

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Paws **FILE #** 16-064-802
 2. **APPLICANT:** Thomas Dunn **HEARING DATE:** September 22, 2016
 3. **TYPE OF APPLICATION:** Determination of Similar Use
 4. **LOCATION:** 1920 University Avenue West, between Prior Avenue and Lynnhurst Avenue West
 5. **PIN & LEGAL DESCRIPTION:** 33.29.23.24.0032; Union Park, northwesterly 12 feet of northeasterly 15 Ft of Lot 151 and all of Lots 160 and 161
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** T3
 7. **ZONING CODE REFERENCE:** §61.106, §66.300
 8. **STAFF REPORT DATE:** September 15, 2016 **BY:** Kady Dadlez & Jacquelyn Kramer
 9. **DATE RECEIVED:** August 2, 2016 **60-DAY DEADLINE FOR ACTION:** October 1, 2016
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- A. **PURPOSE:** Determination whether indoor dog day care and overnight boarding is similar to other T3 traditional neighborhood district uses.
- B. **PARCEL SIZE:** 11,325 square feet (.26 acres)
- C. **EXISTING LAND USE:** Dog day care and overnight boarding.
- D. **SURROUNDING LAND USE:** The site is surrounded by a mix of retail, office, residential, and institutional uses in RM2, T3, and T4 zoning districts along University Avenue and across the alley along Oakley Avenue.
- E. **ZONING CODE CITATION:** §61.106 authorizes the Zoning Administrator and the Planning Commission to make similar use determinations when a specific use is not listed in the Zoning Code, subject to required findings. §66.300 identifies the intent and permitted principal uses in the T1-T4 traditional neighborhood zoning districts.
- F. **PARKING:** No off-street parking is required for the proposed use given the property's traditional neighborhood district zoning and its location within one-quarter mile of University Avenue, per §63.207(b) of the Zoning Code.
- G. **HISTORY/DISCUSSION:** Animal day care is not specifically listed in the Zoning Code. Under the provisions of §61.106 the Zoning Administrator issued a statement of clarification (attached) on February 7, 2007, that animal day care for dogs and cats is similar to other uses permitted in the IT, I1 and I2 zoning districts, subject to the condition that in IT and I1 the entire operation must be within a completely enclosed building. The statement of clarification says that animal day care in more restrictive zoning districts must be reviewed by the Planning Commission on a case by case basis to determine if it is similar to other uses permitted in the district. The Zoning Administrator also determined that day care for up to three dogs and cats is permitted as a home occupation.

Precedent Cases for Animal Day Care and Overnight Boarding:

Zoning File #07-064-978 Lowertown Dogs @ 443 Wall Street

Determination if animal day care is similar to other B5 Central Business-Service District uses. The applicant planned to use the building for dog day care, grooming, and training. Plans included a fenced-in outdoor relief area for the dogs, and the staff report said that noise from this outdoor area would not be likely to approach noise levels associated with permitted uses in B5 districts. The Planning Commission determined that dog day care was similar to other uses in B5 districts subject to the following conditions:

1. The applicant must provide a fenced-in outdoor relief area for the business.
2. The applicant must provide prompt and proper disposal of waste, pursuant to a plan that must be submitted to, reviewed and approved by the Department of Safety and Inspections.
3. There shall be no overnight boarding of animals.

It should be noted that Lowertown Dogs day care and boarding was never established.

Dreadlocks for Dingos @ 212 E 7th Street

Applicant applied for a license to operate an animal day care business in a B5 zoning district in June 2016. The Department of Safety and Inspections (DSI) took the position that it was an appropriate use in a B5 zoning district based on the Planning Commission's determination of similar use application for Lowertown Dogs in 2007. In the Dreadlocks for Dingos application they asked to use Mears Park for animal relief. DSI rejected the request to use the public park. In lieu of providing a fenced-in outdoor relief area, DSI provided two alternatives for pet relief:

1. Walk the dogs to a fenced in dog park located next to the Lowertown Ballpark, which is approximately 2 blocks away (from 212 7th Street) at the corner of 6th St E and Broadway St.
2. Provide an indoor pet relief area for the owners of dogs that do not want their pets walked to that area.

DSI requested a business plan detailing the following regarding pet relief:

1. The exact location of where the fenced-in relief area is.
2. Which animals would go there and which would use the indoor relief area.
3. How (the applicant) would obtain the pet owner's permission to use the nearby dog park.
4. How (the applicant) intend(s) to maintain the in-door relief area (e.g., what will the surface be (including what the floor surface is of underneath any matting or artificial turf that may be put down), the frequency and method of sanitizing this area, if there are any floor-drains in this area, etc.).

It should be noted that a license for Dreadlocks for Dingos has not yet been issued.

Zoning File #12-109-252 Hip Hounds Inc. @ 1752 Grand Avenue

Permit to establish legal nonconforming use status for a commercial animal day care with an outdoor relief/exercise area. An animal day care business had been run at the site without a license for several years, despite the business's pet grooming license specifically not permitting dog day care. The staff report raised concerns about the outdoor relief area being incompatible with adjacent residential uses. The Planning Commission approved the nonconforming use permit subject to the following conditions:

1. The dog day care use shall occur entirely within the existing structure except for use of a visually screened and fenced outdoor relief area in the back of the property that is limited to no more than three dogs at one time, for up to twenty minutes at a time, under the direct supervision of a staff member.
2. The dog day care use shall be limited to the hours of 7:00 AM to 6:30 PM Monday through Friday.

3. The maximum number of dogs using the day care and grooming services shall be approved by animal control staff to ensure the animals' safety.
4. All pet-related uses shall comply with all applicable laws and licensing requirements.
5. This nonconforming use permit shall expire when the property is redeveloped with a new use or when ownership of the use or property is transferred.

Owner Inquiry re: Hip Hounds @ 2012 Myrtle Ave

DSI responded to a letter dated July 30, 2010, asking for zoning clarification regarding a proposed animal day care and boarding facility with an accessory outdoor exercise and relief area located in an I1 Light Industrial District. DSI determined that animal day care and boarding would be a permitted use in this district with the following conditions:

1. The property must not adjoin a property zoned residential or occupied by residential use.
2. The outdoor exercise area must be supervised at all times and not be used between the hours of 10 PM and 5 AM.
3. Overnight boarding is a principle use and must not be accessory to any other use.
4. The applicant must provide prompt and proper disposal of waste, and ensure that when cleaning the outdoor exercise area, animal waste is not discharged downstream.
5. The business owner must apply for a City of Saint Paul commercial boarding license and provide all necessary documentation for that application.
6. Comply with all relevant building code and certificate of occupancy requirements when there is a change in occupancy before the building is reoccupied.
7. Obtain all relevant building and trade permits before construction, including sign permits for putting up new signs or replacing existing signs.

Zoning File #10-506-183 Sandra Belisle @ 360 Clifton Street

Change of nonconforming use to add pet day care and boarding to existing pet grooming business (reestablishment of nonconforming use permit for cat and dog grooming was approved with ***Zoning File #06-273-087***). The Planning Commission denied the permit. On appeal (***Zoning File #10-900-721***), the City Council approved with the permit with conditions. The nonconforming use permit was modified in 2012 to allow a change in the condition regarding the location of off-street parking (***Zoning File #12-215-800***). The following conditions apply to the permit:

1. The number of employees/independent contractors shall be limited to 7 groomers, plus 2 for the purpose of conducting pet-boarding or pet-daycare.
2. The hours of operation shall be Monday through Saturday, 7:00 a.m. to 8:00 p.m.
3. Four off-street parking spaces shall be provided for use by employees of the business, either on site or within 300 feet of 360 Clifton and in a commercial zoning district, to be provided by June 1, 2013.
4. Signs for the business shall comply with the sign regulations for size and placement unless a variance is approved by the Board of Zoning Appeals.
5. No more than six (6) dogs may be boarded upon the premises. A different number of dogs maybe boarded provided that animal control determines that the number of dogs boarded will be safe.
6. All pet-related uses comply with all applicable laws and licensing requirements.
7. No dog(s) may be left outdoors unattended when the grooming business is closed.

