

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Vertical Endeavors **FILE #** 17-042-216
 2. **APPLICANT:** LHB Inc. **HEARING DATE:** June 8, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 2550 Wabash Ave, NE corner at Emerald
 5. **PIN & LEGAL DESCRIPTION:** 322923220004, Winstons Additionst Paul Part Nly And Ely Of Wabash Frontage Rd Of Fol Subj To Esmts And Ex N 30 Ft Of E 220 Ft A 40 Ft Wide Strip In The W 844 56/100 Ft Of Nw 1/4 Of Sec 32 T 29 R 23 Being Part Of Lot B Of Sd Winstons Add And Part Of Sd 1/4 All Lying N O
 6. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T4
 7. **ZONING CODE REFERENCE:** §65.644, §61.501, §61.502
 8. **STAFF REPORT DATE:** May 30, 2017 **BY:** Anton Jerve
 9. **DATE RECEIVED:** May 23, 2017 **60-DAY DEADLINE FOR ACTION:** July 22, 2017
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- A. **PURPOSE:** Conditional use permit for indoor recreation with modification of standard for primary access from an arterial or collector street.
- B. **PARCEL SIZE:** 128,066 sf (1,400 ft of frontage; irregular lot)
- C. **EXISTING LAND USE:** W-Warehouse
- D. **SURROUNDING LAND USE:**
 - North: Vacant (T3)
 - East: Warehouse/Storage (T4)
 - South: Interstate 94 (T4); Railroad (R4)
 - West: Residential (Minneapolis R2B "Two-Family District")
- E. **ZONING CODE CITATION:** §65.644 lists three standards that must be met for Indoor Recreation uses in traditional neighborhood districts; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **HISTORY/DISCUSSION:** No planning history for this property.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 12 Council had not commented by the time this report was written.
- H. **FINDINGS:**
 1. The applicant is seeking a conditional use permit to allow Vertical Endeavors, an indoor climbing facility, to operate as a tenant in an existing building formerly used as a warehouse.
 2. §65.644 lists three standards that Indoor Recreation uses in traditional neighborhood districts must satisfy:
 - (a) *The building in which the use is located shall be at least one hundred (100) feet from the closest point of any residential lot in a residential district.* This condition is met. The building in which the use is located is approximately 265 feet from the nearest residential lot in a residential district.
 - (b) *Primary access shall be from an arterial or collector street.* This condition is not met. The applicant is requesting a modification of this standard.
 - (c) *Floor area shall not exceed 40,000 square feet.* This condition is met. The floor area will not exceed 23,000 square feet.
 3. §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 extent, location and intensity of the use are in general compliance with the Comprehensive Plan. The area is identified to redevelop into higher-

density office/mixed-use in the long term. As a shorter term investment in an existing building, the use is generally complementary to the changing character of the area.

- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition can be met. There is adequate ingress and egress for vehicles. However, there is no exiting curb for the majority of the street frontage at the site. Some improvement will need to be done to the site to constrict ingress and egress to an appropriate width and at a single location. Additionally, there is no pedestrian access to the site and no reasonable opportunities to connect to existing sidewalks in the area. Sidewalks would likely need to be added as part of a full reconstruction of the street. There are plans in development to build a multi-use trail along the former rail line north and east of the use. When complete, this could provide a pedestrian connection to the site from the north. It would require improvements, such as pathway along the north side of the building.
 - (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 use will not be detrimental to the development of the immediate neighborhood or endanger public health. The use is expected to be complementary to the character of the development in 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 will not impede the development of permitted uses on surrounding properties.
 - (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 will conform to regulations in the district.
4. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met. Interstate 94 is adjacent to the site but limits access to an arterial or collector street. Here, Wabash effectively serves as a frontage road. Elsewhere along the corridor, including along the opposite side of I-94, similar streets are categorized as collectors. The site has most recently and historically been used for warehousing. This type of use is not compatible with the long term vision for the site as identified in the Comprehensive Plan. The proposed use is more compatible with this vision. Strict application of this condition would unreasonably limit the use of the property.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for indoor recreation with modification of standard for primary access from an arterial or collector street subject to the following additional conditions:

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.
2. No site improvements be made that would preclude a future sidewalk along the right of way or cause additional public expense.
3. A multi-use trail connection from the use be made to the proposed trail along the rail corridor to the north and west of the property the within one year of the trail's construction completion. This condition will be considered satisfied if Wabash has been reconstructed with sidewalks prior to new public trail being completed.



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

Zoning office use only

File #

17-042216

Fee:

Tentative Hearing Date:

6-8-17

322923220004

APPLICANT

Name LHB, Inc.

Address 701 Washington Avenue North, Suite 200

City Minneapolis St. MN Zip 55401 Daytime Phone 612.338.2029

Name of Owner (if different) Vertical Endeavors, Contact: Jason Noble

Contact Person (if different) Erica Christenson Phone 612.766.2831

PROPERTY LOCATION

Address / Location 2550 Wabash Avenue

Legal Description _____

Current Zoning t4

(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Table 66.321 says that an Indoor Recreation use is a conditional use in a T4.
Chapter _____, Section _____, Paragraph _____ 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.

