

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Mylan Sleets **FILE #** 16-036-037
 2. **APPLICANT:** Mylan Sleets **HEARING DATE:** June 2, 2016
 3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Change
 4. **LOCATION:** 743 Snelling Ave N, Between Minnehaha and Englewood
 5. **PIN & LEGAL DESCRIPTION:** 282923440057, College Place West division with esmts and ex E 115 ft of N 8 1/3 ft Lot 3 Blk 9
 6. **PLANNING DISTRICT:** 11 **PRESENT ZONING:** T2
 7. **ZONING CODE REFERENCE:** §62.109(c)
 8. **STAFF REPORT DATE:** May 26, 2016 (revised June 2, 2016) **BY:** Jamie Radel
 9. **DATE RECEIVED:** May 12, 2016 **60-DAY DEADLINE FOR ACTION:** July 11, 2016
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- A. **PURPOSE:** Change of nonconforming use from construction business equipment storage, maintenance, and workshop to auto detailing business.
- B. **PARCEL SIZE:** 8,712 sq. ft. (0.2 acres)
- C. **EXISTING LAND USE:** Construction business equipment storage, maintenance, and workshop
- D. **SURROUNDING LAND USE:**
 - North: Construction office/showroom, hardware store, restaurant, and second-floor residential (T2)
 - East: Gas station/convenience store and Hamline University offices (T2)
 - South: Restaurant and coffee shop, retail shops, services, and second-floor residential (T2)
 - West: Multifamily residential (RM2)
- E. **ZONING CODE CITATION:** Section 62.109(c) authorizes the planning commission to allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location upon making certain findings (see Section I below).
- F. **PARKING:** The current nonconforming use meets its parking requirements. Based on the highest parking requirement for the mix of uses within the building (one space per 900 sq. ft. of GFA), the requirement for the existing use is five spaces. The requirement for an auto specialty store, the use category in which the proposed auto detailing business falls, is one space per 400 sq. ft. of GFA plus one space per service bay. The proposed auto detailing business requires 12 parking spaces. It was determined that since all six cars worked on during the course of the day will be parked within the building that those areas have a dual purpose of parking and service bays and will be counted toward the parking requirement. The submitted site plan shows parking will take place a parking lot at the rear of the building. This lot is not served by an alley. The property owner (current users) has an informal agreement to cross adjacent properties to enter the parking lot.
- H. **HISTORY/DISCUSSION:** The subject property was zoned commercial since the adoption of the first zoning code in 1922. In 1947, this property was granted a permit to allow an auto sales lot. In 1975, it was zoned B2 general business, and in 2015, was rezoned to T2 traditional neighborhood.
- I. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council has not provided a recommendation at the writing of this report.
- J. **FINDINGS:**
 1. The applicant is seeking to change the nonconforming use at 743 Snelling Avenue N from a construction business equipment storage, maintenance, and workshop to an auto detailing business. The business is expected to operate seven days each with the following hours of operation: Monday – Friday 9:00 a.m. to 8:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and

Sunday 10:00 a.m. to 2:00 p.m. Approximately six cars will be detailed each day with all work taking place inside the building. The site plan shows one wash bay, three finishing bays, and two polishing bays as well as two parking spaces within the building. The applicant expects to have up to four part-time employees and employ himself. Cars being worked on will be parked inside the building while on site.

2. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location if the commission makes the following findings:*
 - a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use.* This finding is met. The current use of the property is construction business equipment storage, maintenance, and workshop facility. If this use was limited to the uses related to a service business with a workshop as defined under §65.534, it would be a permitted use in the T2 traditional neighborhood district. However, the uses on this property exceed that definition and expand into machinery repair and warehousing and storage, neither of which is permitted in the T2 district. The small-scale auto detailing business limited to detailing six cars per day proposed for this site is equally appropriate or more appropriate to the neighborhood than the existing use.
 - b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use.* This finding is met. Both the existing use and the auto detailing business are low trip generating uses. The applicant expects to detail approximately six cars each day and only four part-time employees.
 - c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met subject to the project going through the site plan review process. With the existing curb cut onto Snelling Avenue with a garage door entering into the front of the building, there is a need to have traffic engineers review and approve how traffic movement through that front door is handled on Snelling Avenue.
 - d. *The use is consistent with the comprehensive plan.* This finding is met. The District 11 plan neither supports nor opposes this type of use. The Comprehensive Plan guides Snelling Avenue as Mixed Use Corridor, which includes commercial uses.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the change of nonconforming use from construction business equipment storage, maintenance, and workshop to auto detailing subject to the following additional conditions:

1. Undertake the City's site plan review process to ensure that any automobiles exiting onto Snelling Avenue is permitted by the Minnesota Department of Transportation;
2. Limit detailing of cars to six per day;
3. Park customer cars to be detailed inside the building and reserve outdoor lot parking for employees and customers; and
4. Obtain a driveway easement from Englewood Avenue to the subject property's parking lot.