Animal Day Care in Other Jurisdictions (from a staff memo to the Zoning Committee dated November 7, 2012):

Other jurisdictions have or are dealing with similar issues regarding where to locate animal day care under existing zoning regulations. These jurisdictions determinations have ranged in their findings regarding animal day care as a use from pet grooming facilities to animal shelters to kennels. These jurisdictions also impose restrictive licensing conditions on animal day care businesses, including but not limited to: requiring soundproofed buildings, limiting business hours, limiting the number of animals, and in particular heavily regulating the use of outdoor spaces (including hours, number of animals, supervision and cleaning), etc. As a general rule, animal day care uses are not encouraged on sites adjacent to residential uses.

Department of Safety and Inspections Background for St. Paws (enforcement letter attached):

In response to a complaint received in DSI, in early May 2016 DSI conducted an inspection at 1920 University Avenue. At that time DSI made the following findings:

1. A dog day care was operating on site with no approved license.
2. Exterior signs had been placed on the building and on the freestanding pole in front of the business without a sign permit application and approval.
3. DSI determined that “the use of animal day care and overnight boarding is considered a change of use as stated in the Minnesota State Building Code from the previous use as an A Occupancy to a B Occupancy. This change of use will require a code analysis of the building, plan review, and site plan approval prior to the issuance of any construction permits. When all construction has been completed, a certificate of occupancy will be issued by the City of Saint Paul Building Official.”

These findings, along with recommended steps to come into compliance, were sent to the applicant in an enforcement notice letter dated May 10, 2016. The applicant was instructed to take one of the following actions by May 20, 2016:

1. Discontinue the animal day care and boarding use and take down all exterior signs for the use which have not been approved.
2. Appeal DSI’s determination of an illegal use to the Board of Zoning Appeals within 10 days of the date of the letter.
3. Submit a completed application for either a rezoning of the property or a Determination of Similar Use.

On July 27, 2016 the DSI Fire Inspection Division sent a “Correction Notice – Complaint Inspection” letter to the applicant. The letter reiterated the issues found by the DSI inspection in May:

1. Change in Occupancy – Submit for Code Analysis
2. Exterior Street Sign – Apply for Permit
3. Zoning – Improper Use – File for Determination of Similar Use (DSU).

The letter notes that on May 23rd, a decision was made to file for the DSU, but as of the July 27 no application had been filed. The applicant was given a deadline of August 26, 2016 to file for the DSU. The current DSU application was received August 2, 2016.

H. **DISTRICT COUNCIL RECOMMENDATION:** On September 12, 2016 the Union Park District Council Committee on Land Use and Economic Development voted unanimously to support the business without additional conditions (letter attached).

I. **FINDINGS:**

1. The applicant requests that indoor dog day care and boarding be determined to be similar to uses allowed in the T3 traditional neighborhood zoning district. The applicant began operating a dog day care and overnight boarding business in February 2016 and intends to offer dog grooming soon. The business has six individual kennels for boarding and two rooms of "family style" kennels. During the day the applicant states that there are 5 to 15 dogs on site. The average stay for boarding is three days. The hours of operation are 7:00 am to 8:00 pm. Owners typically drop off their pets at the front of the building between 7:00 and 9:00 a.m. and pick them up between 5:00 and 7:00 p.m.
2. Zoning Code §61.106 states that *when a specific use is not listed in the zoning code, ... any person proposing such use may file an application for the planning commission to determine if a use is or is not similar to other uses permitted in each district. The ... planning commission shall make the following findings in determining one use is similar to another:*

(a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. The dog day care and boarding activities that take place inside the building are similar in character to child day care and service businesses permitted in the T3 district. The applicant states that all of the company's activities, apart from dog walking, take place inside the building.

The applicant has taken steps to modify the building to limit impacts to adjacent buildings. The applicant states that the building has two-foot thick brick exterior walls and that noise deadening rubber floors and noise absorption panels have been installed. The applicant adds that all waste shall be disposed of off-site on a daily basis and that no waste shall enter the sanitary sewer system.

The business uses nearby Iris Park as an off-site animal relief area. This has the potential for significant negative impacts on the maintenance and appearance of the park, above and beyond the impacts typically found with other T3 uses. The Saint Paul Department of Parks and Recreation submitted a letter (attached) addressing the use of Iris Park for animal relief stating that the department expects the negative impact on the park from animal waste and associated costs for repairs could be significant. In response to the determination by Parks and Recreation, the applicant plans to create an indoor relief area using artificial grass pads that can be spot cleaned during the day and soaked overnight in a chemical solution. Saint Paul City Animal Control stated that an indoor relief area is sufficient provided there is proper sanitation.

City ordinance §200.09 provides for cleaning up dog waste. The business is subject to the provisions of this ordinance.

- (b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted.* This finding is met. Traffic generated by dog day care and overnight boarding would be similar to child day care and other service businesses permitted in the T3 district. There are three parking spaces in the front of the building for drop off and pick up. Additional parking is located at the rear of the property.
- (c) *That the use is not first permitted in a less restrictive zoning district.* This finding is met. Animal day care and overnight boarding are not listed as principal uses in the zoning code.

It should be noted that Zoning Code §65.453 defines veterinary clinic and provides standards and conditions for the use.

Veterinary clinic. An establishment for the routine examination, medical or surgical treatment and care of domestic household pets generally with overnight boarding facilities for pets in care but without kenneling of animals. *Standards and conditions:* All activity shall take place within completely enclosed buildings with soundproofing and odor control; outdoor kennels are prohibited. In traditional neighborhood and B-2 business districts, there shall be no kenneling of animals not under medical treatment.

Veterinary clinics are first permitted in T2 and B-2 zoning districts.

Saint Paul City Animal Control and the Saint Paul Animal Humane Society are located in Como Park in an R3 zoning district. Animal control is allowed as a municipal building and the Animal Humane Society is a nonconforming use.

(d) That the use is consistent with the comprehensive plan. This finding is met. The proposed use is consistent with Objectives 5.1.1 and 5.2.1 of the Land Use chapter of the City's Comprehensive Plan. Objective 5.1.1 indicates that "good neighborhoods" have "a mixture of land uses." Objective 5.2.1 calls for compatible "mixed uses... in separate buildings in close proximity." The addition of dog day care and overnight boarding in this neighborhood will offer new services to residents.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a determination that indoor dog day care and boarding is similar to other T3 Traditional Neighborhood district uses, subject to the following conditions:
1. The use shall occur entirely indoors, except for dog walking.
 2. An indoor pet relief area designed and maintained in accordance with Saint Paul City Animal Control shall be provided.
 3. Public parkland shall not be used as a pet relief area. Commercial use of public parkland for dog day care and boarding is prohibited unless expressly authorized in writing by the Department of Parks and Recreation.
 4. Prompt and proper disposal of waste shall be provided, pursuant to a plan that is submitted to, reviewed, and approved by the Department of Safety and Inspections.
 5. The applicant shall obtain a city license for dog day care, boarding, and grooming from the Department of Safety and Inspections.
 6. The maximum number of dogs using the day care, boarding, and grooming services shall be approved by Saint Paul City Animal Control to ensure animal safety.
 7. The applicant shall submit a floor plan to the Department of Safety and Inspections so that the types of permits required can be determined. The relief area shall be identified on the floor plan.
 8. The applicant shall make payment of all outstanding fees, including late fees required by §61.302(17), before the Department of Safety and Inspections issues a dog day care and boarding license.