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. The overall proposal was preliminarily reviewed with DSI and planning staff on 5.3.2017 and Vertical Endeavors use was well received.

The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. The existing entry is being maintained and additional pedestrian and bicycle amenities within the lease boundaries are being added.

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 will be an improvement to the architectural and site character and new site lighting will improve neighborhood safety.

The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The Westgate plan shows the entire parcel (beyond the Vertical Endeavors leased area) to remain industrial. Paths from the future park and multifamily development to the north could connect more directly to Vertical Endeavors through the site in the future.

The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. Yes, with some consideration for the specific tenant use.

Applicant's Signature Erica Christenson Date 5/18/2017

City Agent Pdd
5/18/17

Jerve, Anton (CI-StPaul)

From: Erica Christenson <Erica.Christenson@lhbcorp.com>
Sent: Wednesday, May 24, 2017 4:44 PM
To: Jerve, Anton (CI-StPaul)
Subject: Vertical Endeavors CUP application follow up

Hi Anton,

Thanks for your call. In addition to our submitted application write up on the Vertical Endeavors proposal we also need to address the Indoor Recreation development standard below:

(b)Primary access shall be from an arterial or collector street.

We feel that the use is compatible with the location on Wabash despite it not being on an arterial road for the following reasons:

1. It won't share the road with similar uses and there are no arterials nearby that provide access to this building site.
2. There can be pedestrian/bicycle connections to the north Westgate development in the future.
3. Wabash and Eustis are frontage roads along 94 and 280 that are only single-loaded with limited, daily-use buildings. The neighboring uses are public storage and a heating equipment supplier.

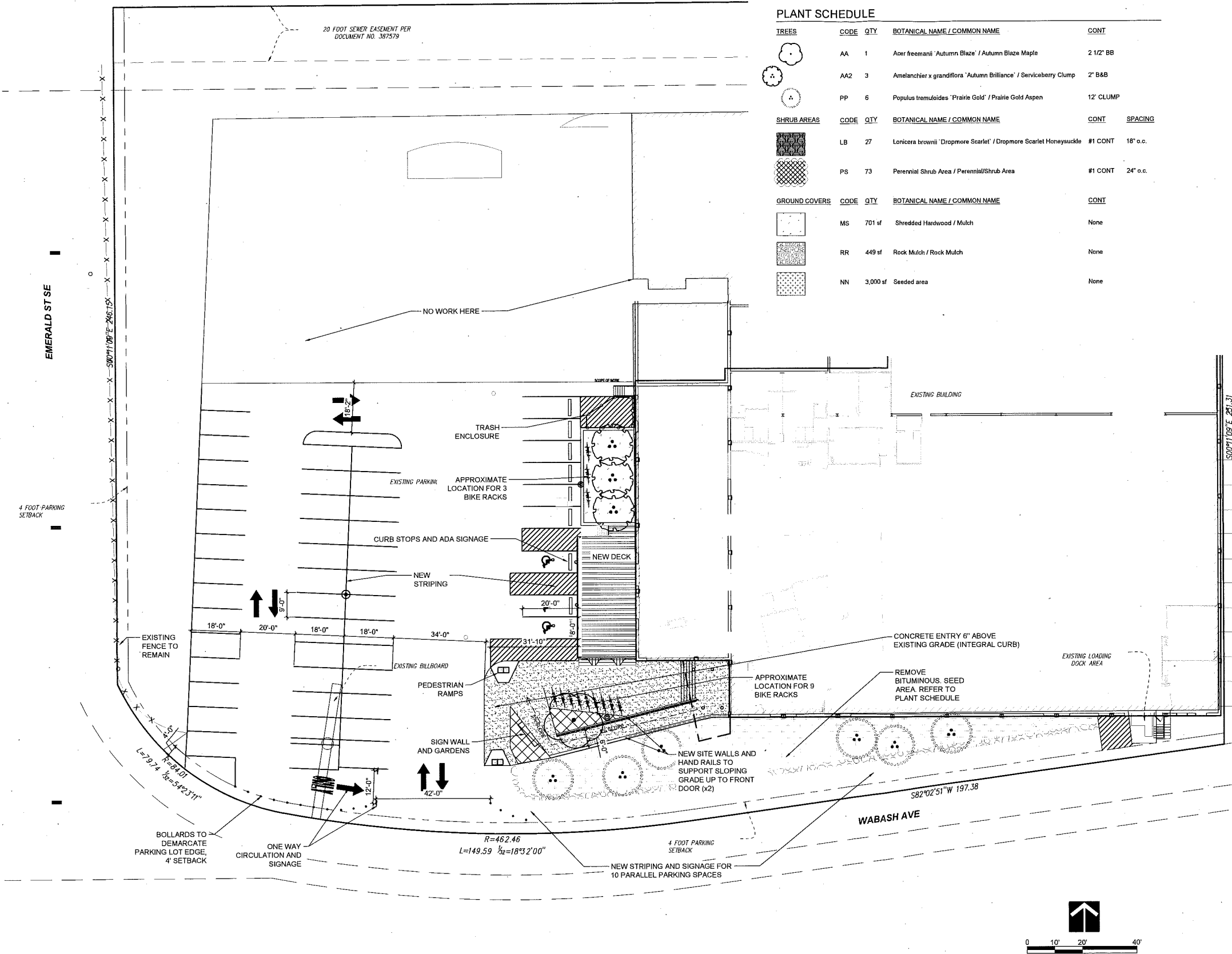
Let me know if we can add anything to this application or if you have other questions.









