

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** The Raymond Apartments **FILE #** 16-042-322
 2. **APPLICANT:** Cookie Drawer Company LLC **HEARING DATE:** June 16, 2016
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 2323 Charles Ave, NE corner of Carleton St. and Charles Ave.
 5. **PIN & LEGAL DESCRIPTION:** 292923430050, Hewitts Out Lots Ely 50 Ft Of Lot 20
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T3
 7. **ZONING CODE REFERENCE:** §61.501; §63.102; §66.331
 8. **STAFF REPORT DATE:** June 8, 2016 **BY:** Anton Jerve
 9. **DATE RECEIVED:** June 1, 2016 **60-DAY DEADLINE FOR ACTION:** July 31, 2016
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- A. **PURPOSE:** Conditional use permit (CUP) to allow a portion of a new multifamily building to be 58' - 5 1/8" in height.
- B. **PARCEL SIZE:** 19,900 square feet, 110 ft. (Charles Ave.) x 216 ft. (Carleton St.)
- C. **EXISTING LAND USE:** W-Warehouse
- D. **SURROUNDING LAND USE:**
 - North: Commercial/Industrial (I1), multifamily (RM2, VP)
 - East: Commercial/Industrial (T3)
 - South: Multifamily (T3)
 - West: Commercial/Office/Retail (T3)
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §63.102 lists general provisions for height limits; §66.331 lists building height regulations for T3 districts.
- F. **HISTORY/DISCUSSION:** The existing building will be demolished for the proposed use. The site has previously been industrial/commercial used land. There is no zoning history at this location.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council supports approval of the conditional use permit.

H. FINDINGS:

The applicant is proposing a four story 80-unit residential project at 2323 Charles Avenue. The building height limit in T3 districts allows for 45' by right and up to 90' with a conditional use permit (CUP). The building roof will be 45' 2 7/8" above average grade, except for the south elevator/stair structure which is 63' 1 1/2" above average grade, the north stair structure which is 63' 1/2" above average grade, and a sun shade/pergola which is 58' 5 1/8" above average grade. Under Sec. 66.331(e) "height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height." Because the building is set back more than 2 7/8" from side and rear property lines, this height is allowed without a CUP. The north stair structure and the south elevator/stair structure are also allowed without a CUP under Sec. 63.102, which excludes several architectural items, including "mechanical service stacks, tanks, ventilation equipment, chimneys, church spires, flag poles, public monuments, and similar equipment" from building height calculations. The Zoning Administrator determined the sun shade/pergola did not qualify as "similar equipment" under Sec. 63.102 and requires a CUP. The shade/pergola structure will be located on the west side of the building on the southern portion of the roof. It will rise 10' 10" above the rooftop patio and cover 350 square feet.

1. §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 use is in substantial compliance with the *Comprehensive Plan*, including the *Raymond Station Area Plan*, in particular the following policy:

Promote a medium density urban neighborhood.

- a) Building types should consist of mid- to high-rise residential buildings with height generally in the range 3-4 story mid rise podiums with heights of 8-10 stories permitted at corners in slender, 'point-tower' building configurations on 3-4 story bases.*
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The use has one point of ingress/egress on Charles Ave. The proximity to the Green Line transit station facilitates car-free living. The use will have only 55 parking spaces for 80 units. It is anticipated to have a minimal effect on congestion.*
- (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 neighborhood is mixed-use with compatible existing residential uses to the northwest and south of the site. Multifamily residential uses are allowed in T3 districts. Nothing about the site would endanger the public health, safety and general welfare of the immediate neighborhood.*
- (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 use is consistent with the character of future development for the area as identified in the Raymond Station Area Plan. Surrounding properties will have no impediment to develop to the standards and uses of the T3 zoning district.*
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The use meets all other T3 zoning regulations.*

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit to allow a sun shade/ pergola structure on top of a new multifamily building to be 59' in height, subject to the following additional condition:
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) 266-6589

RECEIVED
MAY 18 2016
BY: _____

Zoning office use only
File # _____
Fee: _____
Tentative Hearing Date: _____

APPLICANT

Name Brad Johnson
Address 765 Hampden Ave. #427
City St. Paul St. MN Zip 55114 Daytime Phone 651.645.1381
Name of Owner (if different) Cookie Drawer Company, LLC
Contact Person (if different) Devon Lundy - UrbanWorks Architecture Phone 612.455.3100

PROPERTY LOCATION

Address / Location 2326 Territorial Road
Legal Description See attached survey for legal description
Current Zoning T3
(attach additional sheet if necessary)

TYPE OF PERMIT:

Application is hereby made for a Conditional Use Permit under provisions of
Chapter 66, Section 331, Paragraph Note G of the Zoning Code.