February 7, 2007

STATEMENT OF CLARIFICATION

ANIMAL DAYCARE

Animal daycare is not specifically listed as a permitted use under the City's Zoning Code. When a use is not specifically listed, the City's Zoning Administrator will make a determination as to where the use fits within the Zoning Code. The Zoning Administrator has determined that an animal daycare (dogs and cats only) commercial use is similar to other uses in the IR, I1, and I2 zoning districts. Within the IR and I1 districts the use would be an indoor use only. The entire operation must be located within a completely enclosed building. Within the I2 district the use may have an accessory outdoor, fenced run/relief area provided the property does not adjoin a property occupied by a residential use. The outdoor run/relief area shall be supervised when any animals are occupying this area.

Animal daycare in a more restrictive zoning district must be reviewed by the Planning Commission on a case by case basis to determine if they are similar in use to other uses in that district.

The Zoning Administrator has also determined that an animal daycare as a Home Occupation is permitted for dogs and cats only, with up to a total of three (3) animals.

There are currently no provisions in the City's Licensing Code for Animal Daycares. We are currently in the process of revising the City's licensing ordinance to include licenses for Animal Daycare (Home location) and Animal Daycare (Commercial location-petition required).

Jeffrey J. Hawkins
LIEP Inspector III

city of saint paul
planning commission resolution
file number 07-36
date May 18, 2007

WHEREAS, Joe Altstatt, File # 07-064-978, has applied for a Determination that dog day care is similar to other B5 Central Business-Service District uses under the provisions of '61.106 of the Saint Paul Legislative Code, on property located at 443 Wall St, Parcel Identification Number (PIN) 312922440015, legally described as WHITNEY AND SMITHS ADDITION TO ST. PAUL EX SELY 8 FT FOR ALLEY LOT 3 BLK 3; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 2007, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of '61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant/property owner requests that the Planning Commission determine that animal day care is similar to other uses permitted in the B5 Central Business-Service District. The applicant/property owner intends to lease the building to the operators of the business, who plan on using it for a day care, grooming and training facility for dogs. In addition, the business owners intend to use a portion of the adjacent property to the southwest along Wacouta Street for a fenced-in outdoor relief area for the pets (the size of two parking spaces), for which the applicant has received verbal approval from that landowner.
2. ' 61.106 states: "When a specific use is not listed in the zoning code ... any person proposing such use may file an application for the planning commission to determine if a use is or is not similar to other uses permitted in each district. The ... planning commission shall make the following findings in determining one use is similar to another:
 - (a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. Animal day care is consistent with the intent of the B5 Central Business-Service District in § 61.106: "*The B5 Central Business-Service District is intended to provide necessary services for the population area which is served by all of the previous business districts. Such service establishments often involve objectionable influences, such as noise from heavy service operations and large volumes of truck traffic, and are thus incompatible with the previous business districts. The district provides for . . . business uses which are needed in proximity to the Central Business District and require central location to permit serving the entire city.*" Animal day care is needed to serve downtown residential uses. Noise associated with the proposed fenced outdoor relief area for the pets is not likely to approach the level of noise created by heavy service operations and large volumes of truck traffic involved with some uses permitted in the B5 district. Uses permitted in the B5 district

moved by Morton
seconded by _____
in favor 17
against 1 (Kramer)

include public utility heating or cooling plant, drive-through sales and services, outdoor restaurant, auto service station, auto repair station, recycling drop-off station, warehousing, and storage. At this particular location the noise from I-94 is likely to drown out much of the pet noise generated by the outdoor relief area.

- (b) *That the traffic generated by such use is similar to one (1) or more of the principal uses permitted.* This finding is met. Animal day care in the B5 district will primarily serve the downtown residential market, some pet-owners will walk their pets to the site, and it is not likely to result in much traffic in the area. For pet owners from outside of downtown, the B5 district has a central location and excellent access from arterial streets. The use will generate relatively small amounts of traffic, mostly drop-off and pick-up car traffic during rush hours, similar to day care centers for kids (permitted in the B5 and more restrictive zoning districts). The amount of traffic generated by animal day care is less than many of the uses permitted in the B5 district.
- (c) *That the use is not first permitted in a less restrictive zoning district.* The finding is met. Animal daycare is not listed in the Zoning Code.
- (d) *That the use is consistent with the comprehensive plan.* The proposed use is consistent with Objectives 5.1.1, 5.2.1, and 4.2.2 of the Land Use chapter of the City's Comprehensive Plan. Objective 5.1.1 indicates that "good neighborhoods" have "a mixture of land uses." Objective 5.2.1 calls for compatible "mixed uses... in separate buildings in close proximity." Objective 4.2.2 calls for the continuous evolution of Downtown Saint Paul, including office, retail, government, culture, entertainment, visitor accommodations, and housing. Animal day care is needed to serve the downtown residential market, and is consistent with these Land Use Plan objectives.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Joe Altstatt for a determination that dog day care is similar to other B5 Central Business-Service District uses at 443 Wall St is hereby approved, with the following conditions:

1. The applicant must provide a fenced-in outdoor relief area for the business.
2. The applicant must provide prompt and proper disposal of waste, pursuant to a plan that must be submitted to, reviewed and approved by the Department of Safety and Inspections.
3. There shall be no overnight boarding of animals.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

ENFORCEMENT NOTICE

May 10, 2016

Tom Dunn
Margaret Dunn
1920 University Ave W.
St Paul MN 55104

Thomas Dunn
323 Maple Island Road
Burnsville MN 55306

RE: St Paws – 1920 University Ave W – Animal Day Care/Boarding

Dear Mr. and Ms. Dunn:

In response to a complaint received in this office for an illegal business, an inspection was conducted at the site. Ms. Dunn stated there was a plan for boarding overnight to include six (6) dogs but currently they were conducting a dog day care.

This property is zoned T3, Traditional Neighborhood zoning district. The district allows for dog grooming but not for an animal boarding facility. Animal day care and overnight boarding are not listed in the City of Saint Paul Zoning Code. Previous determinations from the Zoning Administrator found that the animal day care and boarding facility is allowed in Industrial zoning districts, therefore the use as dog day care and/or boarding must be discontinued.

In addition, exterior signs have been placed on the building and on the freestanding pole in front of the business without a sign permit application and approval.

There is no approved license from the Department of Safety and Inspections as required for an animal day care/boarding. For this application a signed petition from the neighborhood is required.

This use as an animal day care/boarding facility is a considered a change of use as stated in the Minnesota State Building Code from the previous use as an A Occupancy to a B Occupancy. This change of use will require a code analysis of the building, plan review, and site plan approval prior to the issuance of any construction permits. When all construction has been completed, a certificate of occupancy will be issued by the City of Saint Paul Building Official.

In order to bring the property into zoning compliance you must either:

Discontinue the use of this property as an animal day care boarding facility and remove all exterior signs for the use which has not been approved by May 20, 2016.

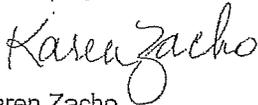
Appeal our decision of an illegal use to the Board of Zoning Appeals within 10 days of the date of this letter. Any appeal shall include the appropriate filing fee of \$520. Applications are available at the Department of Safety and Inspections main office or on the City of Saint Paul website at: www.stpaul.gov/departments/safety-inspections/city-information-complaints/resident-handbook/zoning/administrative.

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May 10, 2016
1920 University Ave W.

Other options would be to rezone the property to a zoning district animal day care/boarding is allowed or apply for a Determination of Similar Use to the Planning Commission. There is a filing fee, an application, and other documents that would be required to submit for approval. Please contact the Department of Planning and Economic Development for information regarding these processes at 651.266.6589.

If you have questions, please contact me at 651.266.9084 or karen.zacho@ci.stpaul.mn.us.

Yours truly,



Karen Zacho
DSI Inspector

c. Dori Dufresne, Plans Examiner
Eric Hudak, License Manager



CITY OF SAINT PAUL
Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

September 12, 2016

Planning and Economic Development
City of Saint Paul
Jacquelyn Kramer/Katie Dadlez

Dear Ms. Kramer/Ms. Dadlez:

Thank you for making me aware of the planned business use of Iris Park as a pet walking and dog relief area for a University Avenue vendor. Regarding the use of Iris Park as a pet walking/dog relief area by St. Paw's, there are a number of important items for the Zoning Committee to be aware of as they consider their decision.