Regards,

Erica Christenson, PLA*, SITES AP - Senior Landscape Architect
701 Washington Avenue North, Suite 200, Minneapolis, MN 55401
Direct 612.766.2831
LHBcorp.com

LHB, Inc. | PERFORMANCE DRIVEN DESIGN.

**Licensed in Minnesota*



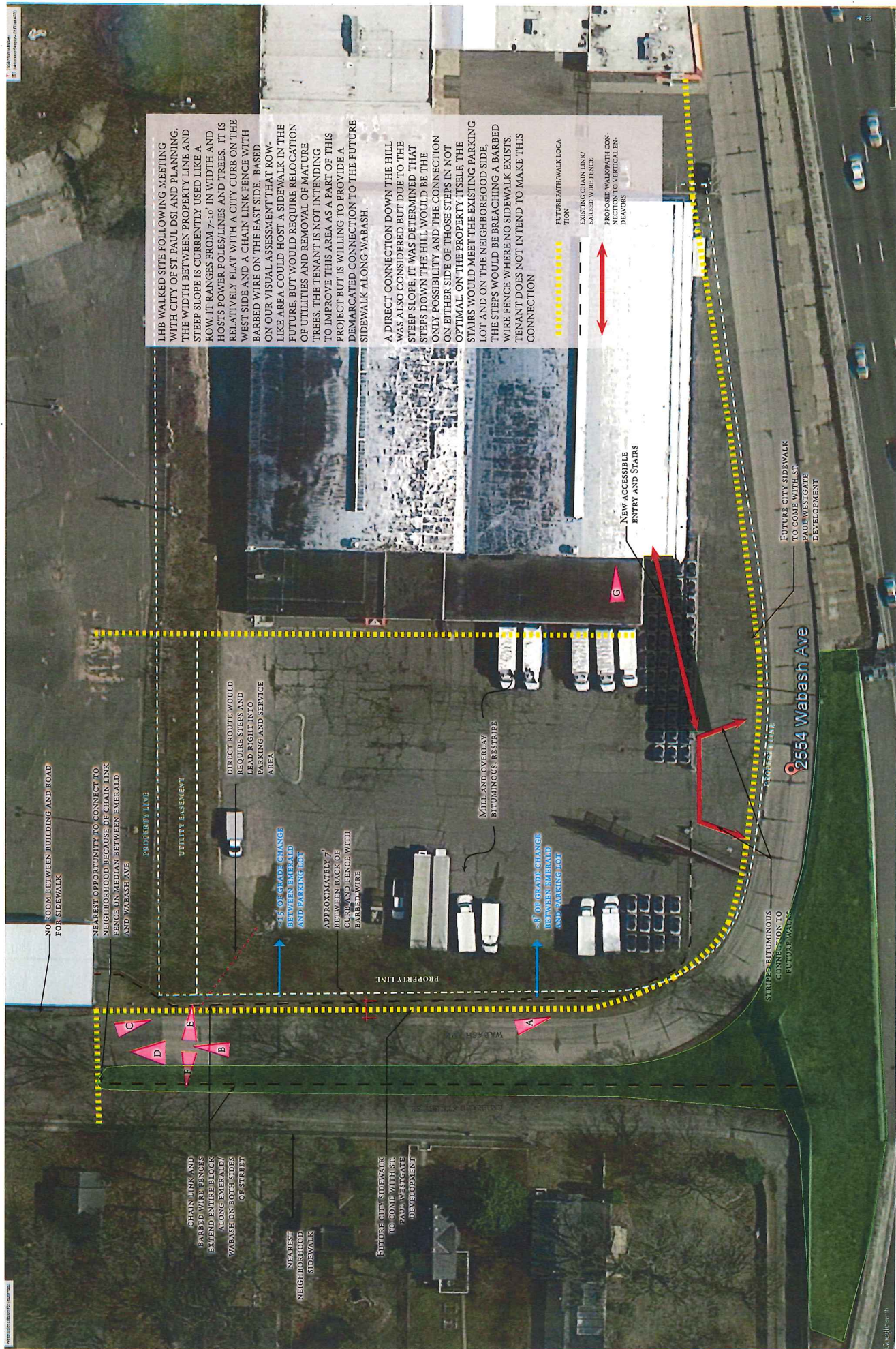
PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	AA	1	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	2 1/2' BB	
	AA2	3	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry Clump	2' B&B	
	PP	6	Populus tremuloides 'Prairie Gold' / Prairie Gold Aspen	12' CLUMP	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	LB	27	Lonicera brownii 'Dropmore Scarlet' / Dropmore Scarlet Honeysuckle	#1 CONT	18" o.c.
	PS	73	Perennial Shrub Area / Perennial/Shrub Area	#1 CONT	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	MS	701 sf	Shredded Hardwood / Mulch	None	
	RR	449 sf	Rock Mulch / Rock Mulch	None	
	NN	3,000 sf	Seeded area	None	