NONCONFORMING 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) 266-6589

Zoning Office Use Only

File #: 16-036037

Fee: 700.00

Tentative Hearing Date:

6-2-16

PD-11

#282923440057

APPLICANT

Name Mylan Skeets

Address 1164 Minnehaha Ave

City St. Paul St. MN Zip 55104

Daytime Phone 651-246-6311

Name of Owner (if different) Mylan Skeets

Contact Person (if different) Mylan Skeets Phone 651-246-6311

PROPERTY LOCATION

Address/Location 743 Snelling ave

Legal Description Auto detailing

Current Zoning T2

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☒ Change from one nonconforming use to another (para. c)
☐ Re-establishment of a nonconforming use vacant for more than one year (para. e)
☐ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
☐ Enlargement of a nonconforming use (para. d)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Auto Garage

Proposed Use Auto Service

Attach additional sheets if necessary

700⁰⁰
cash
5-9-16

Attachments as required ☐ Site Plan

☐ Consent Petition

☐ Affidavit

Applicant's Signature [Signature] Date 5/9/16 City Agent pdd

5/9/16

PRISTINE DETAIL

743 SNELLING AVE N

The address I am looking to occupy at 743 North Snelling has been owned for 45 years by the Carlson family during that time it has been used as an automotive repair shop by dozen of tenants. For the past 11 years Gary Carlson been using the building for repairs to maintain his business trucks cars and construction equipment, some examples are Diesel trucks, cars, and gas driven loaders they also use the space for remodeling and carpentry work. Gary is looking to scale back business. This building is suited for automotive use it has two large overhead doors on the front one of the rear there's just the right amount of parking in the rear to hold 8 to 10 cars. I am looking to run my auto detailing business at this location. I have lived in the St. Paul area for my whole life and try to stay involved in the community as much as I can. This type of business is great for the area; it will raise the stranded in auto detail and the give youth employment and some auto experience with the help of my skilled staff.

The objective of Pristine Detail is to maintain or amplify the look and condition of vehicles with a varieties of different services including: Hand washes, buffing, ceramic coating, waxes, glass cleaning, leather cleaning and conditioning, salt removal to name some of the most common jobs we perform. I have been a detailing and a auto mechanic for over 10 years and have a very well trained team. I have listed some of the work we perform on most cars.

The exterior packages would consist of a Hand wash with eco friendly soap and a handheld pressure washer, followed by a clay bar treatment that picks up contaminants in the paint, once clayed the vehicle is followed up by Maguire's 105 cutting compound used with a rotary buffer, once the vehicle has been buffed a hand wax is applied. This service is the most commonly requested by customers.

The interior package is consist of picking up trash, using a Rigid 5 HP vacuum to pick up remaining dirt and debris, followed by a shampoo if you needed. An interior cleaner to pick up dirt and stands, once interior surfaces are clean it's followed by a UV protected similar to armor all.

Tools that will be used in the shop:

A variety of different size buffers

Air compressor

Vacuum

Shampoo/ extractor

1000/ 2000-PSI pressure washers

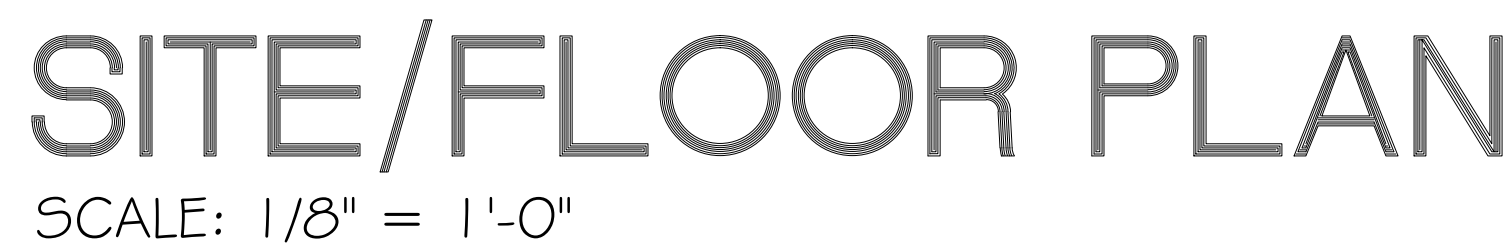
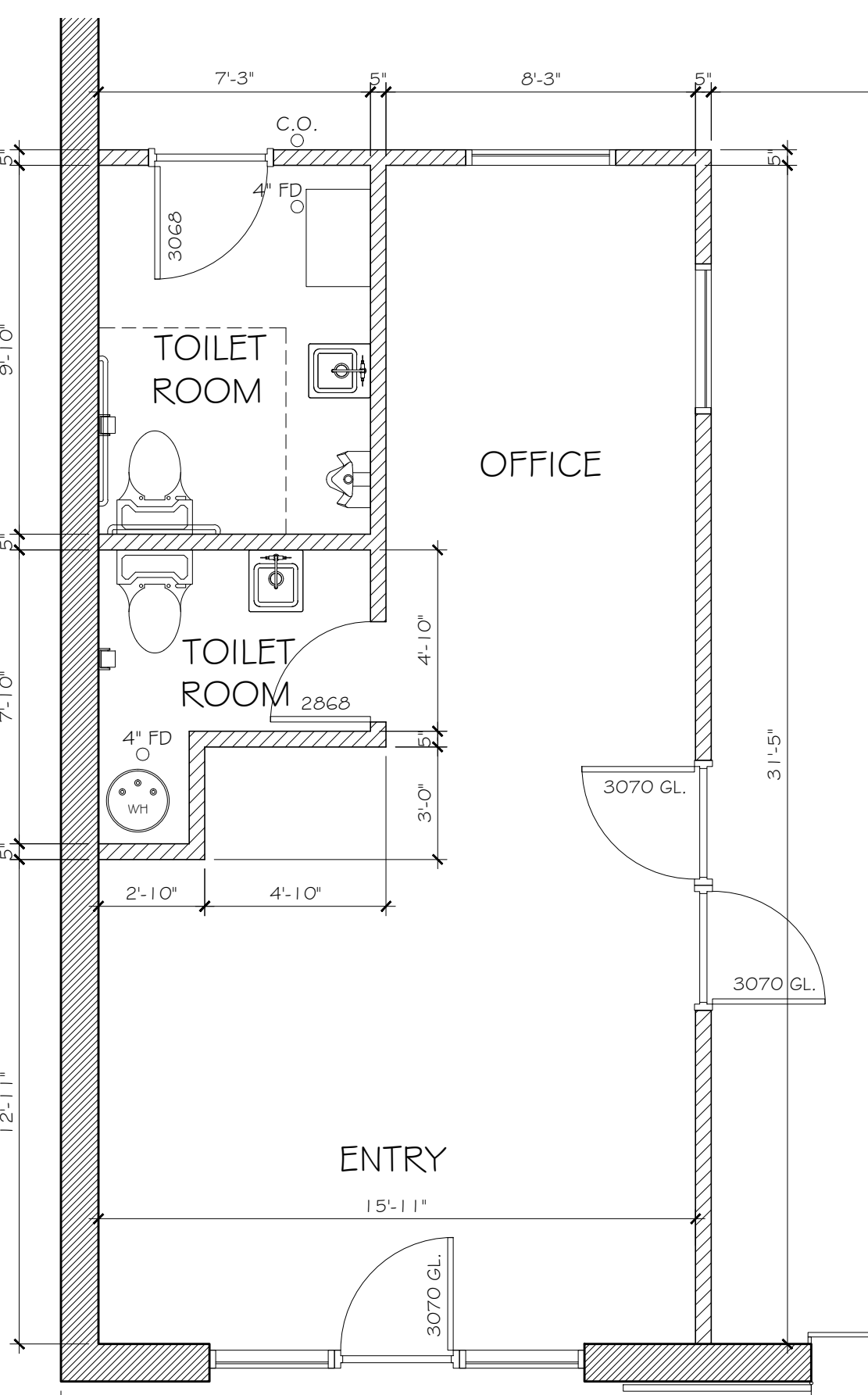
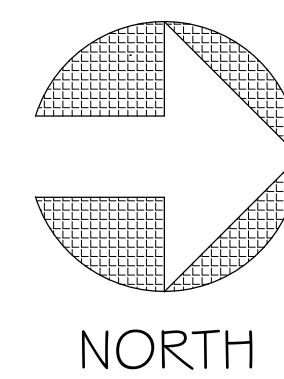