First and foremost, planned business use of parkland requires approval by me as the Department Director. In the past two years over \$300,000 in improvements have been made at Iris Park. With the repeated and on-going use of this green space as a pet relief area, the department's Operations Manager anticipates an increase in maintenance costs due to required repairs and replacement of turf. At just over ½ acre, the department expects the negative impact on the park from animal waste and associated costs for repairs could be significant.

I have been made aware that a similar request was made previously of the City's Department of Safety and Inspections (DSI) that would have included Mears Park as a pet relief area. While this request did not reach my office, it is unlikely it would have been approved. It is hard to imagine the only solution considered by the business owner as an animal relief area for a dog boarding/daycare operation was the nearby parkland at Iris Park. In addition to the negative impact on the park, approval in this case would set a concerning precedent to allow off-site animal relief on parkland or public right-of-way as an option for other businesses.

My preference in this case would be that the business owner installs an indoor pet relief area that could be maintained in a manner approved by DSI Animal Control.

Sincerely,

Mike Hahm, CPRP
Director

Cc: Jeff Fischbach, DSI
Wendy Lane, DSI



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer

National Child Model Award



DETERMINATION OF SIMILAR USE 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 # 16-064802
Fee: 700.00
Tentative Hearing Date: 8-25-16

PD-13

332923240032

APPLICANT

Name Tom DUNN
Address 1920 UNIVERSITY AVE WEST
City ST. PAUL St. MN Zip 55104 Daytime Phone 952)887-2000
Name of Owner (if different) _____
Contact Person (if different) MAGGIE DUNN Phone 952 356 5368

PROPERTY LOCATION

Address / Location 1920 UNIVERSITY AVE WEST
Legal Description _____
Current Zoning T3
(attach additional sheet if necessary)

REQUEST: Application is hereby made under provisions of Chapter 64, Section 300, Paragraph (G) of the Zoning Code for a Determination of Similar Use.

Current Use VACANT
Proposed Use DOG DAY CARE / BOARDING + GROOMING

SUPPORTING INFORMATION: Provide the following information (attach additional sheets if necessary).

- Is the use similar in character to one or more of the principal uses permitted in the zoning district?
- Is the traffic that the use will generate similar to traffic generated by one or more permitted uses?
- Is the use already permitted in a less restrictive zoning district?
- Required site plan is attached.

Applicant's Signature Tom Dunn Date 8/1/16 City Agent pd 8/1/16

APPLICATION FOR SIMILAR USE DETERMINATION



1920 UNIVERSITY AVENUE WEST

SAINT PAUL, MN

651-644-PAWS (7297)

www: Stpaws.dog

DETERMINATION OF SIMILAR USE APPLICATION

Applicant: Maggie Dunn

1920 University Avenue West

St. Paul, MN 55104

651-644-PAWS (7297)

www.stpaws.dog

Property Owner: Tom Dunn

Contact Person: Maggie Dunn

Request: Application is hereby made under the provisions of the Zoning Code for a Determination of Similar Use.

It is a pleasure to introduce St. Paws Dog Daycare, Boarding, and (soon to be) Grooming! The business opened in early February at 1920 University with full neighborhood support and has been going great ever since. On the next several pages, please find the business plan, floor plan and site plan which was distributed to the Union Park Neighborhood Association and to all the neighbors of the Property. We are thankful and pleased that one hundred percent of the neighbors, in addition to the Neighborhood Association, are as excited about the business opening as the Founder. Please find the letter of support from the Neighborhood Association in addition to the neighbor's signatures showing their support.

First and foremost, we are passionate about dogs, and the quality of life of all living things. It is strange to some, but having a canine companion can have a huge, deeply positive impact on a human. On one level or another, all dogs are therapy dogs. As the population density becomes more urban, people have less options in developing such relationships while providing an exceptional quality of life to their canine friends without the services of such a business as St. Paws. We have worked with dogs for over a decade; we know how to work with dogs (specifically in large groups) in a way that has a genuinely healthy impact on these animals. The business meshes well with the goals of Transit Oriented Development by expanding the breadth and scope of services being offered to high density populations. Please visit our web site, or better yet, stop in for a tour!

The use should be determined to be similar to past and surrounding uses. 1920 University, as recently as 1999, was used as a garment manufacturing facility. At its height, Abigail Uniforms, employed as many as forty people. It dissolved with the demise and passing of the founder and owner. The remodeling and restoration of the property to its historical look was given a 'Uni' Award upon completion in 2003. Prior to Abigail Uniforms it was the home of Murphy Trucking, who maintained their fleet of trucks at the site. Prior to that it was a Good Year Tire manufacturing facility. They actually melted down rubber in the building and manufactured tires. The property has been an industrial building since birth. So, it is perfectly suited for the needs of St. Paws, as it is large and well-ventilated. We were mistaken in thinking we need not apply for any applications because it was built as an industrial building. Though now that we know better we are happy to work with you and do whatever is best for St. Paws.

As far as other uses surrounding the property, next door to the west is a (human) daycare center. They are happy with having St. Paws share an adjoining wall. Noise transference is minimal thanks to 2 ft. thick brick walls, and there is no outside area. Two doors down to the west is a commercial space that has been vacant for more than fifteen years. Then, next door moving west, is the stellar historic business: Twin City Saw. Then we have the admirable non-profit Habitat for Humanity which is kitty-corner from Menards and across from the Tracks Bar & Grill and hotel.

Across the street we have a new apartment building for at risk youth being built next door to a strip mall anchored by a liquor store. Then there's the seemingly struggling Eritrean center, the Ramsey County Mental Health Center (which occupies one floor of an otherwise vacant five story office building with real estate taxes in excess of \$200,000 a year). Right next door to the subject to the east, is Second Harvest Food Shelf. Moving further east along University Avenue are dated storefronts with a couple of longtime owners (Laughlin's and St. Paul Fire and Safety) and then Iris Park.

There is a residential 4-plex directly behind the property and the owner and tenants are, graciously, all in support. Surrounding the 4-plex across the alley are all Industrial properties in the T3 Zoning, with an office building on the east corner across from Iris Park.

St. Paws fits in well with our surroundings as it generates no more traffic than our neighbors. Our customers come and go quickly as they drop-off and pick-up their dogs. We are quite similar to the human daycare in fact, except one big difference that we care for dogs rather than humans. Grooming is allowed in a T3 zoning, which will be a major part of

St. Paws as we grow, train groomers, and acquire the necessary equipment. St. Paws, after the year of change and growth, will be grooming (allowed) with an added bonus of daycare & boarding. We need your help in order to keep daycare & boarding. Our goal and reason for St. Paws is to provide well-rounded care for our dogs. We believe in, and dedicate our lives to providing for these animals in hopes of creating a better quality of life. I believe that spreads through their dogs and helps their families as well.

As yet no permanent exterior signs have been installed. We had the idea that we would apply for the permit once our permanent signs have been placed. This is why we did not apply for a sign permit. Please excuse this over-sight and allow us to file that with you now.

Prior to opening the business we received the unanimous support of the neighborhood organization, who are really excited (see their attached letter of support). We also received the support of 100% of the neighbors with the majority signing a letter of consent indicating their support (see attachment). All the neighbors were provided with a copy of the business plan, floor plan and site plan (attached). We then went to city offices to apply for our certificate of occupancy in November 2015, and were told to contact the area inspector, which we did.

All improvements were done under permit and were inspected and approved. A bathroom was converted to a janitor's closet; otherwise other improvements were just painting, cleaning, floor coverings, and kennel construction. The inspector did ask for a couple of specific items, such as a cover for the electrical panel and a panic bar on the back door. Both of which have been installed (see attached photos).