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

2326 Territorial Road is proposed as a 79 unit Multifamily building within the existing T3 zoning district. A conditional use permit is being requested to allow the building a height greater than that listed in Table 66-331, as the proposed building is within the limits of Table Note (g).

The proposed height to the 3000sf Roof Deck would be 47' - 7 1/8" above the average grade plane for the majority of the building. Above that, a 350sf pergola over the Roof Deck would extend up to 58' - 5 1/8" above the average grade plane. (The North stair overrun, and the South elevator/stair overruns are excluded from the height calculations.)

The proposed heights above are below the 90' maximum height identified in Note (g), and less than the specified 75' that would trigger the the need for step-backs along the building face.

We believe the proposed building meets the applicable standards and complies with the intent of the Zoning Code.

Required site plan is attached *See attached Site Plan Review documents

Applicant's Signature Date 5/18/2016 City Agent Paul Dubruiel; Anton Jerves;

Jerve, Anton (CI-StPaul)

From: Anderson, Tia (CI-StPaul)
Sent: Thursday, May 26, 2016 3:56 PM
To: Jerve, Anton (CI-StPaul)
Subject: FW: The Raymond at Carleton Place - CUP support

Follow Up Flag: Follow up
Flag Status: Completed

Anton,
Please see below the letter of support from St Anthony Park Community Council for a CUP for height for The Raymond.

Tia Anderson
City of Saint Paul
Senior City Planner
DSI
P: 651-266-9086 F: 651-266-9124
tia.anderson@ci.stpaul.mn.us
375 Jackson Street - Suite 220
Saint Paul, MN 55101

From: Suyapa Miranda [<mailto:suyapa@sapcc.org>]
Sent: Monday, May 23, 2016 4:25 PM
To: Anderson, Tia (CI-StPaul)
Subject: Re: The Raymond at Carleton Place

Hi Tia!

So sorry for the delay here what we have for the land use committee resolution passed:

Thank you for following up,

Suyapa Miranda

| | |
|---------------------------|--|
| UrbanWorks Micro Units | David Miller and Devon ... 350 square feet to 450 and then a few one bedrooms in 600s and a couple two bedrooms in the 900s. They would like a conditional use permit from the city for height. And a letter of support from us for the permit. They did receive a vacation from the city that allowed them some breathing room. They will put in a sidewalk along Carleton with new boulevard trees. Same thing along Charles. A few parking stalls outside and then a ramp to underground parking. Four story building. Compressed composite fiber cement board that looks like metal panel. They are looking at a "zen" concept for the building. |
|---------------------------|--|

| | |
|--|--|
| | <p>Rents will be between \$800-\$1000.</p> <p>They will follow up with an answer about where the storm water goes.</p> <p>Their height is about 46 feet for most of the building. But the stairs and elevator are at about 60 feet.</p> <p>Keith moved to support an application for a conditional use permit for this building as presented to the Land Use Committee. Bob seconded. It passed unanimously.</p> |
|--|--|

On Mon, May 23, 2016 at 3:42 PM, Anderson, Tia (CI-StPaul) <Tia.Anderson@ci.stpaul.mn.us> wrote:

Suyapa,

When you get a chance, please send me the SAPCC's resolution regarding The Raymond at Carleton Place, the proposed multi-family residential development at 2323 Charles Ave (along Carleton St and Territorial Rd). I'd like to add it to my project file and make sure I understand what your Land Use Committee recommended/supported.

Thanks,

Tia Anderson

City of Saint Paul

Senior City Planner
DSI

P: [651-266-9086](tel:651-266-9086) F: [651-266-9124](tel:651-266-9124)

tia.anderson@ci.stpaul.mn.us

375 Jackson Street - Suite 220
Saint Paul, MN 55101

From: Anderson, Tia (CI-StPaul)
Sent: Tuesday, May 17, 2016 3:05 PM
To: suyapa@sapcc.org
Subject: The Raymond at Carleton Place

Suyapa,

It was nice to connect with you via phone this afternoon. I tried again (unsuccessfully) to send the site plans electronically, but it is 25MB in size. I'll put the paper plans in the mail for you.

