

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Spyhouse Coffee **FILE #** 17-045-888
 2. **APPLICANT:** Spyhouse Coffee **HEARING DATE:** June 22, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 420 Snelling Ave S, NE corner at Palace
 5. **PIN & LEGAL DESCRIPTION:** 10.28.23.23.0174, Sylvan Park Addition to the City of Saint Paul, Lot 12, Block 12
 6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** B1
 7. **ZONING CODE REFERENCE:** § 61.501, § 63.201, § 63.204, § 65.613
 8. **STAFF REPORT DATE:** June 14, 2017 **BY:** Mike Richardson
 9. **DATE RECEIVED:** June 2, 2017 **60-DAY DEADLINE FOR ACTION:** August 1, 2017
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- A. **PURPOSE:** Conditional use permit for a coffee shop
- B. **PARCEL SIZE:** 6,098 Square Feet
- C. **EXISTING LAND USE:** Mixed Use – Retail and Residential (Retail currently vacant, second floor is residential)
- D. **SURROUNDING LAND USE:**
 - North: Retail (I Like You store shares building, Wells Pianos occupies property to the north)
 - East: Single Family Residential
 - South: Single Family Residential
 - West: Single Family Residential
- E. **ZONING CODE CITATION:**

§ 61.501 lists general conditions that must be met by all conditional uses. § 63.201 addresses off-street parking requirements. § 63.204 addresses parking requirements as they relate to a change of use within a structure. § 65.613 defines standards and conditions for a coffee shop.
- F. **PARKING:**

Zoning Code § 63.207 requires a minimum of one (1) off-street parking space per 400 sq. ft. of gross floor area, two (2) off-street parking spaces for a coffee shop of this size. This is the same as the one off-street parking space per 400 sq. ft. of gross floor area parking requirement for the general retail use (Timelines antique store) that previously occupied the space. There are currently no off-street parking spaces for this retail space, and it has a legal nonconforming parking deficiency of two off-street parking spaces. Per Zoning Code § 63.204, since the parking requirements for general retail and coffee shops are the same, additional off-street parking spaces are not required and the legal nonconforming status can persist.
- G. **HISTORY/DISCUSSION:**

Spyhouse Coffee is applying for a conditional use permit to establish a coffee shop at 420 Snelling Avenue South. The proposed project requires a conditional use permit because the building is located in a B1 zoning district and at 1,000 square feet, the gross floor area exceeds 800 square feet as set forth in § 65.613.

The project is located within the boundaries of the ongoing South Snelling Zoning Study. The draft proposal as of the date of this report recommends a change from B1 Business to T2 Traditional neighborhood. A coffee shop in T2 is also a conditional use and subject to the same standards as in B1.

The building is broken into two business spaces on the first floor. Immediately to the north of the building is a parking lot owned by a piano retail business that provides parking stalls for customers and access for truck deliveries. Therefore, it should not be expected that shared parking between the coffee shop and the piano business will exist.

H. **DISTRICT COUNCIL RECOMMENDATION:** The District 14 Council has not provided a recommendation at the time of this report.

I. **FINDINGS:**

1. Spyhouse Coffee is applying for a Conditional Use Permit to establish a coffee shop at 420 Snelling Avenue South. The proposed project requires a conditional use permit because the building is located in a B1 zoning district and at 1,000 square feet, the gross floor area exceeds 800 square feet as set forth in § 65.613.
2. Zoning Code § 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 proposed project is located in a Mixed Use Corridor as defined by the Comprehensive Plan, with calls for a variety of uses, including commercial. LU 1.48 supports compatible mixed-use within single buildings and in separate buildings in close proximity. Strategy LU1.1 in the Macalester-Groveland Community Plan supports a mix of uses including commercial in mixed-use corridors. LU1.5 promotes the retention and recruitment of a diverse array of small, locally owned businesses. LU3.3 encourages reinvestment in rehabilitation of existing buildings.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The only access to the property other than via sidewalks for pedestrians is to a resident garage.
 - (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 proposed project reuses an existing building and replaces one commercial use with another. Any change in character would be one of more people using the commercial corner. Demand for street parking may increase, but street parking is allowed on Snelling Avenue and on Palace Avenue.
 - (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. Development of surrounding properties would not be hindered by the proposed project.
 - (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 proposed use is consistent with the definition of "coffee shop, tea house" in § 65.613. Off-street parking is not required for this project. Per § 63.204, since the parking requirements for general retail and coffee shops are the same, additional off-street parking spaces are not required and the legal nonconforming status can persist. Also, there is no enlargement or expansion of the space, which would initiate requirements found in § 63.201.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a conditional use permit for a coffee shop at 420 S. Snelling Avenue.