The business meshes admirably with the goals of Transit Oriented Development by contributing to the mix of goods and services needed to be offered locally in high density areas, thus reducing the demand for cars. In fact, some new apartment, condo developments and neighborhood developments incorporate Dog Parks as a modern amenity, which is essentially St. Paws.

As mentioned, the business has been warmly received by everyone and has already had a beneficial impact on the neighborhood. We have received an overwhelmingly enthusiastic welcome, not only from all the neighbors, but from customers and the community. It is truly a joy, and we are deeply grateful. We are so happy to contribute to our community. The dogs are regularly walked around Iris Park, to the delight of the neighbors.

Many elderly and disabled from surrounding assisted living homes stop in for visits to see the dogs, and to watch them play.

In conclusion, we ask you to join us, our neighbors, neighborhood association, and our customers in supporting this most precious business. We are prepared to work with you, and take each step necessary for St. Paws to be a positive, responsible, and successful business. Thank you for your time and consideration.

INTRODUCING

SAINT PAWS DOGGIE DAY CARE, LLC

952-356-5368
Please call with Questions

Saint Paws Doggie Day Care intends to open, hopefully, around the beginning of November, 2015. The business will be fully licensed and insured and will be located at 1920 University Avenue West, one block west of the light rail station at Fairview and University. The building offers two-foot thick brick exterior walls, high ceilings and 4,000 square feet. The business will only provide doggie day care, boarding and limited retail. The build-out is going to be Class A.

The company shall be based on leveraging the skills and expertise of the founder Maggie Dunn. After years supervising an animal shelter in northern Wisconsin, Maggie wants to create a family oriented, nurturing environment for dogs. Maggie will also be the general manager. Operating hours will be from 6:00 a.m. to 8 p.m, seven days a week.

There are no capital improvements needed inside the space aside from the installation of the flooring and kennel construction. The business will have three free reserved customer parking spaces directly in front of the door. Additional parking is available at 9 Oakley for both employees and customers. The company will have between 8 – 12 employees, but, at the most, only 3 - 4 on site at any one time.

The space is laid out perfectly. It is fully heated, vented and air conditioned with two-five ton roof top units. There will be two playgrounds: a small playground for about ten dogs and a large playground for about 20 dogs. Please see the attached floor plan.

The space is equipped with a fully handicap accessible unisex bathroom, along with another small bathroom and a janitor's closet. The front office will remain an office, while the two offices on the east wall will be converted to 'family' kennels. The large office in back will contain six permanent kennels. The entry will host limited retail inventory.

All the company's activities, apart from dog walking, shall all take place inside the building. No noise shall escape the interior of the building. Noise deadening rubber floors and noise absorption panels will be installed. All waste shall be disposed of off-site on a daily basis. No waste shall enter the sanitary sewer system. The cleanliness and neighborliness of the facility are the utmost goals.

The company will compete by offering a more cozy and inviting space, conveniently located and moderately priced. Signage will be placed on the pylon sign out front, plus on the side of the parking lot wall plus on the top of the store front to the space.



Dog Daycare

Click below to learn more about St. Paw's dog daycare prices and discount packages!

[info here!](#)

Dog Boarding

To find out more about St. Paw's boarding rates and packages, click below!

[read more!](#)

Reservations

Make a quick, and easy reservation online by clicking the link below!

[click here!](#)

Register

Register for daycare & boarding in 3 easy steps!

1. Intake Form
2. Vet Records
3. Doggy Interview

[info & forms here!](#)



St. Paws
Dog Daycare & Boarding

MAIN

ABOUT

SERVICES

NEW GUEST

RESERVATIONS



About Us

St. Paws is a dog-loving family-owned doggy daycare & boarding facility located on University Ave W in St. Paul. Due to our smaller size, our staff is better able to have a personal relationship with your dog and will be more able to cater to his or her needs. St. Paws provides a safe and nurturing environment for your dog(s) to engage in proper socialization, exercise, and mind stimulation.

Our facility is equipped with special rubber floors that are sanitary and easy on your dogs joints. We have separated playrooms for dogs of different sizes/temperaments, cozy beds and kennels available for boarding, and lots of toys and play equipment! We are conveniently located next to Iris Park where the dogs will be walked when weather permits, and the Bannfield Pet Hospital in case of emergency.

St. Paws is dedicated to providing a loving, intimate, and stimulating environment for your dog when you're working or out of town. To keep your dog's tail wagging when you're away, bring them to St. Paws in St. Paul.





Our Staff

St. Paws employees are trained pup professionals overflowing with love, here to make sure your dog is happy, properly cared for, and receiving everything they need!



Facility

St. Paws has a home-like feel with ample space to run, a park right next door, and we're always cleaning! Plus, it is equipped with a rubber floor that is easy on your dog's paws and joints.

St. Paws

Dog Daycare & Boarding

1920 University Avenue
West, Saint Paul, MN

651-644-PAWS (7297)

stpawdog@gmail.com

Hours

Monday - Friday: 7 - 8

Saturday & Sunday: 9 - 5



Frankie!

We love this charming young man! He is always making us smile, and loves to play!



Pet of the month!

(wins one free day of daycare!)

Walks in Iris Park

At St. Paws your dogs get to enjoy the fresh air on a walk through the park with our trained team. We can help your little friend walk nicely on their leash.

Humane Society

A portion of our proceeds every month is donated to the amazing Humane Society in order to help animals find security, love, and companionship!

Click here to visit
humanesociety.org



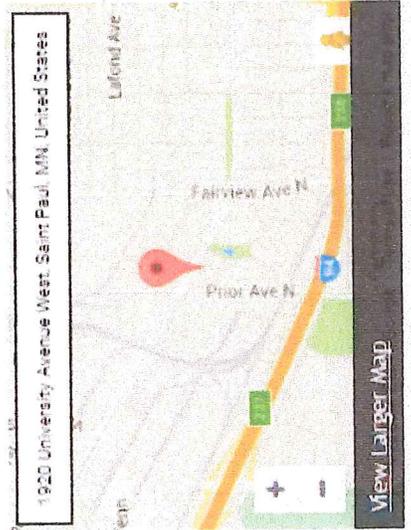
St. Paws in St. Paul

Dog Daycare & Boarding

1920 University West
St. Paul, MN 55104

(651) 644-PAWS (7297)