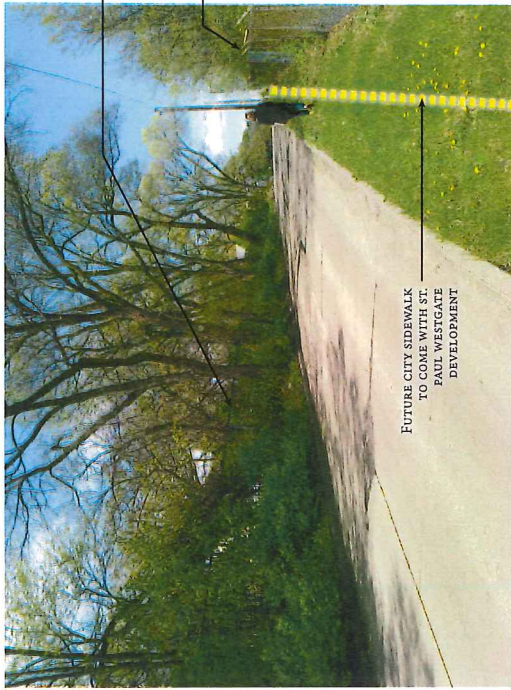
- CODE REVIEW**
1. ZONING DISTRICT
- a. T4 TRADITIONAL NEIGHBORHOOD
- b. PARKING: USING THE SPORTS CLUB CATEGORIZATION, 1 PER 400GSF - 29,550 GSF / 400 = 73.875
- b.a. 68 REQUIRED IN VERTICAL ENDEAVORS PARCEL (74-6; SEE BIKE PARKING REDUCTION BELOW), 60 ARE PROVIDED
- DIMENSIONS:
90 DEGREE = 9' WIDE, 18' LENGTH, 20' LANE
PARALLEL = 8' WIDE, 21' LENGTH, 12' LANE
- c. BIKE PARKING
- c.a. OFF-STREET PARKING FACILITIES SHALL PROVIDE A MINIMUM OF ONE (1) SECURE BICYCLE PARKING SPACE FOR EVERY TWENTY (20) MOTOR VEHICLE PARKING SPACES, DISREGARDING FRACTIONAL BICYCLE SPACES. A MINIMUM OF ONE (1) SECURE BICYCLE PARKING SPACE SHALL BE PROVIDED FOR AN OFF-STREET PARKING FACILITY WITH TWELVE (12) OR MORE MOTOR VEHICLE PARKING SPACES;
- c.b. 3 ARE REQUIRED, 24 ARE PROVIDED.
- c.c. BICYCLE PARKING MAY BE SUBSTITUTED FOR UP TO TEN (10) PERCENT OF MINIMUM OFF-STREET PARKING REQUIREMENTS. FOR THE PURPOSE OF CALCULATING A SUBSTITUTION, TWO (2) SECURE BICYCLE LOCKERS ARE THE EQUIVALENT OF ONE (1) PARKING SPACE; FOUR (4) SPACES IN A SECURE BICYCLE RACK ARE THE EQUIVALENT OF ONE (1) PARKING SPACE.
- c.d. PARKING REDUCTION - 6
2. 7550 SF OR 17% OF AN ACRE IS DISTURBED AND INCLUDES SEEDING, GARDENS, NEW CONCRETE, WALK AND DECK. ALL WORK SHOWN IN BITUMINOUS AREA IS STRIPING ONLY.
3. PORTION OF SITE LEASED BY VERTICAL ENDEAVORS IS 57,450 SF WHICH INCLUDES BUILDING.
- ITEMS FOR CONSIDERATION**
1. LOADING ZONES: VERTICAL ENDEAVORS USE DOES NOT NECESSITATE LARGE LOADING AREAS. STRIPING LAYOUT HAS BEEN DESIGNED TO PROVIDE ADEQUATE SPACE FOR SERVICE.
2. TRASH ENCLOSURE: ASSUMED ROLL OUTS AND STAFF BRINGING BINS OUT TO CARRIER.
3. ROUTE FROM ADA STALLS TO ENTRY WALK IS BEHIND PARKING. THIS IS TO ALLOW PEDESTRIAN AND ACCESSIBLE CURB RAMP TO ALIGN WITH BEGINNING OF 5% SLOPED WALK UP TO FRONT DOOR

- SITE PLAN NOTES:**
1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOPT AND RAMP LOCATIONS.
2. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF WALK, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES, AND FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED.
4. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
5. CONTINUE ALL JOINTS THROUGH THE CURB.
6. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
7. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
8. MATCH NEW CONSTRUCTION/CONTRACTION JOINTS WITH JOINTS IN ADJACENT CONCRETE.
9. ENSURE POSITIVE DRAINAGE AT ALL PAVEMENT REPLACEMENT LOCATIONS.

