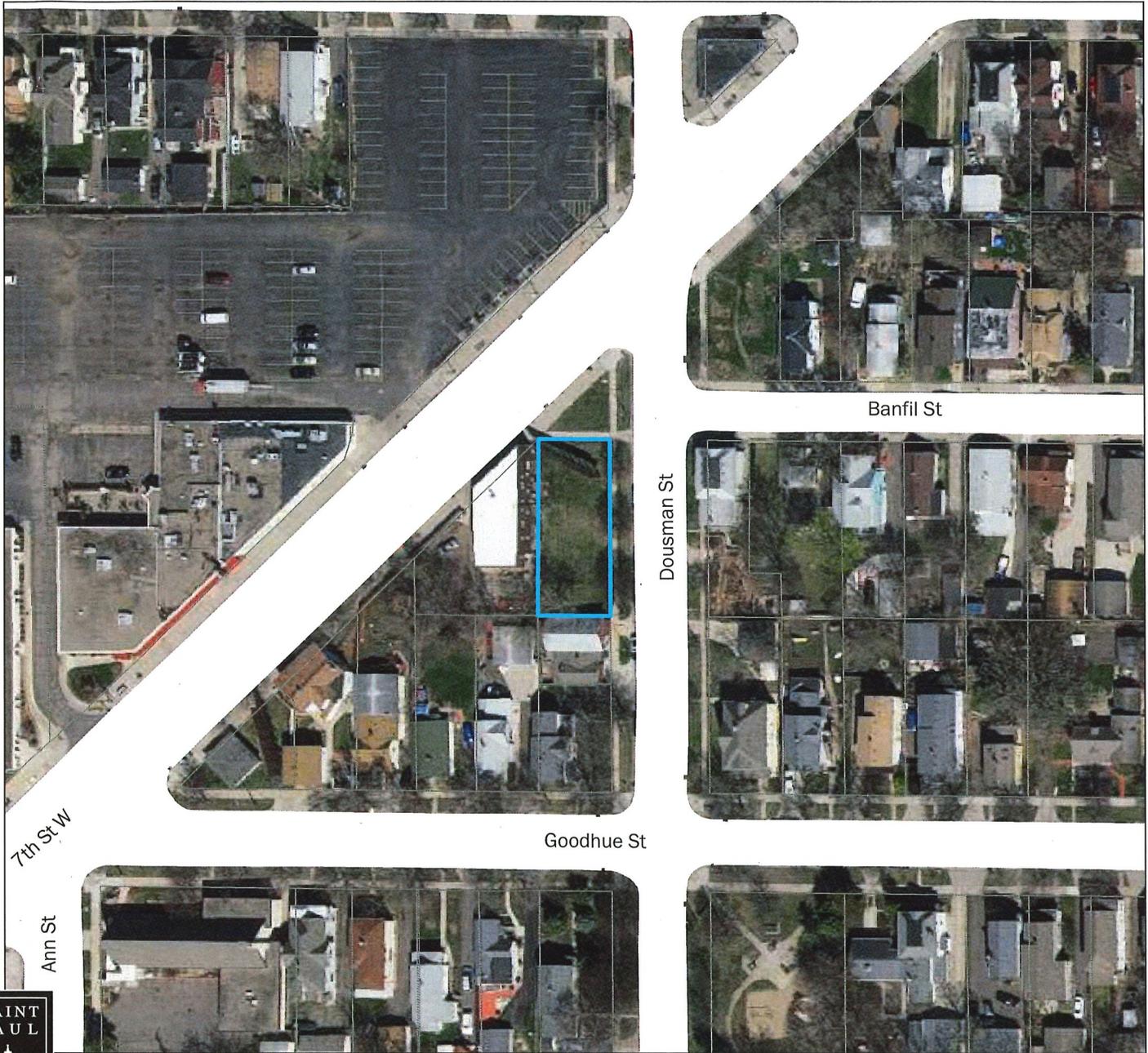
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**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Boundary           | 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 #21-251-173 Aerial Map**  
**Application of Stonewood Investments**

Application Type: PC Variance  
 Application Date: April 1, 2021  
 Planning District: 9

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

Parcel Boundary



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