The Raymond at Carleton Place

Site Plan Review

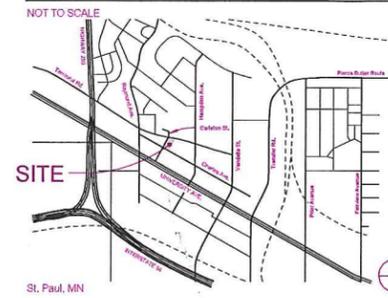
May 5th, 2016



SITE PLAN REVIEW - SHEET LIST

| NO. | TITLE SHEET |
|---------------|--|
| 0001 | TITLE SHEET |
| SURVEY | |
| SURVEY | SURVEY |
| C1.0 | DEMOLITION AND EROSION CONTROL PLAN |
| C2.0 | GRADING, DRAINAGE AND EROSION CONTROL PLAN |
| C3.0 | UTILITY PLAN |
| C4.0 | PAVING AND GEOMETRIC PLAN |
| C5.0 | DETAILS |
| C6.0 | WATERSHED PLAN |
| L100 | LANDSCAPE PLAN |
| L101 | LANDSCAPE DETAILS |
| A001 | SUBLEVEL PLAN |
| A101 | LEVEL 1 & 2 PLAN |
| A201 | ROOF PLAN |
| A301 | BUILDING ELEVATIONS |
| A302 | BUILDING ELEVATIONS |
| E-L-5 | SITE LIGHTING PHOTOMETRIC PLAN |

VICINITY MAP



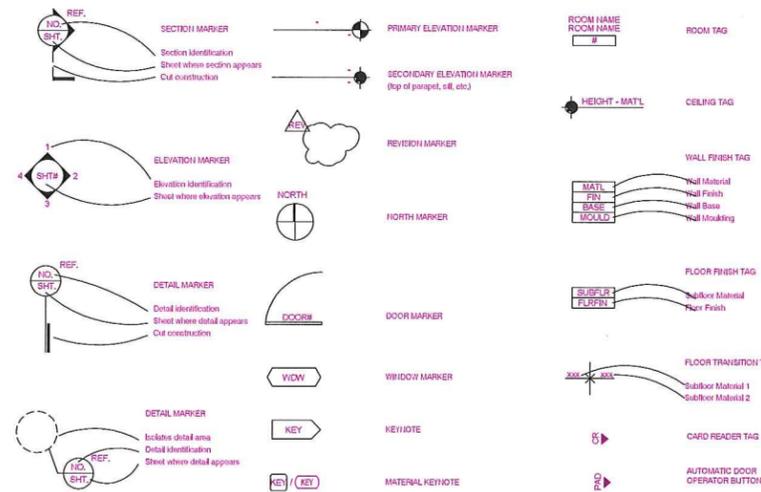
AREA SUMMARY

| Area Schedule (Gross Building) | |
|--------------------------------|-----------------|
| SUBLEVEL | 12315 SF |
| LEVEL 1 | 12318 SF |
| LEVEL 2 | 12071 SF |
| LEVEL 3 | 12071 SF |
| LEVEL 4 | 13149 SF |
| Grand Total | 64123 SF |

PARKING STALLS

| TYPE | SUBLEVEL | ON-GRADE | TOTAL |
|-------------------------|-----------|-----------|-----------|
| Compact Parking Stall | 4 | 4 | 8 |
| HC Single Parking Stall | 2 | 1 | 3 |
| Standard Parking Stall | 29 | 15 | 44 |
| Grand Total | 35 | 20 | 55 |

SYMBOLS



CONTACTS

| DEVELOPER/CLIENT | CONTRACTOR | ARCHITECT | CIVIL ENGINEER |
|---|--|---|--|
| NAME: COOKE DRIVER COMPANY, LLC CONTACT: BRAD JOHNSON ADDRESS: 760 HAMPODEN AVE, #427 ST. PAUL, MN PHONE No.: 651.645.1381 FAX No.: E-MAIL: B_JOHNSON@CWEST.NET | NAME: WEB BUILDERS INC. CONTACT: CHRIS EHALT ADDRESS: 7645 LYNDALE AVE. S. MINNEAPOLIS, MN 55423 PHONE No.: 612.242.4650 FAX No.: E-MAIL: CHRIS@WEBBUILDERS.COM | NAME: URBANWORKS ARCHITECTURE LLC CONTACT: DEVON LUNDY, AIA DAVID MILLER, AIA ADDRESS: 901 N 3RD, ST. SUITE 149 MINNEAPOLIS, MN 55429 PHONE No.: 612-455-5100 FAX No.: 612-455-5199 E-MAIL: DLUNDY@URBANWORKS.COM DMILLER@URBANWORKS.COM | NAME: BKBM ENGINEERS CONTACT: KEITH MATTE, PE ADDRESS: 5930 BROOKLYN BLVD. MINNEAPOLIS, MN 55429 PHONE No.: 763.843.0448 FAX No.: E-MAIL: KMATTE@BKBM.COM |
| LANDSCAPE ARCHITECT | STRUCTURAL ENGINEER | MFP ENGINEERS | INTERIOR DESIGNER |
| NAME: DANON FARMER LANDSCAPE ARCHITECTS CONTACT: JESSE SHMINKWICZ, AIA, PLA ADDRESS: 401 2ND AVE. N, STE 410 MINNEAPOLIS, MN PHONE No.: 612.325.7522 FAX No.: 612.325.0918 E-MAIL: JSHMINKWICZ@DANONFARMER.COM | NAME: BKBM ENGINEERS CONTACT: JOHN TRIM, PE ADDRESS: 5930 BROOKLYN BLVD MINNEAPOLIS, MN 55429 PHONE No.: 763.843.0474 FAX No.: E-MAIL: JTRIM@BKBM.COM | | |