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.		
1	12/21/16	ISSUED FOR 25% REVIEW
NO	DATE	ISSUED FOR
NO	DATE	REVISION

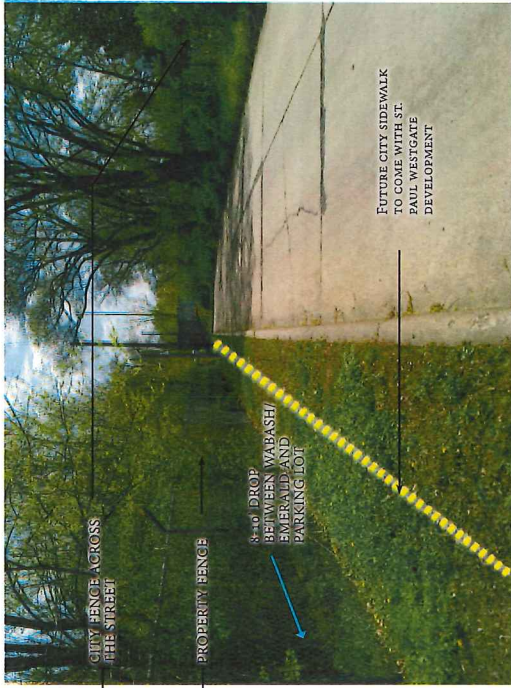
**PRELIMINARY
NOT FOR CONSTRUCTION**





FUTURE CITY SIDEWALK
TO COME WITH ST.
PAUL WESTGATE
DEVELOPMENT

A. LOOKING NORTH ALONG WABASH



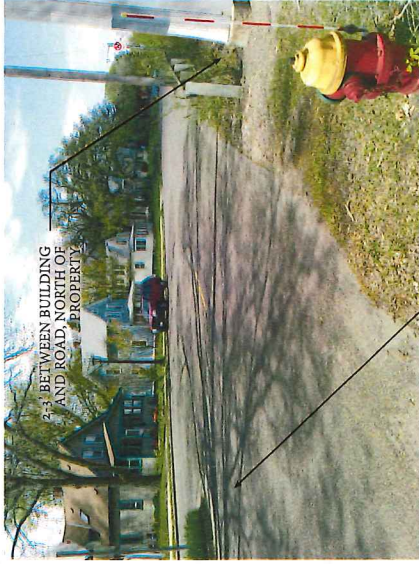
CITY FENCE ACROSS
THE STREET

PROPERTY FENCE

15' DITCH
BETWEEN WABASH/
EMERALD AND
PARKING LOT

FUTURE CITY SIDEWALK
TO COME WITH ST.
PAUL WESTGATE
DEVELOPMENT

B. LOOKING SOUTH ALONG WABASH



C. LOOKING NORTH ALONG
WABASH, NORTH SIDE OF
PROPERTY

FUTURE POTENTIAL
CONNECTION ACROSS
STREET TO CITY OF
MPLS SIDEALK, LOOKING
WEST



15' DITCH BETWEEN
WABASH/EMERALD
AND PARKING LOT

D. LOOKING SOUTH ALONG WABASH/EMERALD



E. LOOKING WEST ALONG WABASH

FUTURE POTENTIAL
CONNECTION ACROSS
STREET TO CITY OF MPLS
SIDEALK, LOOKING WEST



F. LOOKING EAST ALONG WABASH

FUTURE POTENTIAL
CONNECTION ACROSS
STREET TO CITY OF MPLS
SIDEALK, LOOKING EAST



STEEP SLOPE
BETWEEN WABASH
AND PARKING LOT

STRIPED BITUMINOUS
CONNECTION TO
FUTURE WALKS

G. LOOKING WEST FROM ROOF OF PROJECT TOWARDS
WABASH/EMERALD



KEY ELEMENTS

- Trail connection along vacated railway
- Dedicated walking and biking connections to the Station platforms
- Flexible park space connected to the trail system
- Network of 'found' places to explore