stpawdog@gmail.com

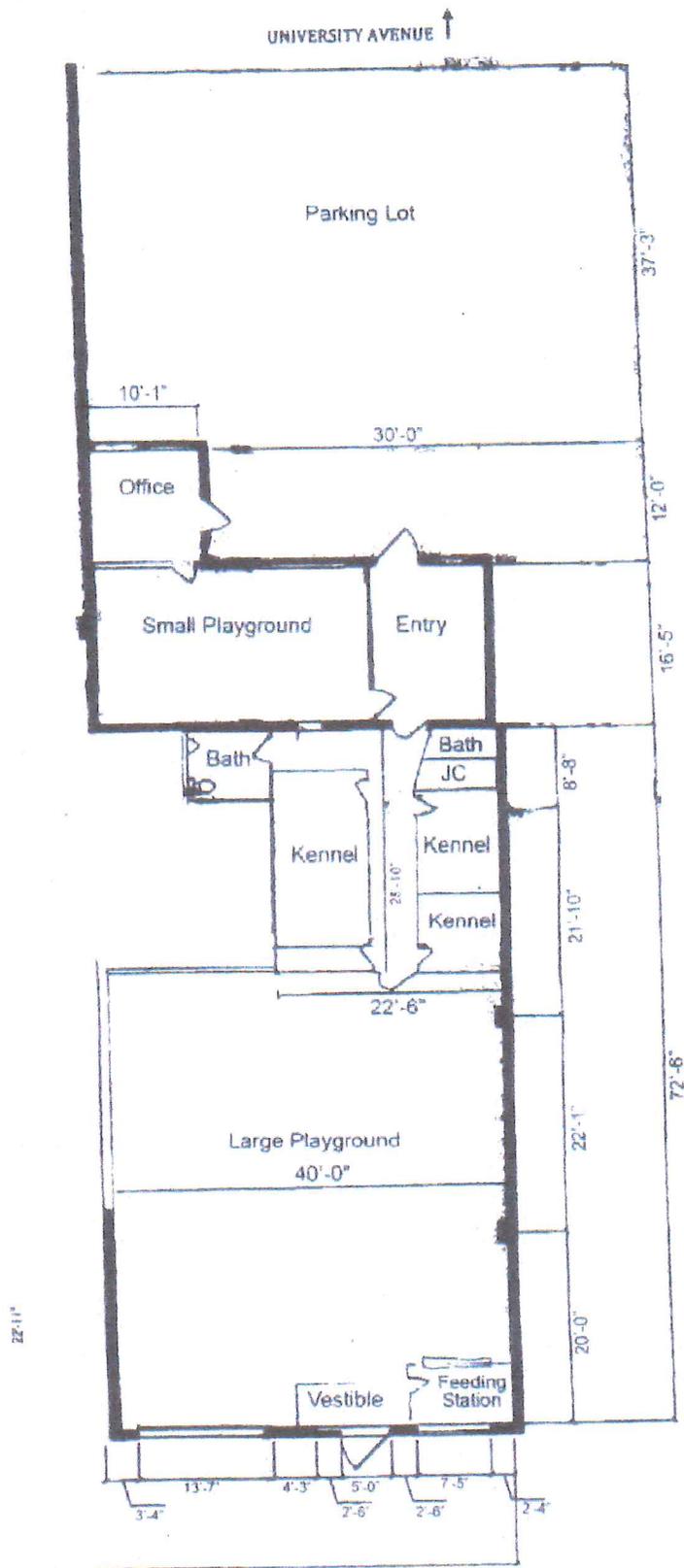








1920 UNIVERSITY AVENUE WEST
FLOOR PLAN



2 FLOOR PLAN
A1 1/8" = 1'

**CONSENT OF PROPERTY OWNERS
FOR SAINT PAWS DOGGIE DAY CARE AT
1920 UNIVERSITY AVE WEST**

WE, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the summary of the business plan along with all relevant site plans and building diagrams of Saint Paws Doggie Day Care to establish a Dog Day Care business at 1920 University Avenue West.

We consent, support and encourage the approval of the proposed use as a Dog Day Care and associated uses at the subject property.

Address or Pin	Record Owner	Signature	Date
<u>1926 University</u> <u>15 Oakley &</u> <u>1910-1912 Univ.</u>	<u>_____</u>	<u>_____</u>	<u>10/7/15</u>
<u>1930 University</u>	<u>Cheryl Pharis</u>	<u>_____</u>	<u>10-12-15</u>
<u>19 Oakley</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	<u>ROGER WYLAND</u>	<u>_____</u>	<u>10/7/15</u>
<u>9 Oakley</u>	<u>TOM DUNN</u>	<u>_____</u>	<u>10/7/15</u>
<u>501 Lynhurst</u>	<u>Beth Friend</u>	<u>BETH FRIEND</u>	<u>10/7/15</u>
<u>1919 University</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>1935 University</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>1885 University</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

Resident Neighbors	Tenant	Signature	Date
<u>1922 University</u>	<u>Saint Paul Learning Center</u>	<u>_____</u>	<u>_____</u>
<u>19 Oakley #1</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>19 Oakley #2</u>	<u>Melissa Marengo</u>	<u>Melissa Marengo</u>	<u>10/13/15</u>
<u>19 Oakley #3</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>19 Oakley #4</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

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<u>1930 University</u>	_____	_____	_____
<u>19 Oakley</u>	_____	_____	_____
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	_____	_____	_____
<u>9 Oakley</u>	_____	_____	_____
<u>501 Lynhurst</u>	_____	_____	_____
<u>1919 University</u>	_____	_____	_____
<u>1935 University</u>	_____	_____	_____
<u>1885 University</u>	_____	_____	_____
Resident Neighbors	Tenant	Signature	Date
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<u>19 Oakley #1</u>	_____	_____	_____
<u>19 Oakley #2</u>	_____	_____	_____
<u>19 Oakley #3</u>	_____	_____	_____
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Address or Pin	Record Owner	Signature	Date
<u>1926 University</u> <u>15 Oakley &</u> <u>1910-1912 Univ.</u>	<u>Michael Haight</u>	<u>[Signature]</u>	<u>10/7/15</u>
<u>1930 University</u>	<u>Cheryl Pharis</u>	<u>[Signature]</u>	<u>10-12-15</u>
<u>19 Oakley</u>			
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	<u>ROGER WYLAND</u>	<u>[Signature]</u>	<u>10/7/15</u>
<u>9 Oakley</u>	<u>TOM DUNN</u>	<u>[Signature]</u>	<u>10/7/15</u>
<u>501 Lynhurst</u>			
<u>1919 University</u>			
<u>1935 University</u>			
<u>1885 University</u>			

Resident Neighbors	Tenant	Signature	Date
<u>1922 University</u>	<u>Saint Paul Learning Center</u>	<u>[Signature]</u>	<u>10/19/2015</u>
<u>19 Oakley #1</u>			
<u>19 Oakley #2</u>	<u>Melissa Marengo</u>	<u>[Signature]</u>	<u>10/13/15</u>
<u>19 Oakley #3</u>			
<u>19 Oakley #4</u>			

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<u>1930 University</u>	_____	_____	_____
<u>19 Oakley</u>	_____	_____	_____
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	Prior Properties, LLC		
<u>9 Oakley</u>	_____	_____	_____
<u>501 Lynhurst</u>	_____	_____	_____
<u>1919 University</u>	_____	_____	_____
<u>1935 University</u>	_____	_____	_____
<u>1885 University</u>	_____	_____	_____

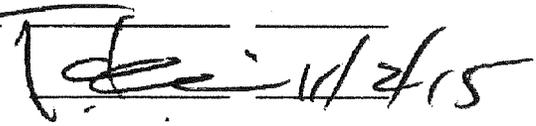
Resident Neighbors	Tenant	Signature	Date
<u>1922 University</u>	Saint Paul Learning Center	_____	_____
<u>19 Oakley #1</u>	_____	_____	_____
<u>19 Oakley #2</u>	_____	_____	_____
<u>19 Oakley #3</u>	_____	_____	_____
<u>19 Oakley #4</u>	_____	_____	_____

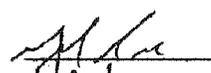
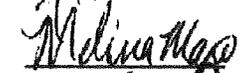
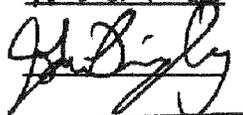
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<u>1930 University</u>	_____	_____	_____
<u>19 Oakley</u>	Thomas Tulien		11/2/15
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	_____	_____	_____
<u>9 Oakley</u>	_____	_____	_____
<u>501 Lynhurst</u>	_____	_____	_____
<u>1919 University</u>	_____	_____	_____
<u>1935 University</u>	_____	_____	_____
<u>1885 University</u>	_____	_____	_____

Resident Neighbors	Tenant	Signature	Date
<u>1922 University</u>	Saint Paul Learning Center	_____	_____
<u>19 Oakley #1</u>	Michael Lee		10/26/15
<u>19 Oakley #2</u>	Melissa Marengo		10/25/15
<u>19 Oakley #3</u>	John Dinghly		10/23/15
<u>19 Oakley #4</u>	Sam Johnson	_____	_____

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<u>19 Oakley</u>	_____	_____	_____
<u>1900 University</u> <u>504 Prior &</u> <u>Oakley Parking</u>	_____	_____	_____
<u>9 Oakley</u>	_____	_____	_____
<u>501 Lynhurst</u>	_____	_____	_____
<u>1919 University</u>	_____	_____	_____
<u>1935 University</u>	_____	_____	_____
<u>1885 University</u>	<u>J. Tebben</u>	<u>[Signature]</u>	<u>10.22.15</u>
Resident Neighbors	Tenant	Signature	Date
<u>1922 University</u>	Saint Paul Learning Center	_____	_____
<u>19 Oakley #1</u>	_____	_____	_____
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<u>19 Oakley #3</u>	_____	_____	_____
<u>19 Oakley #4</u>	_____	_____	_____



UNION PARK DISTRICT COUNCIL

1602 Selby Avenue, Suite 10, Saint Paul, MN 55104

651.645.6887 | info@unionparkdc.org | www.unionparkdc.org

An Affirmative Action, Equal Opportunity Employer

September 13, 2016

Kady Dadlez
Planning and Economic Development
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102

Dear Kady:

At its regular meeting on September 12, 2016, the Union Park District Council Committee on Land Use and Economic Development discussed the pending zoning determination related to St. Paws Dog Daycare and Boarding at 1920 University Avenue West.