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND EXTENT OF THE SCOPE OF THE WORK. PRIOR COMMENCEMENT OF WORK, DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

SITE PLAN REVIEW BUILDING INFO

- BUILDING TO BE TYPE-V-A CONSTRUCTION
- BUILDING IS FULLY-SPRINKLERED PER HPFA 13
- REFER TO BUILDING ELEVATIONS FOR BUILDING HEIGHT
- REFER TO ROOF PLAN FOR ROOF DRAINAGE

UNIT COUNT

| UNIT TYPE | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | UNIT TYPE TOTAL |
|---------------------|-----------|-----------|-----------|-----------|-----------------|
| 1 BR Unit | 2 | 2 | 2 | 2 | 8 |
| 2 BR Unit | 0 | 1 | 1 | 1 | 3 |
| Micro Unit | 8 | 14 | 13 | 13 | 48 |
| Micro Unit - Large | 0 | 1 | 1 | 1 | 3 |
| Micro Unit - Medium | 3 | 6 | 6 | 6 | 18 |
| Grand Total | 13 | 23 | 22 | 22 | 80 |

The Raymond Apartments
2326 & 2328 Territorial Road
Saint Paul, MN



901 NORTH THIRD STREET, SUITE 149
MINNEAPOLIS, MN 55401
612.455.3100

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
Date Description

DATE: 5/5/2016
PROJECT #: 15-0021
PHASE: Site Plan Review
DRAWN BY: DPBL
CHECKED BY: DPBL

KEY PLAN

TITLE SHEET

G001

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901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401
612.455.3100

CONSULTANT

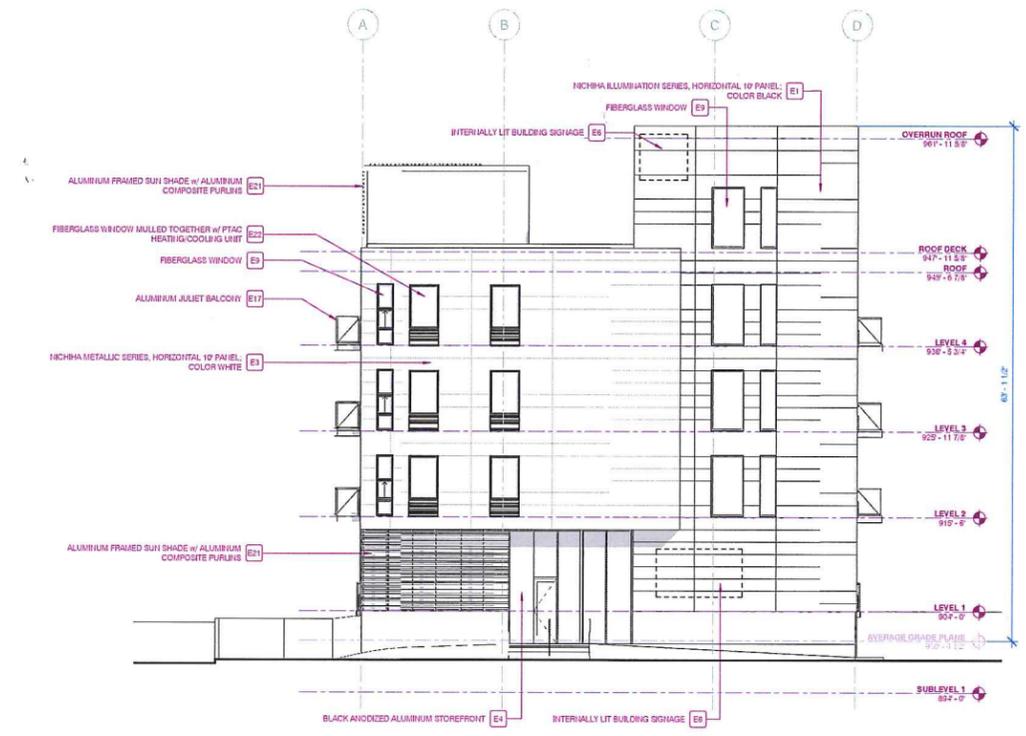
PRELIMINARY
NOT FOR
CONSTRUCTION

| REVISIONS | | |
|-----------|------|-------------|
| # | Date | Description |
| | | |
| | | |

