

695 Grand Avenue

July 9, 2021, Planning Commission Meeting

Rezone from B2 and East Grand Avenue Overlay District to
T3 without the East Grand Avenue Overlay District



SAINT PAUL
MINNESOTA

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Current Site

- 36,005 sq. ft.
- Building western half is occupied by three restaurants
- Large parking lot on eastern half
- Site is in a mixed-use area along Grand Avenue with bus routes on Grand and Dale St
- In Historic Hill District





Proposal

Five-story mixed-use building with:

- 4 ground-floor commercial spaces
- 80 market-rate apartments
- 80 secure bicycle parking spaces
- 99 vehicular parking stalls



NOT FOR CONSTRUCTION

LAND USE APPLICATION
6/2/2021

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

221520
PROJECT NUMBER
JH
DRAWN BY
BL
CHECKED BY
REV PLAN





SE CORNER RETAIL ENTRANCE



VIEW ALONG ST ALBANS STREET



PATIO ALONG GRAND AVENUE



VIEW ALONG GRAND AVENUE



VIEW FROM NE CORNER



VIEW FROM SE CORNER

esg
ARCHITECTURE & DESIGN

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I hereby certify that the plans, specifications, or contract documents for this project are based on the best information available to me and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____

Type of Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**

LAND USE
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DESIGNED BY CHECKED BY

REVISED BY



Current and Proposed Zoning

Proposed new building has:

- Footprint of **30,500 sq. ft.**
- Height of **59' 10"**
- Total floor area of **108,000 sq. ft. (excluding parking)**
- Floor area ratio (FAR) of **3.0**

Current B2 Community Business District allows:

- Height of **30 ft.** plus additional height based on setbacks
- FAR of **2.0** (a total floor area of 72,000 sq. ft. for this site)

Current EG East Grand Avenue Overlay District restricts:

- Maximum building footprint to **25,000 sq. ft.**
- Total building size above ground to **75,000 sq. ft. (including parking)**
- Height to **36 ft.**, with no additional height based on setbacks allowed

Proposed T3 Traditional Neighborhood District allows:

- Building height of **55 ft** plus additional height based on setbacks (25 ft plus setbacks from the rear property line)
- Additional height with a conditional use permit
- Maximum FAR of **3.0** (a total floor area of about 108,000 sq. ft. for this site)



EG East Grand Avenue Overlay District



- February 2006: Adoption of District 16/Summit Hill Neighborhood Plan, which includes **Policy G10 Scale and Height Limits** for adopting limitations on footprint, building size, and height and **Policy G3 Design Standard** for providing TN2 design standards for properties in the overlay.
- July 2006: Adoption of the overlay and zoning of 695 Grand to EG
- **Sec. 67.601. - Establishment; intent:** The EG East Grand Avenue Overlay District is established as shown on the official zoning map accompanying this code to provide design standards and building height, size, and footprint limits, and to reduce the shortage of parking in the east Grand Avenue area.
- Original strategy was to moderate the pace of development and prevent big box/chain development and displacement of independent businesses



Proposed T3 zoning is consistent with the way this area has developed.

- Traditional neighborhood districts are intended to foster the development and growth of compact, pedestrian-oriented mixed housing and commercial development; a compatible mix of commercial and residential uses within buildings, sites, and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.
- The T3 traditional neighborhood district is designed to provide for higher-density pedestrian- and transit-oriented mixed-use development, including on smaller sites in an existing mixed-use neighborhood center where a mix of commercial and residential uses are in close proximity to one another and a mix of housing styles, types, and sizes to accommodate households of varying sizes, ages, and incomes already exist within a reasonable walking distance.





Proposed T3 zoning is consistent with the Land Use Chapter of the Comprehensive Plan

- *“Mixed-Use areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another. Historically, these areas developed in easily-accessible locations, and they will continue to be the most dynamic areas of Saint Paul. These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown.”*
- **Policy LU-27:** *“Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.”*
- **Policy LU-1:** *“Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.”*
- **Policy LU-14:** *“Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.”*
- **Policy LU-6:** *“Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion.”*



Proposed T3 zoning is consistent with the Housing Chapter of the Comprehensive Plan

- **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."*



Proposed T3 zoning is consistent with 2006 Summit Hill/District 16 Neighborhood Plan

- **Policy G1 Corridor Continuity:** *"Maintain Grand Avenue as a continuous neighborhood retail and residential corridor and contain commercial uses and accessory parking within existing boundaries."*
- **Policy G3 Design Standards:** *"Adopt TN2 design standards for East Grand in an overlay district. These design standards reinforce human-scale building characteristics, promote quality in architectural materials, reinforce a pedestrian-focused streetscape, promote underground parking for mixed use developments, and visually-screened surface parking for smaller, single-use developments, and promote signage that is consistent with building architecture and business function, and complements the eclectic nature of the avenue."*
- **Policy G7 Locally-Owned Businesses:** *"SHA recommends implementing mechanisms for supporting and retaining small, locally-owned businesses."*



Proposed rezoning out of the EG East Grand Avenue Overlay District is not consistent with 2006 Summit Hill/District 16 Neighborhood Plan

- **Policy G10 Scale and Height Limits:** *"Adopt limitations of the height and scale on new buildings on East Grand Avenue in an overlay district, as follows: 1. Limit new buildings to a footprint of 25,000 square feet or less. 2. Limit new building total size, above ground, to 75,000 square feet or less, including parking. 3. Limit building height to three (3) stories, or to thirty feet (30') for commercial projects and to thirty-six feet (36') for mixed commercial and residential projects, whichever is lower. No additional height will be allowed, even with setbacks."*



Proposed T3 zoning is compatible with the surrounding uses

- T3 zoning is compatible with surrounding uses (retail, restaurants, service businesses, and medium-density residential) that are permitted in the T3 district and is compatible with Grand's transit corridor.
- T3 zoning includes the same design standards that apply to the surrounding properties within the Overlay.





Court rulings have determined that “spot zoning” is illegal in Minnesota

- T3 uses are similar to the uses permitted in surrounding RM2, B2, and BC districts.
- The EG East Grand Avenue Overlay District provides design standards and building height, size, and footprint limits and it does not establish a use classification.
- The proposed zoning to T3 without the EG East Grand Avenue Overlay would not establish a use classification inconsistent with the surrounding uses and would not be spot zoning.





Zoning Committee Recommendation

- Approval of the proposed rezoning from B2 Community Business to T3 Traditional Neighborhood for the property at 695 Grand Avenue.
- Denial of the proposed rezoning out of the EG East Grand Avenue Overlay District for the property at 695 Grand Avenue.



District 16 Summit Hill Association Recommendation

- Recommends approval of the proposed rezoning from B2 Community Business to T3 Traditional Neighborhood
- Recommends denial of the proposed rezoning out of the EG East Grand Avenue Overlay District
- Recommends that the applicant seek exceptions from the overlay district regulations including building height, footprint, and overall size through the variance process



Letters Received

- Letters in support: 48
- Opposition: 480
 - 118 letters in opposition
 - 362 petition signers who did not already submit a letter