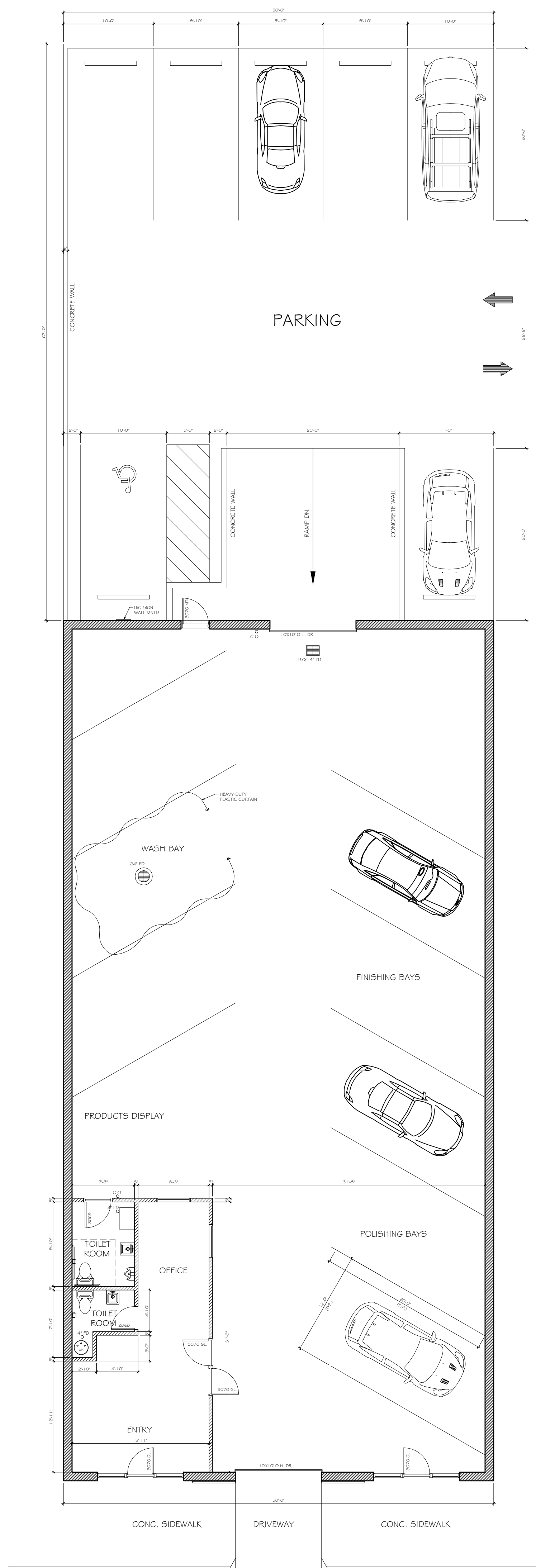
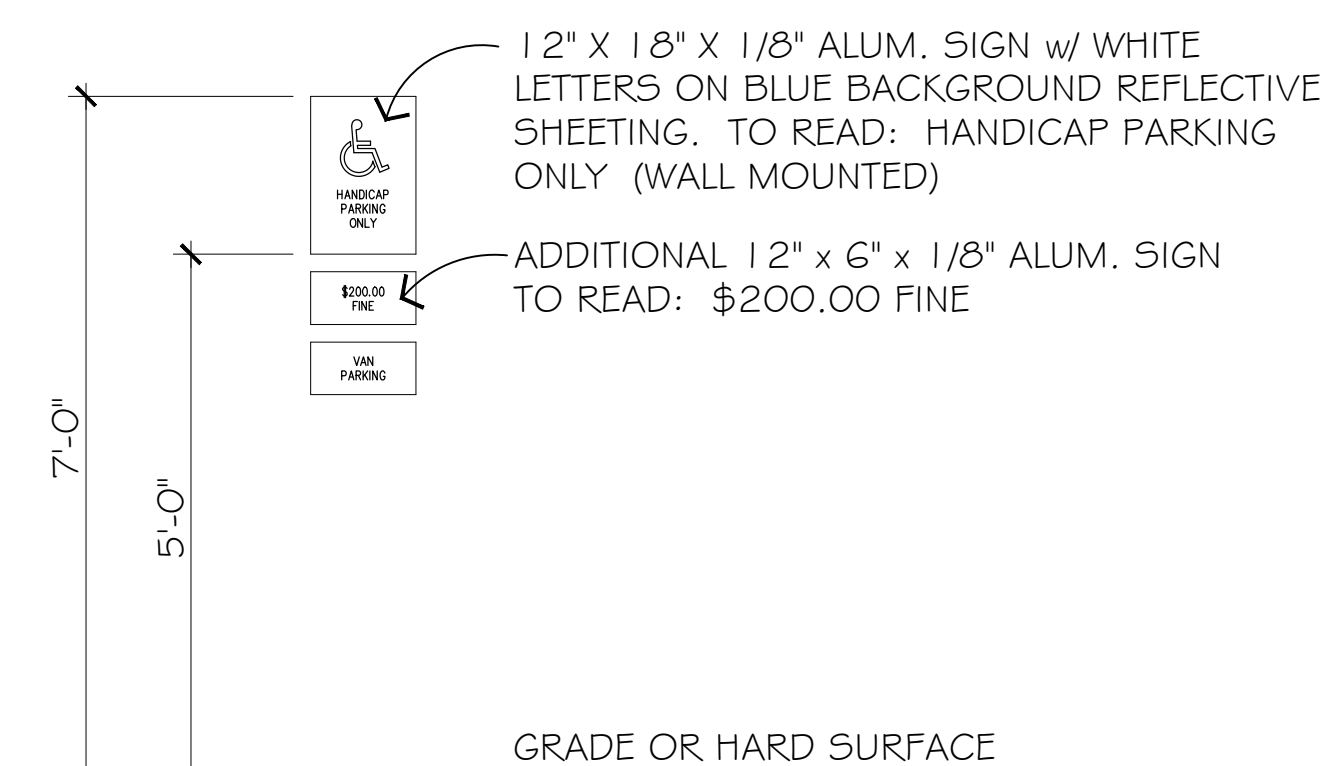
Microfiber wash mitts and towels