| | |
|------------|------------------|
| DATE | 5/5/2016 |
| PROJECT # | 15-0021 |
| PHASE | Site Plan Review |
| DRAWN BY | DPSL |
| CHECKED BY | DPSL |

BUILDING
ELEVATIONS

A301



GENERAL NOTES:

KEYNOTES:

- E1 NICHHA ILLUMINATION SERIES, HORIZONTAL 10 PANEL, COLOR BLACK
- E2 NICHHA ILLUMINATION SERIES, HORIZONTAL 10 PANEL, COLOR GRAY
- E3 NICHHA METALLIC SERIES, HORIZONTAL 10 PANEL, COLOR WHITE
- E4 BLACK ANODIZED ALUMINUM STOREFRONT
- E5 INTERNALLY LIT BUILDING SIGNAGE
- E6 ALUMINUM HANDRAIL
- E7 HOLLOW METAL DOOR, PAINTED TO MATCH NICHHA SIDING
- E8 FIBERGLASS WINDOW
- E9 BURNISHED CMU
- E10 INSULATED OVERHEAD DOOR
- E11 ALUMINUM JULIET BALCONY
- E12 FIBERGLASS SLIDING DOOR SYSTEM
- E13 ALUMINUM FRAMED SUN SHADE w/ ALUMINUM COMPOSITE PURLINS
- E14 FIBERGLASS WINDOW MULLED TOGETHER w/ PTAC HEATING/COOLING UNIT
- E15 ALUMINUM BALCONY

2 South Elevation
A301 1/8" = 1'-0"



1 West Elevation
A301 1/8" = 1'-0"



501 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401
612.455.3100

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS
Date Description

DATE 5/5/2016
PROJECT # 15-0021
PHASE Site Plan Review
DRAWN BY DP5L
CHECKED BY DP5L

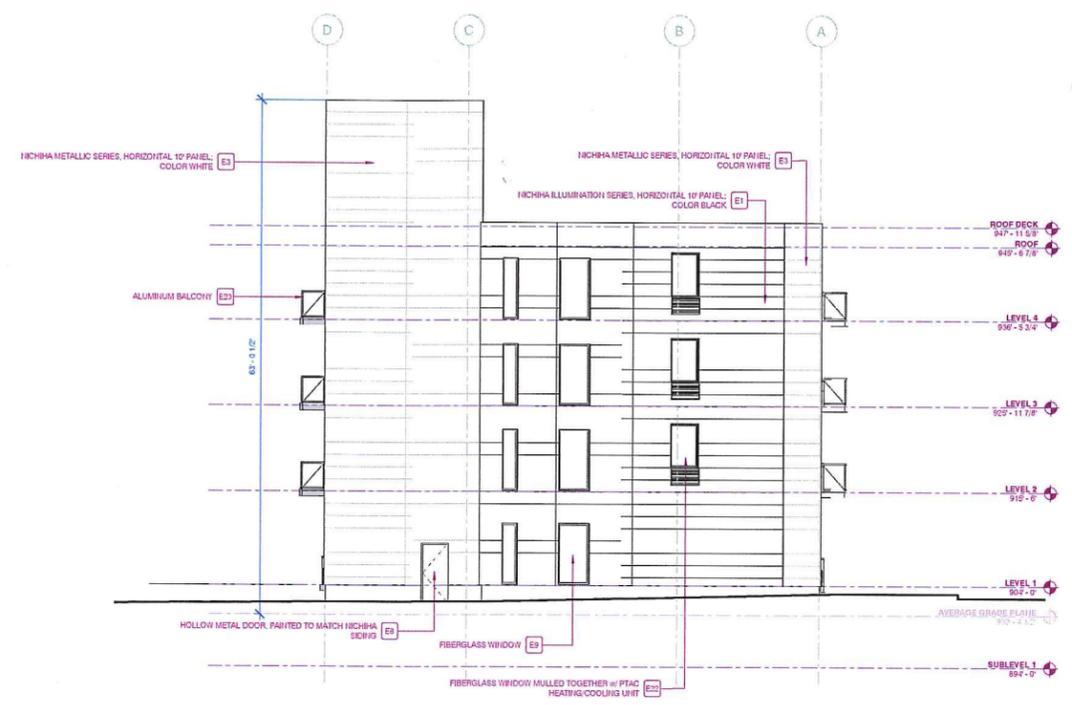
BUILDING
ELEVATIONS

A302

GENERAL NOTES:

KEYNOTES:

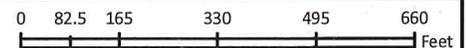
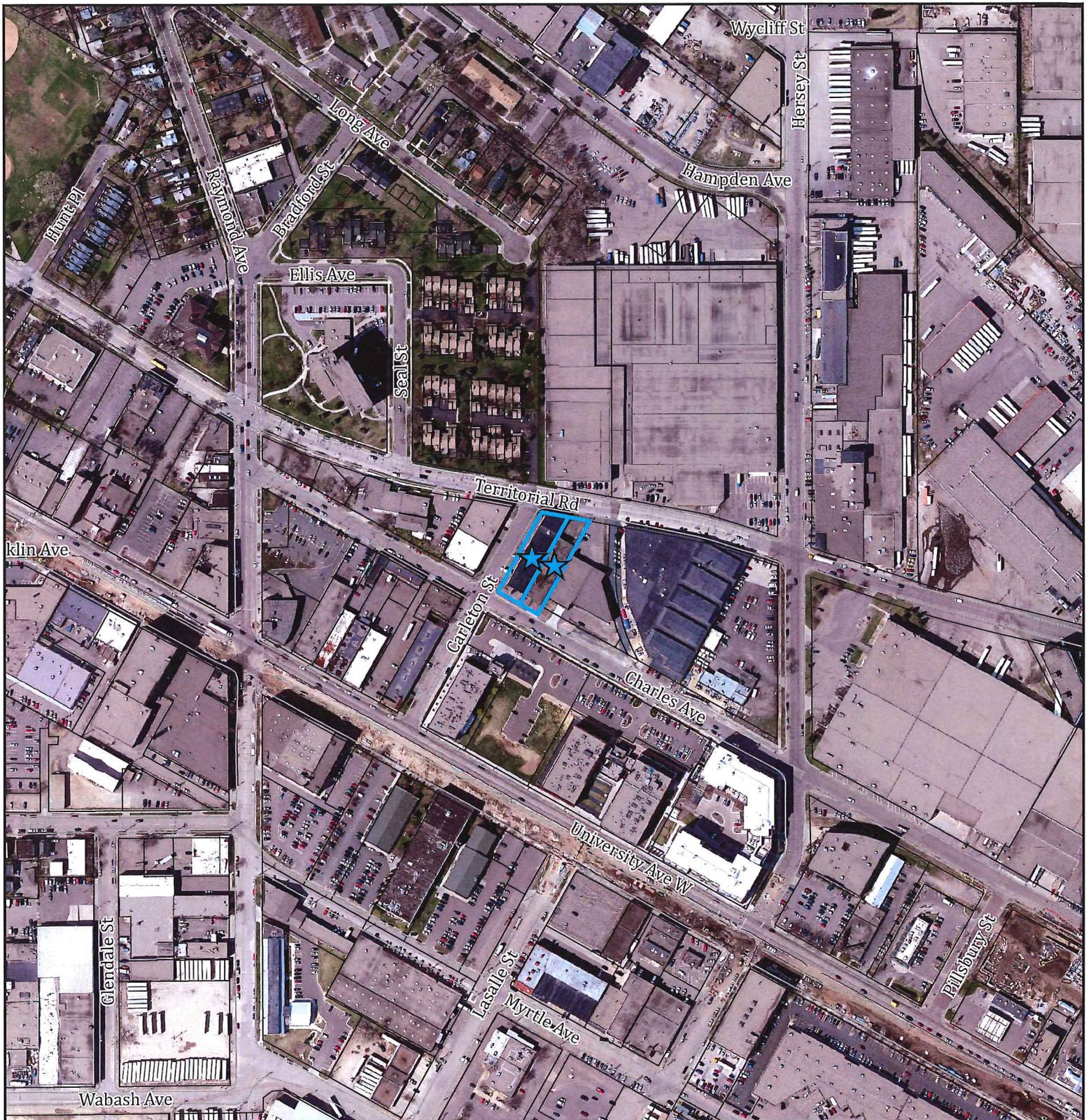
- E1 NICHHA ILLUMINATION SERIES, HORIZONTAL 10' PANEL, COLOR BLACK
- E2 NICHHA ILLUMINATION SERIES, HORIZONTAL 10' PANEL, COLOR GRAY
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- E15 ALUMINUM BALCONY