The Committee voted unanimously to support the business as it is currently operating, **without additional conditions.**

Numerous neighbors adjacent to the park, including representatives of Episcopal Homes, provided written and oral feedback reflecting that this business is an important asset to Iris Park and the surrounding neighborhood. There is a strong feeling that having dog walkers in Iris Park has improved the quality of life in and around the park. The increased positive use "helps the area stay active," has reduced problems the park has experienced (such as loitering and open alcohol use) and has made the park more accessible and "user friendly" for everyone.

Additionally, we received feedback that the dog day care is a "good community resource" and that the owners are "pleasant and responsible." Neighbors noted no concerns with the business, instead commenting that they have not noticed any issues with the damage to the landscaping or grass around the park, nor have they noticed any additional dog feces.

According to one neighbor, "Iris Park is the perfect place to have animals... a wonderful community has formed in that park of animal lovers." And another commented: "We love the dog walkers! ... St. Paws is the type of business I want in the neighborhood."

Therefore, the Committee members felt strongly that St. Paws be allowed to walk the dogs in the park without any limitation related to dog relief, beyond the requirement that St. Paws staff remove and dispose of dog feces, as is their current practice.

Please insure that the Zoning Committee receives this recommendation. If you have any questions, feel free to contact me.

Sincerely,

Julie Reiter, Executive Director
Union Park District Council

Emails of Support

① I'm writing to express my support of St. Paws Dog Daycare on University Avenue. St. Paws been an excellent addition to our neighborhood. I live close to Iris Park, and walk my own dogs through the park nightly. I have not noticed any issues with the damage to the landscaping or grass around the park, nor have I noticed any additional dog feces. The use of that park during the day helps the area stay active, and discourages individuals from loitering - I have had the misfortune of witnessing adults openly urinating in the park during the day, as well as openly drinking alcohol, more than I care to admit. St. Paws' activity in the park ensures that those behaviors are not welcome. St. Paws has been a great addition to the neighborhood, and I know many neighbors who use their services. I strongly encourage the zoning committee to allow St. Paws to continue its positive contribution to the neighborhood, and to continue to operate in the T3 zoning area.

Katie Jarvi
417 Herschel Street
St. Paul, MN
[651-283-0436](tel:651-283-0436)

② **From:** "Matt And Rick (home)" <matt10rick@comcast.net>
Date: August 28, 2016 at 5:38:01 AM CDT
To: Rob Vanasek <vanaserm@hotmail.com>
Subject: Re: Question regarding University Ave business

Thanks for reaching out about this, Rob.
I have noticed them but they seem pleasant and responsible.

Matt

③ **From:** Anne Kamiri <AKamiri@ehomesmn.org>
Date: Mon, Aug 29, 2016 at 8:20 AM
Subject: RE: Question regarding University Ave business
To: Julie Reiter <julie@unionparkdc.org>

I have heard back from several of our building managers. I think Keely Morgan responded to you directly, perhaps others did also. From those who connected with me, there seems to be absolutely no concern about the dog day care. A couple of people did not even know it existed. Several of our residents walk their dogs in the park. But generally very few dogs are seen there. A couple of people even expressed that having a dog day care in the area seems to be a good community resource – for Episcopal Homes residents or others.

Anne

④ **From:** Rob Vanasek <vanaserm@hotmail.com>
Date: Thu, Aug 25, 2016 at 11:02 AM
Subject: Re: Question regarding University Ave business
To: Julie Reiter <julie@unionparkdc.org>

Katie Martin, a teacher, is the a mom of 5 kids under the age of 9. Their house is immediately adjacent to the park (as is Matt and Rick). (Please see below.)

I completely agree with Katie and strongly support St. Paws. They proactively meet with Land Use last winter and are an engaged neighborhood business. These are much, much worse problems such as drinking, drug use and drug dealing, mugging, and public human urination in Iris Park that this business assists the park itself with. Without St. Paws there would be less people able to access the park to view whether a tiny patch of grass/weeds happens to be faded due to dog pee. (There are no issues with dog poo. St. Paws takes care of it.)

I went for a walk around the park just last evening and think the park is much more user friendly than in the past and thought the park itself looked in great shape.

I strongly support St. Paws remaining in business in our intimate Iris Park Neighborhood.

Rob

From: Katie Martin <katiemartin@hotmail.com>
Date: August 25, 2016 at 6:32:02 AM CDT
To: Rob Vanasek <vanaserm@hotmail.com>
Subject: Re: Question regarding University Ave business

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Hi,
We love the dog walkers! I definitely think they help with the problems I care most about—speeding cars, crime, more crime. My family loves to see them go by. I am not a dog lover but it seems a park should be welcoming to dogs. St. Paws is the type of business I want in the neighborhood.

Katie
Sent from my iPhone

From: Keely Morgan <kmorgan@ehomesmn.org>
Date: Thu, Aug 25, 2016 at 9:08 AM
Subject: Question regarding University Ave business
To: "julie@unionparkdc.org" <julie@unionparkdc.org>

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From my perspective, Iris Park is the perfect place to have animals. Several of our residents who have moved into the new buildings have dogs and have been encouraged to use Iris Park as well for their dogs. My observation over the last year and a half is that a wonderful community has formed in that park of animal lovers. It's also large enough that residents in wheelchairs or with walkers seem to feel safe using it as well. I know nothing about T3 zoning, but I can offer my opinion that if it is impacting us it is most likely in a positive way.

Thank you for reaching out.