The products that we use are biodegradable and ecofriendly.

The proposed use of the building is less intense then a auto shop or a services station with I feel is safe and easy for everyone and since we are not auto shop we complement the surrounding businesses. The total square footage is 5000 ft.² the garage space for vehicles is around 4500 ft.²; the garage can comfortably fit 10 or more cars. We are looking to have no more than 6 cars in the shop a day which should leave more than enough parking space for the surrounding area, this garage also has a dedicated parking lot in the rear which has 8 parking spaces. I will also be submitting a blueprint to the appropriate person. As of now the building is fully insured by federated insurance and

Workmen's Compensation will be provided by federated insurance. Hours of operation are 9:00AM-8:00PM Mon-Fri, Sat 9:00-5:00, Sun 10:00-2:00.

I would like to thank you for taking the time to review my small business plan. I am very excited to have opportunity to provide a service to the St. Paul community if any questions arise please feel free to call Mylan Sleets at 651-246-6311.



743 Snelling Avenue



743 Snelling Avenue (front)



743 Snelling Avenue (rear)

743 Snelling Avenue



Shared driveway (Englewood Ave, north of building)



East of subject property

743 Snelling Avenue



West of subject property

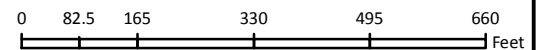
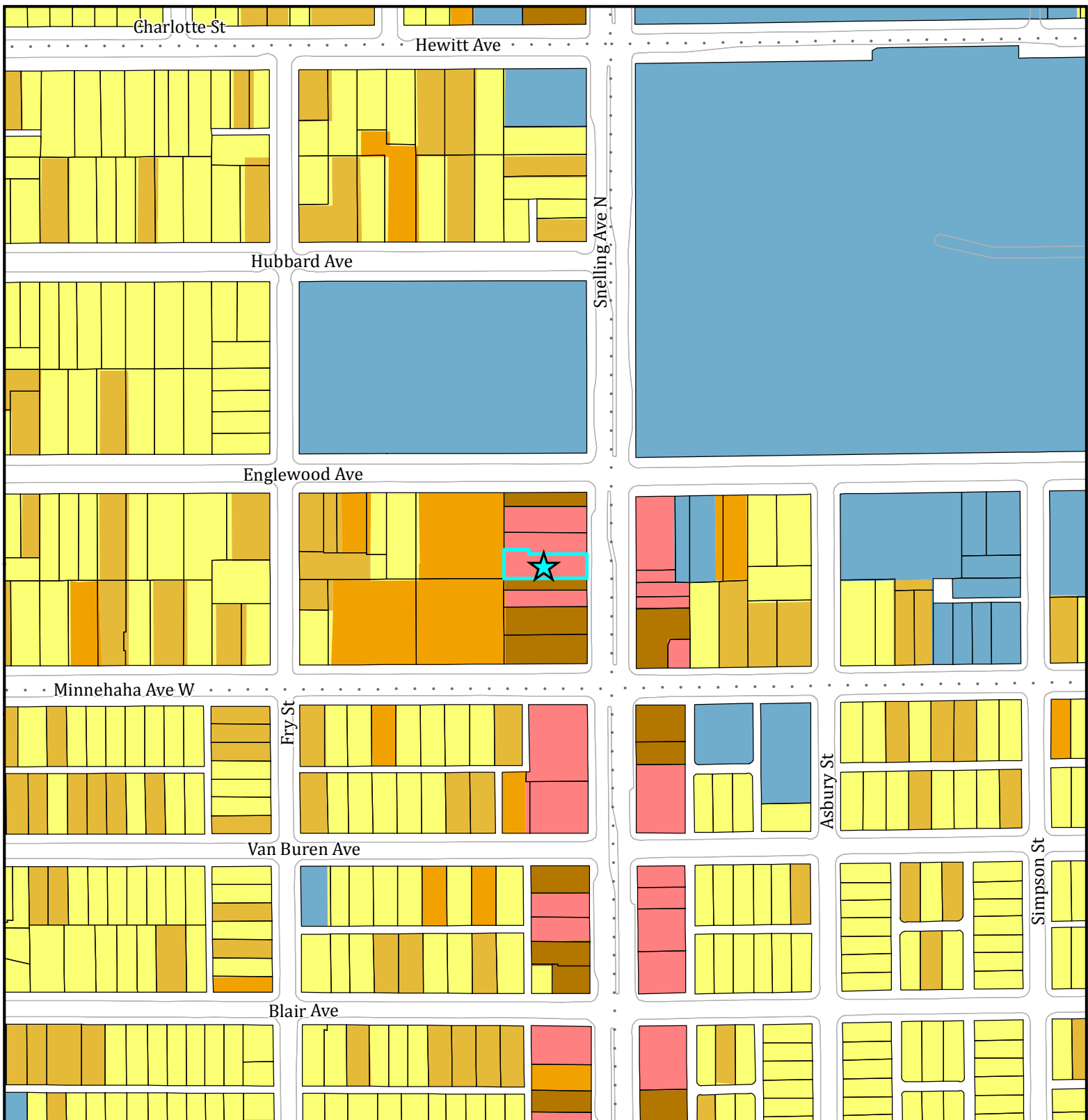


North of subject property

743 Snelling Avenue



South of subject property



FILE NAME: Mylan Sleets

APPLICATION TYPE: Change of Nonconforming Use

FILE #: 16-036037 DATE: 5/12/2016

PLANNING DISTRICT: 11

ZONING PANEL: 8

Land Use

Single Family Detached

Single Family Attached

Multifamily

Retail and Other Commercial

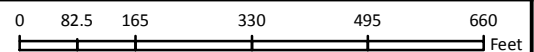
Mixed Use Residential

Institutional

Subject Parcels

Section Lines






FILE NAME: Mylan Sleet

Aerial

APPLICATION TYPE: Change of Nonconforming Use

 Subject Parcels

FILE #: 16-036037 DATE: 5/12/2016

PLANNING DISTRICT: 11

ZONING PANEL: 8