2 North Elevation
A302 1/8" = 1'-0"



1 East Elevation
A302 1/8" = 1'-0"



FILE NAME: The Raymond Apartments

Aerial

APPLICATION TYPE: CUP

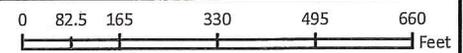
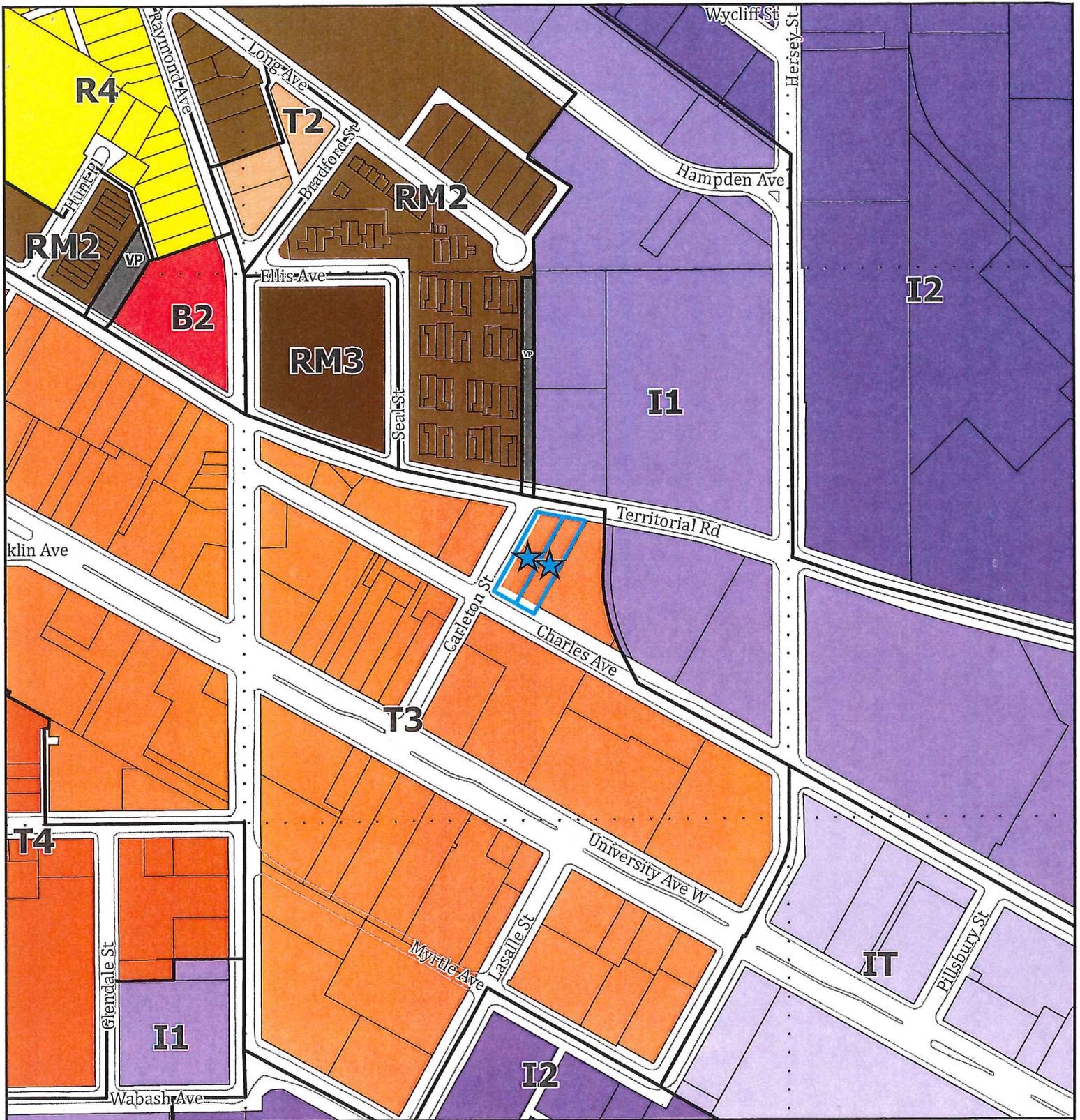
Subject Parcels