PROPOSED PUBLIC REALM PLAN

WESTGATE PUBLIC REALM PLAN / SAINT PAUL, MINNESOTA / MAY 2017

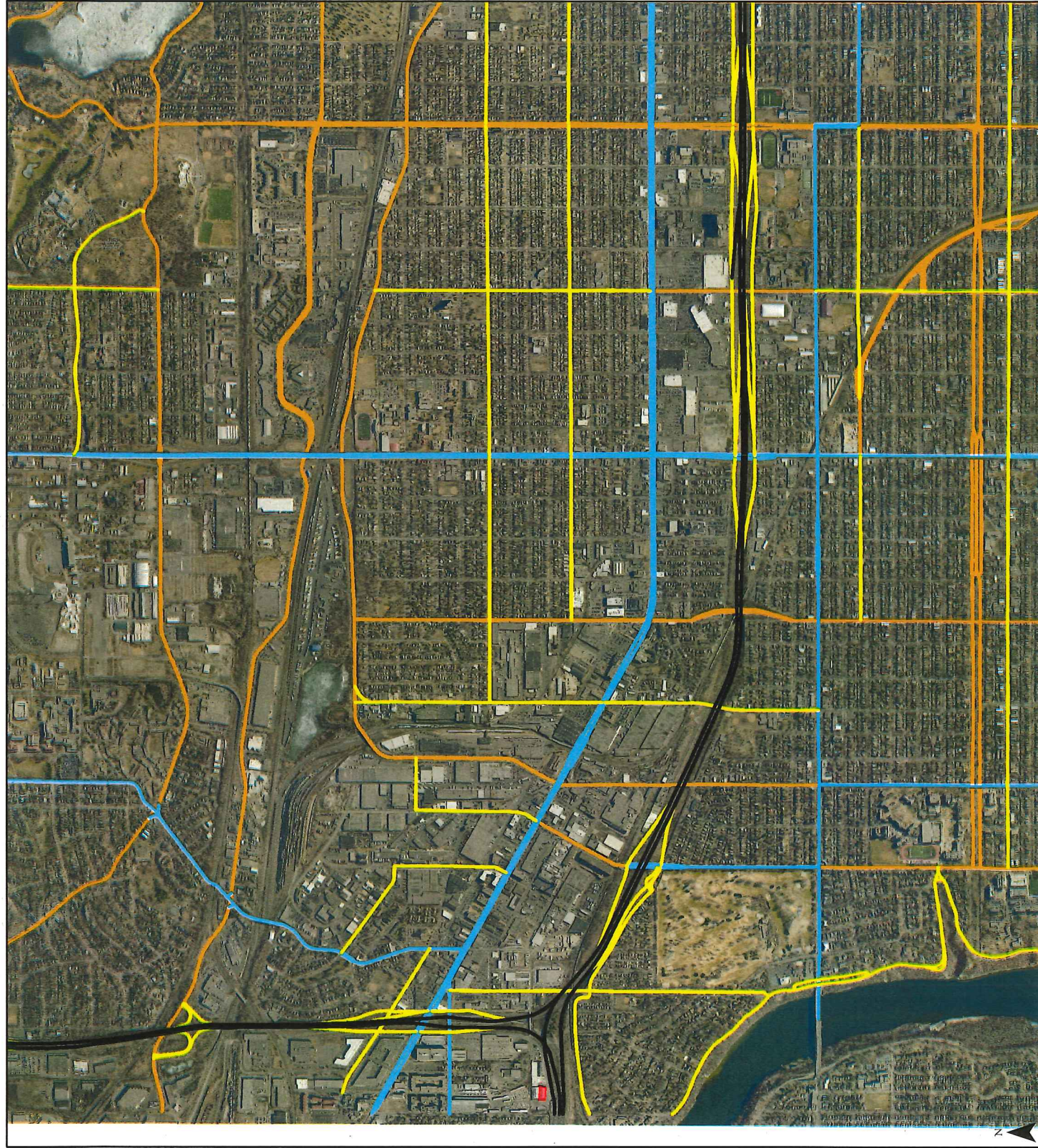
Public realm plan recommendations

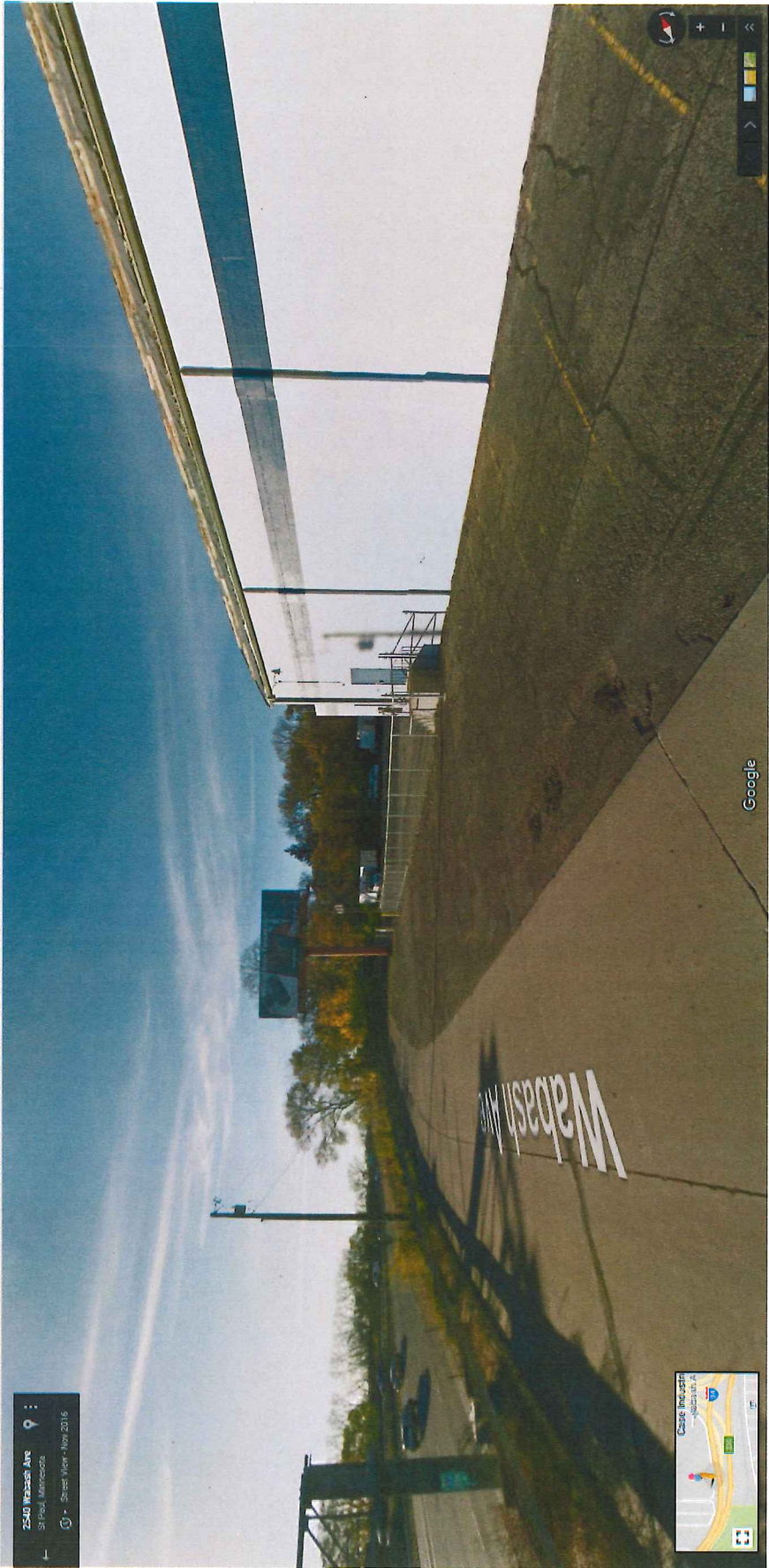


Streets

- Principal
- Collector
- A Minor
- B Minor
- Other

Vertical Endeavors









0 82.5 165 330 495 660 Feet

FILE NAME: Vertical Endeavors

Aerial

APPLICATION TYPE: CUP

Subject Parcels

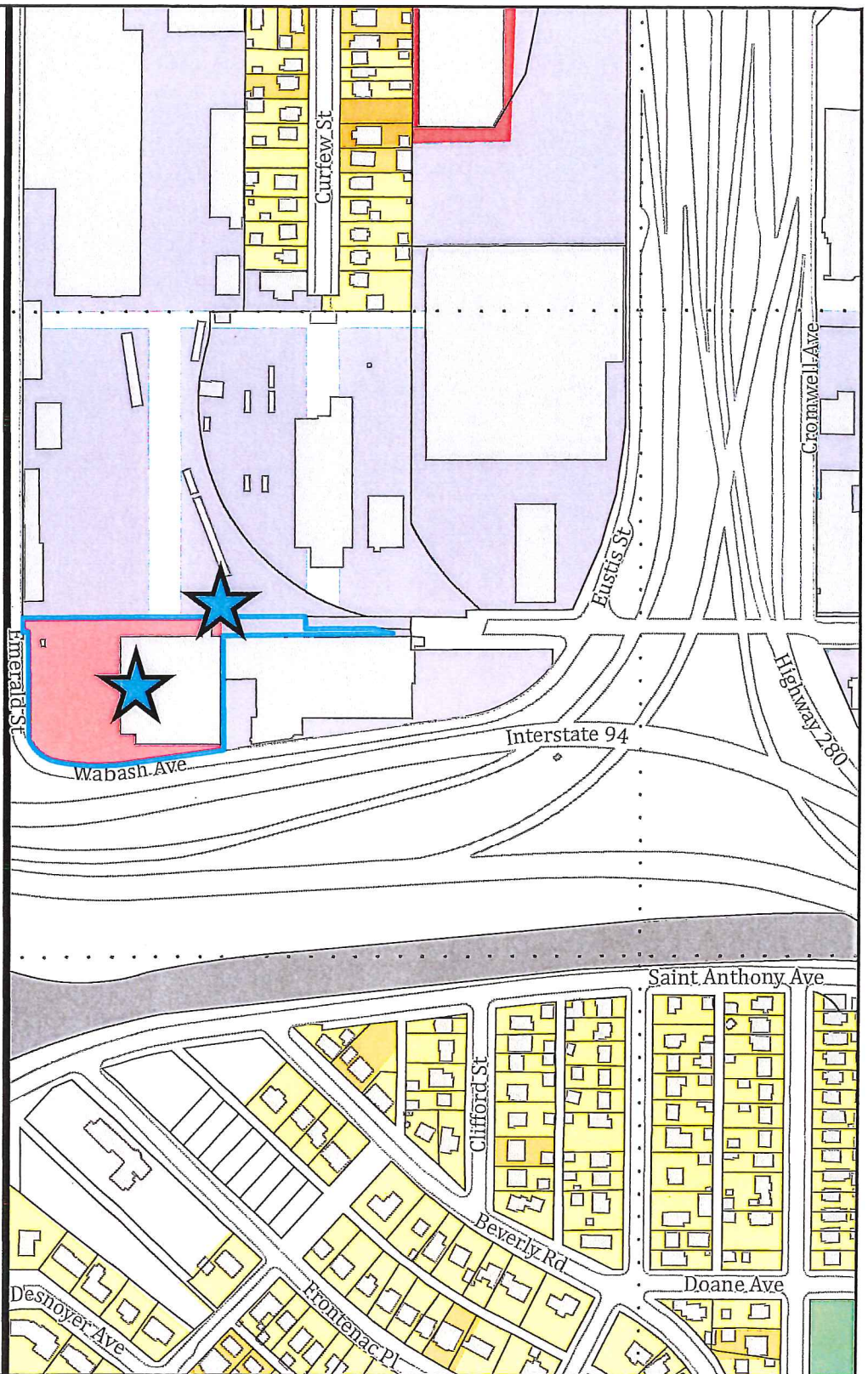
FILE #: 17-042216 DATE: 5/23/2017