Keely, The Rev. Keely Morgan, **Director of Spiritual Life**, Episcopal Homes

actions, trip planning, traffic cameras & more



Front





St. Paws
Dog Day Care & Boarding
(651) 644 PAWS

NOW OPEN

RESERVED
PARKING
FOR
ST. PAWS

RESERVED
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ST. PAWS

RESERVED
PARKING
FOR
ST. PAWS





FILE NAME: St. Paws

Aerial

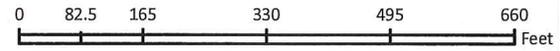
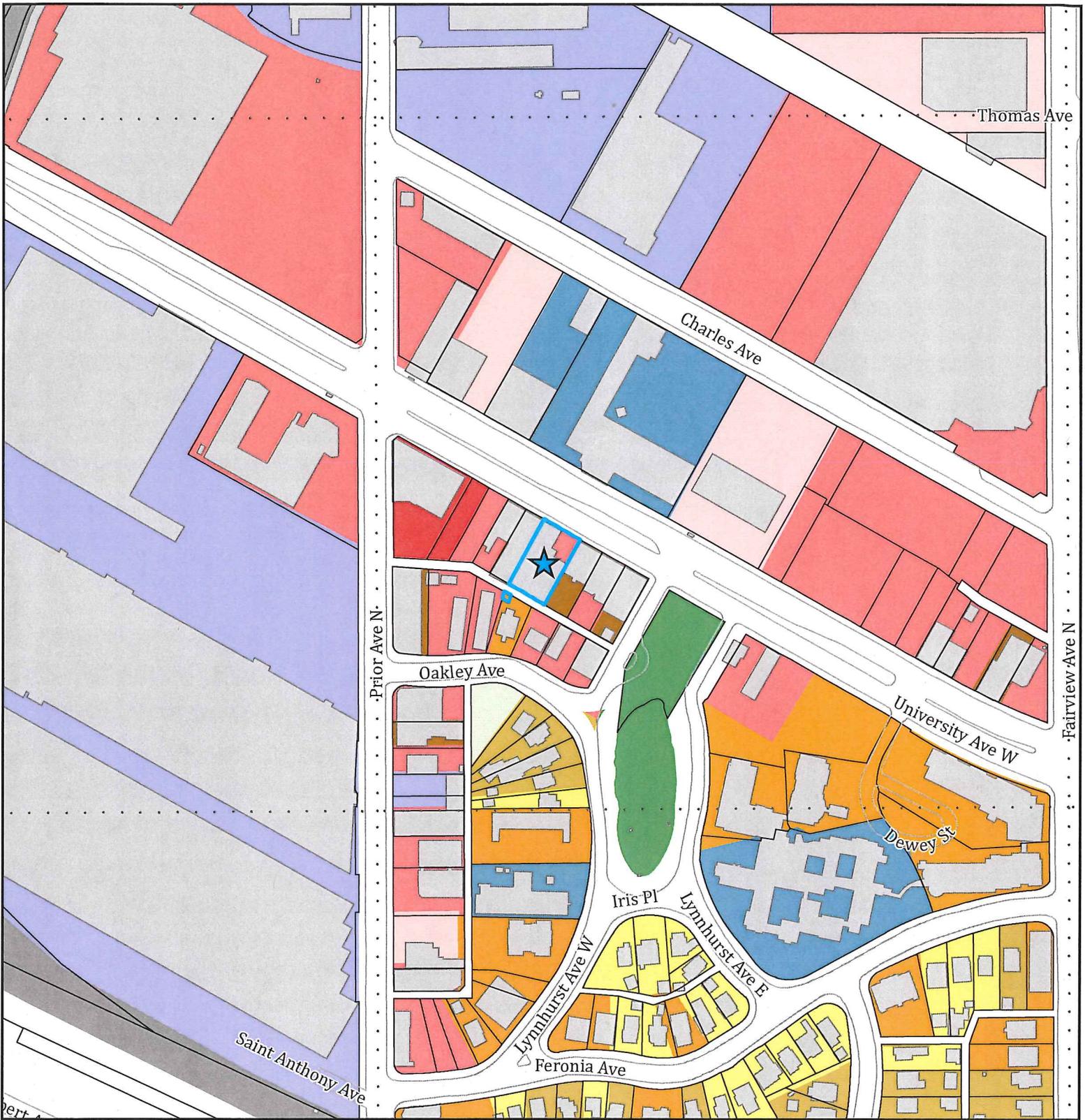
APPLICATION TYPE: DSU

 Subject Parcels

FILE #: 16-064802 DATE: 8/2/2016

PLANNING DISTRICT: 13

ZONING PANEL: 7



FILE NAME: St. Paws

APPLICATION TYPE: DSU

FILE #: 16-064802 DATE: 8/2/2016

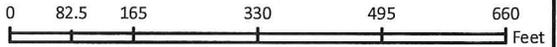
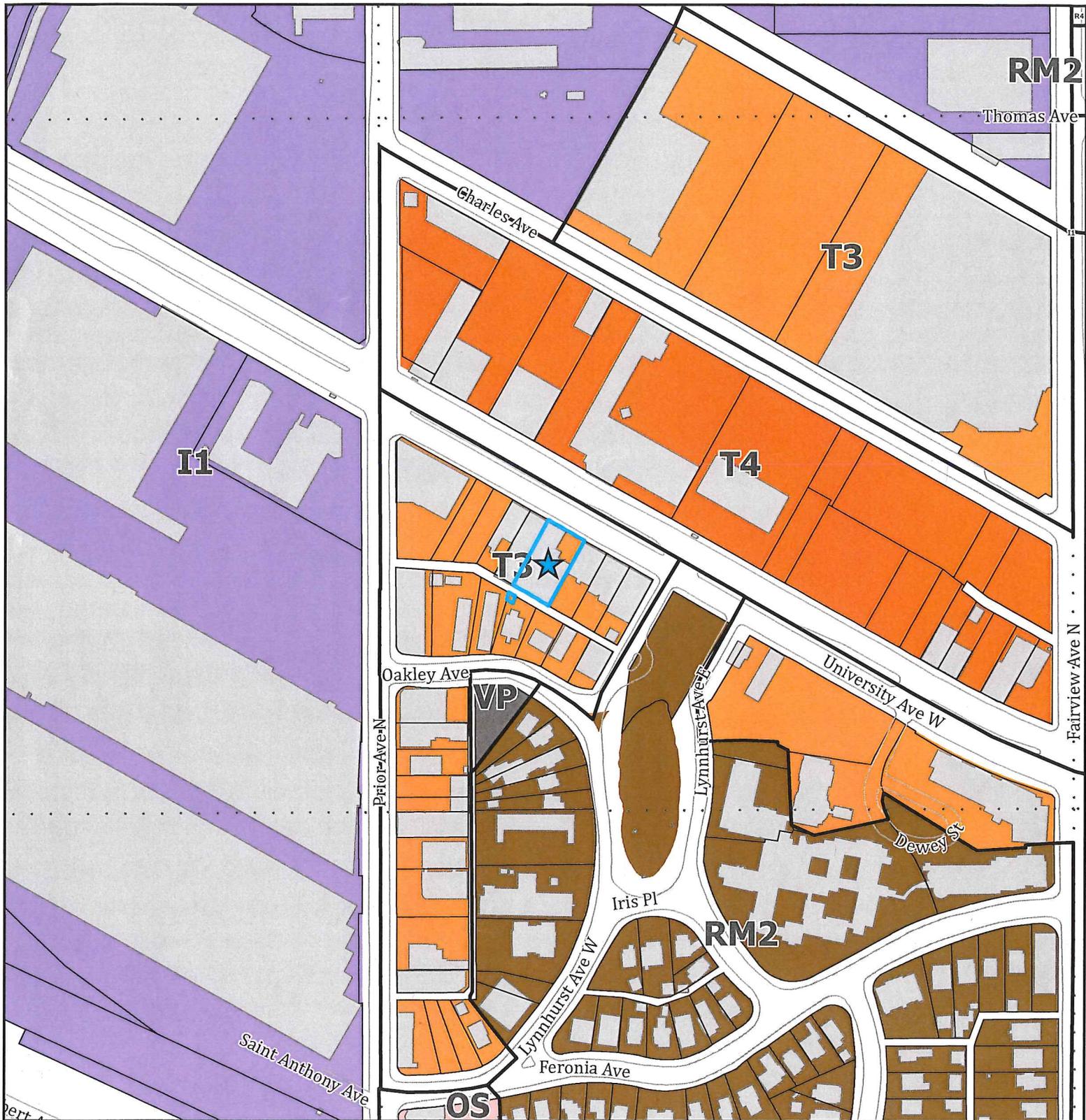
PLANNING DISTRICT: 13

ZONING PANEL: 7

Land Use

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





FILE NAME: St. Paws

APPLICATION TYPE: DSU

FILE #: 16-064802 DATE: 8/2/2016

PLANNING DISTRICT: 13

ZONING PANEL: 7

Zoning

- Subject Parcels
- Section Lines
- R4 One-Family
- RM2 Multiple-Family
- T3 Traditional Neighborhood
- T4 Traditional Neighborhood
- OS Office-Service
- I1 Light Industrial
- VP Vehicular Parking