FILE #: 16-043322 DATE: 6/1/2016

PLANNING DISTRICT: 12

ZONING PANEL: 7





FILE NAME: The Raymond Apartments

APPLICATION TYPE: CUP

FILE #: 16-043322 DATE: 6/1/2016

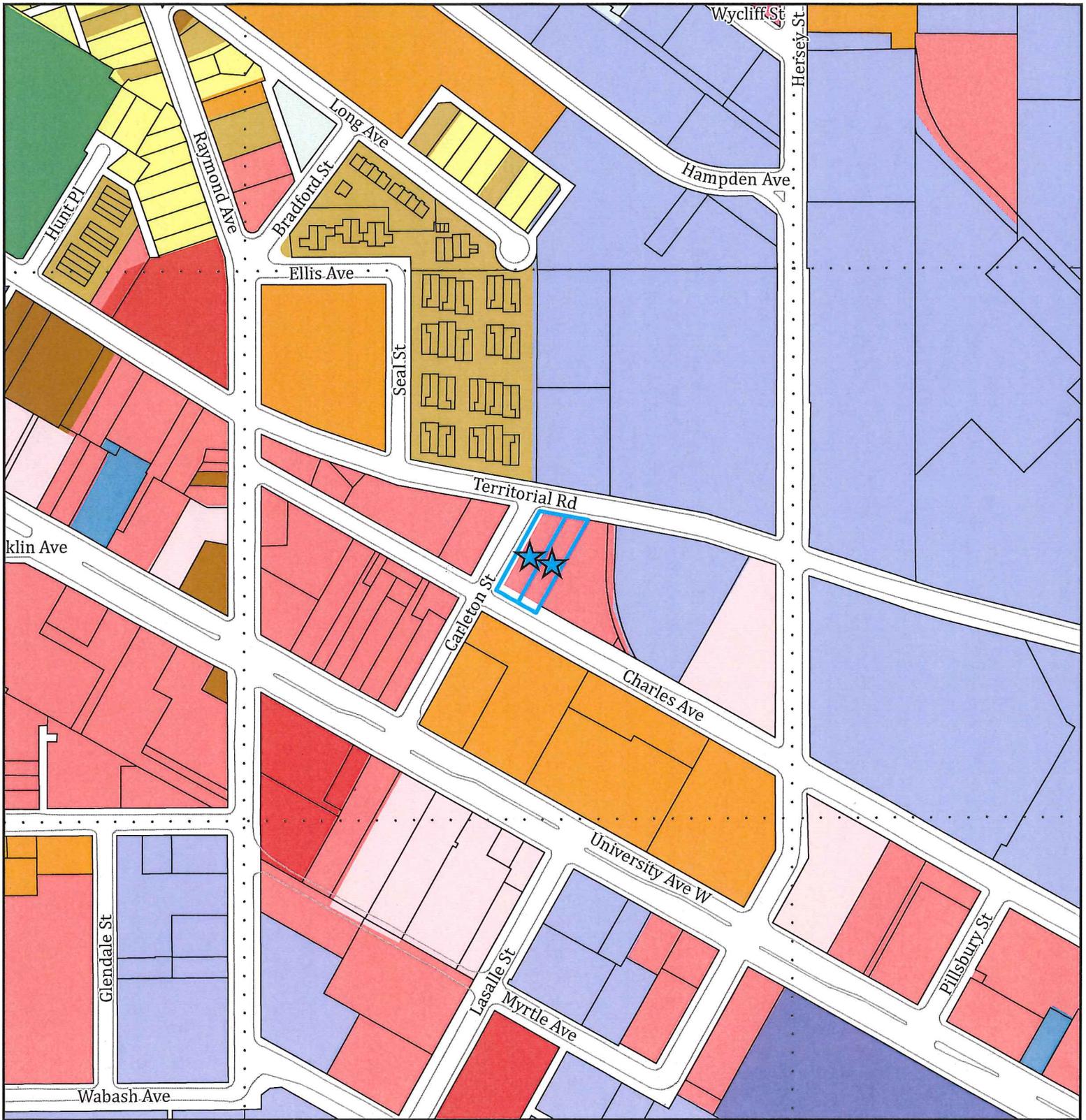
PLANNING DISTRICT: 12

ZONING PANEL: 7

Zoning

- Subject Parcels
- Section Lines
- R4 One-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T4 Traditional Neighborhood
- B2 Community Business
- IT Transitional Industrial
- I1 Light Industrial
- I2 General Industrial
- VP Vehicular Parking





FILE NAME: The Raymond Apartments

APPLICATION TYPE: CUP

FILE #: 16-043322 DATE: 6/1/2016

PLANNING DISTRICT: 12

ZONING PANEL: 7

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Office
- Retail and Other Commercial
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Institutional
- Park, Recreational or Preserve
- Undeveloped
- Subject Parcels
- Section Lines