PLANNING DISTRICT: 12

ZONING PANEL: 7

Saint Paul Department of Planning and Economic Development and Ramsey County





FILE NAME: Vertical Endeavors

APPLICATION TYPE: CUP

FILE #: 17-042216 DATE: 5/23/2017

PLANNING DISTRICT: 12

ZONING PANEL: 7

Land Use

Single Family Detached

Single Family Attached

Multifamily

Office

Retail and Other Commercial

Mixed Use Industrial

Mixed Use Commercial and Other

Industrial and Utility

Institutional

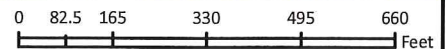
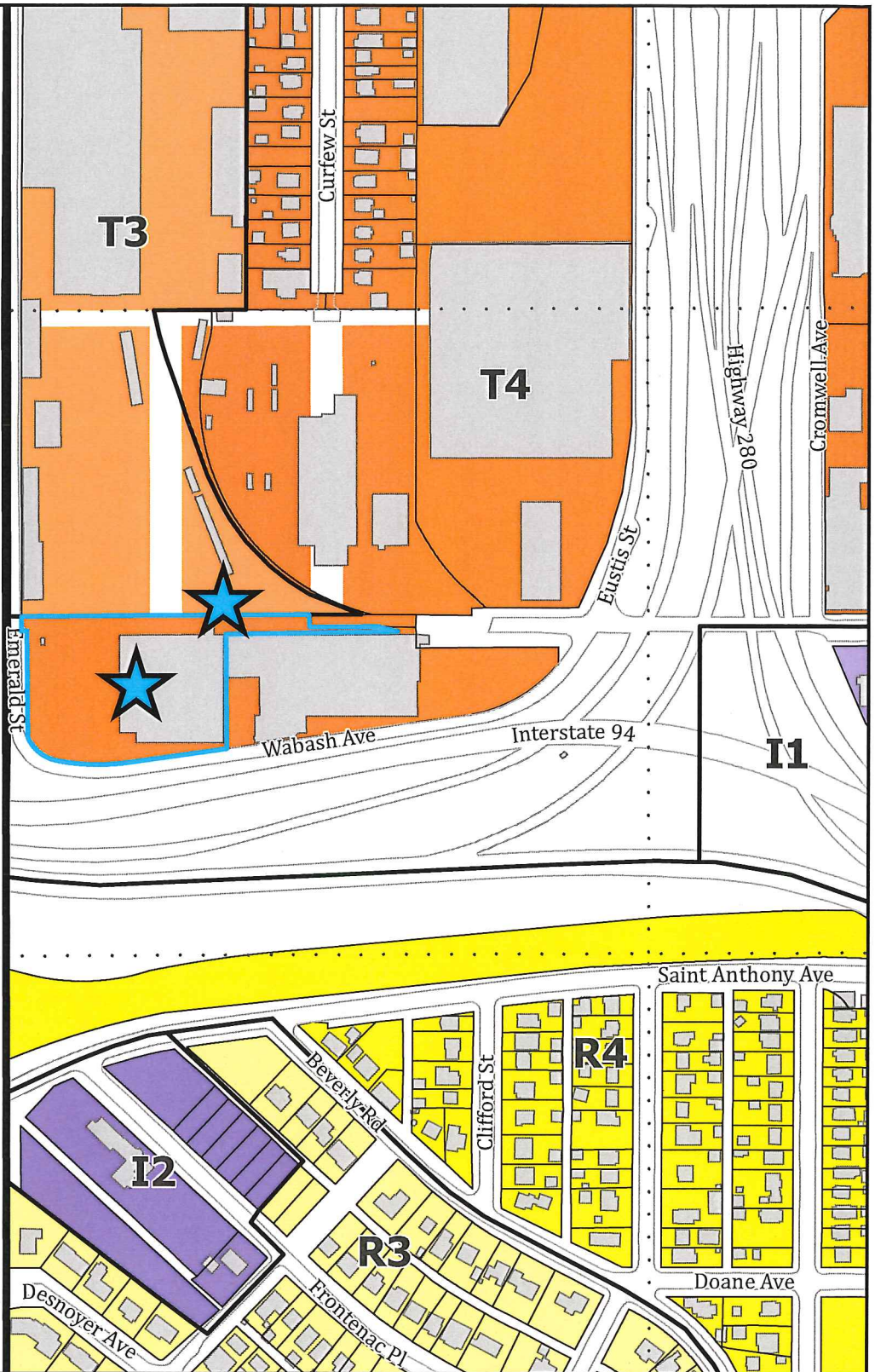
Park, Recreational or Preserve

Railway

Undeveloped

Subject Parcels

Section Lines



FILE NAME: Vertical Endeavors

APPLICATION TYPE: CUP

FILE #: 17-042216 DATE: 5/23/2017

PLANNING DISTRICT: 12

ZONING PANEL: 7

Zoning

- Subject Parcels
- Section Lines
- R3 One-Family
- R4 One-Family
- T3 Traditional Neighborhood
- T4 Traditional Neighborhood
- I1 Light Industrial
- I2 General Industrial

