

# 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

[STPAUL.GOV](http://STPAUL.GOV)



## 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

EXISTING CONDITIONS

LAND USE - LEVEL 1  
100' x 100'



695 GRAND AVE

Saint Paul, MN

**esg**  
ARCHITECTURE & DESIGN

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Project number: 2021-001, specification: 10  
Report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

Group ID Date

**NOT FOR CONSTRUCTION**

LAND USE APPLICATION  
6/2/2021

ORIGINAL ISSUE:

REVISIONS:

No. Description Date

221520

PROJECT NUMBER

JH: [Signature] BL: [Signature]

101 PLAN



695 GRAND AVE

LEVEL 1 PLAN

**A1**





SE CORNER RETAIL ENTRANCE



PATIO ALONG GRAND AVENUE



VIEW FROM NE CORNER



VIEW ALONG ST ALBANS STREET



VIEW ALONG GRAND AVENUE



VIEW FROM SE CORNER

695 GRAND AVE

Saint Paul, MN

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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 architect  
under the laws of the State of Minnesota.

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License No. \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**

LAND USE  
APPLICATION  
6/2/2021

ORIGINAL ISSUE:

NOV 15, 2021

REVISIONS:

No. Description Date

221520

PROJECT NUMBER

JH BL

DESIGNED BY CHECKED BY

REVISED BY

695 GRAND AVE

DESIGN PERSPECTIVES

**A14**



# 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:

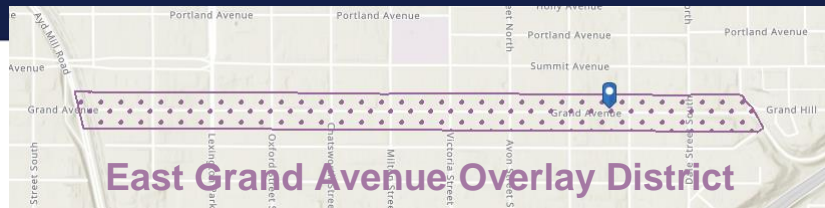
- Maximum building footprint to **25,000 sq. ft.**
- Total building size above ground to **75,000 sq. ft. (including parking)**
- Height to **36 ft.**, with no additional height based on setbacks allowed

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."*



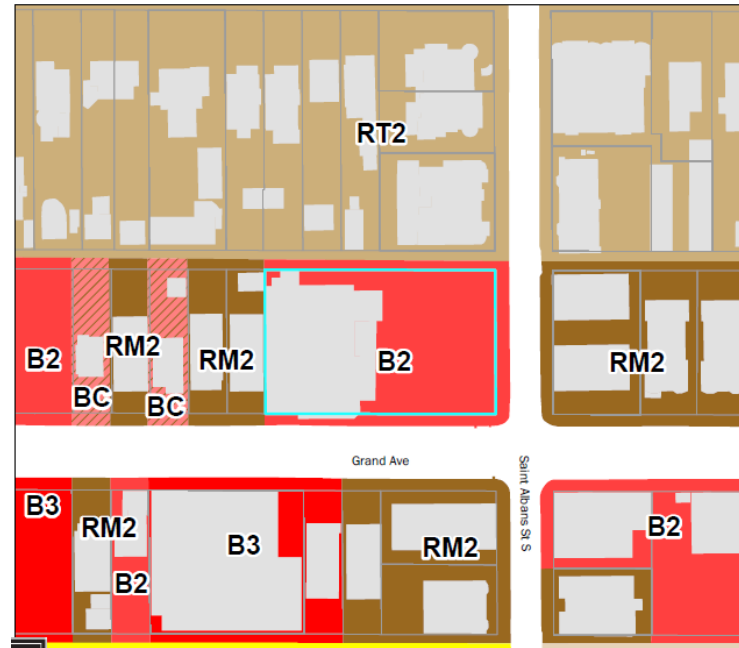
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- An aerial map of a neighborhood in St. Paul, Minnesota. A red location pin is placed on Grand Avenue, labeled "695 Grand Ave, St Paul, MN 55105". To the left of the pin, a Walgreens store is visible with its logo and the word "Delivery" below it. Further left, a "Treats" takeout and delivery location is marked with an orange icon. To the right of the pin, "Fratallone's Ace Hardware" is labeled as a hardware store. Further right, "Skally Tax Services" is marked with a grey location pin icon. At the top right, "Grand Avenue Tattoo" is labeled as a tattoo shop. The street "St. Croix St" is visible on the left side of the map. Various other buildings and greenery are visible in the background.





# 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