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 # 17-045888
Fee \$40.00
Tentative Hearing Date: 6-22-17

APPLICANT

Name Christian Johnson
Address 945 Broadway ST NE #250
City MPS St. MN Zip 55413 Daytime Phone 612.604.2000
Name of Owner (if different) JOHN CLAREY
Contact Person (if different) Madigan + DAHL, PA Phone 612.604.2000

PROPERTY LOCATION

Address / Location 420 Snelling AVE S
Legal Description Block 12 Lot 12 02460 SYCAMORE ADDITION
C1 Lot 12 Block 12 Current Zoning B1
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 613, Paragraph _____ of the Zoning Code.

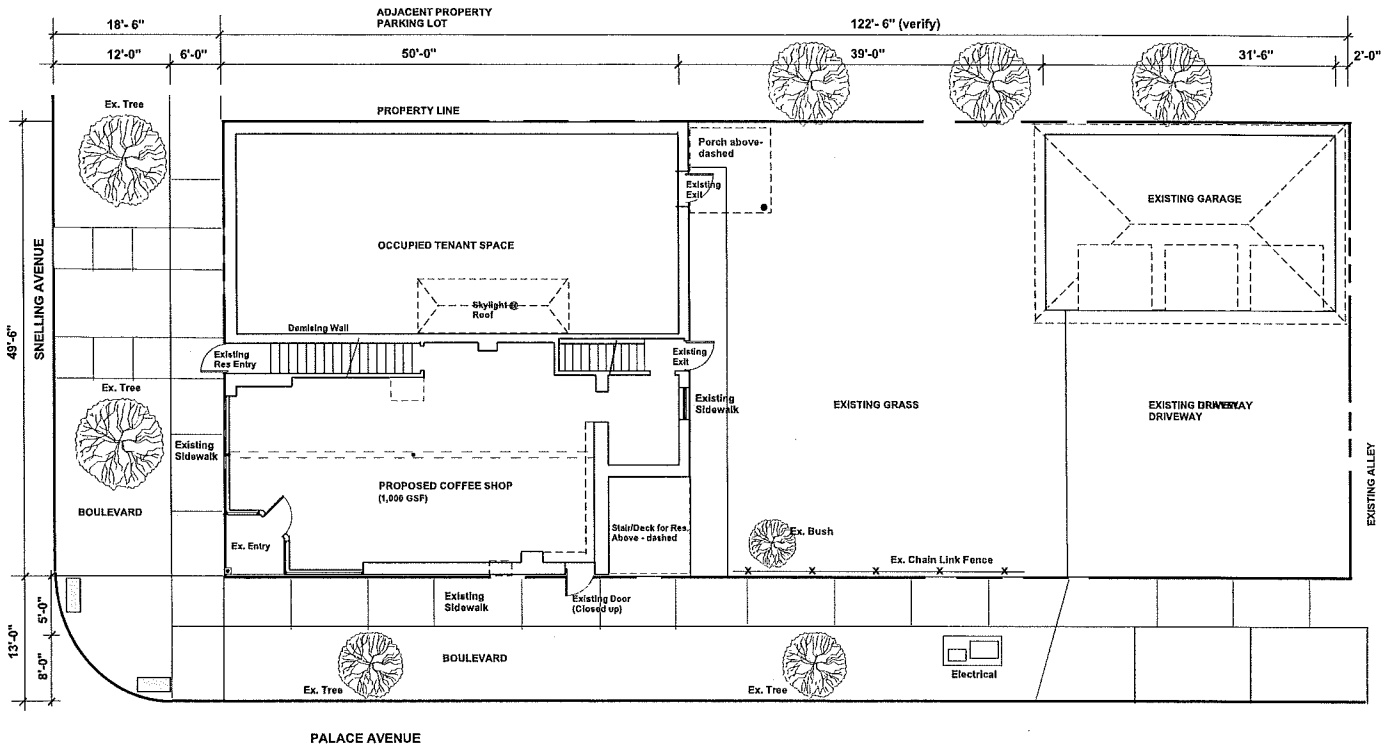
SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions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

RECEIVED
JUN - 6 2017

Required site plan is attached

Applicant's Signature [Signature] Date 6/6/17 City Agent pdh
6-6-17

The applicant is proposing a new Spyhouse Coffee Shop in the currently vacant space at the corner of Snelling Ave So and Palace Ave. This would be the fifth Spyhouse and first in St Paul. A coffee shop is permitted in a B1 zoning district, but a conditional use permit (CUP) is required for anything over 800 gsf. Since the current space is 1,000 gsf the planned use requires a CUP. Per Section 61.502 a coffee shop in this location is a reasonable and appropriate use of the property and, "...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."



EXISTING SITE PLAN - 420 Snelling Ave So.
SPYHOUSE COFFEE





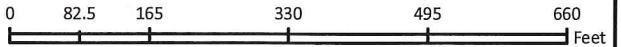
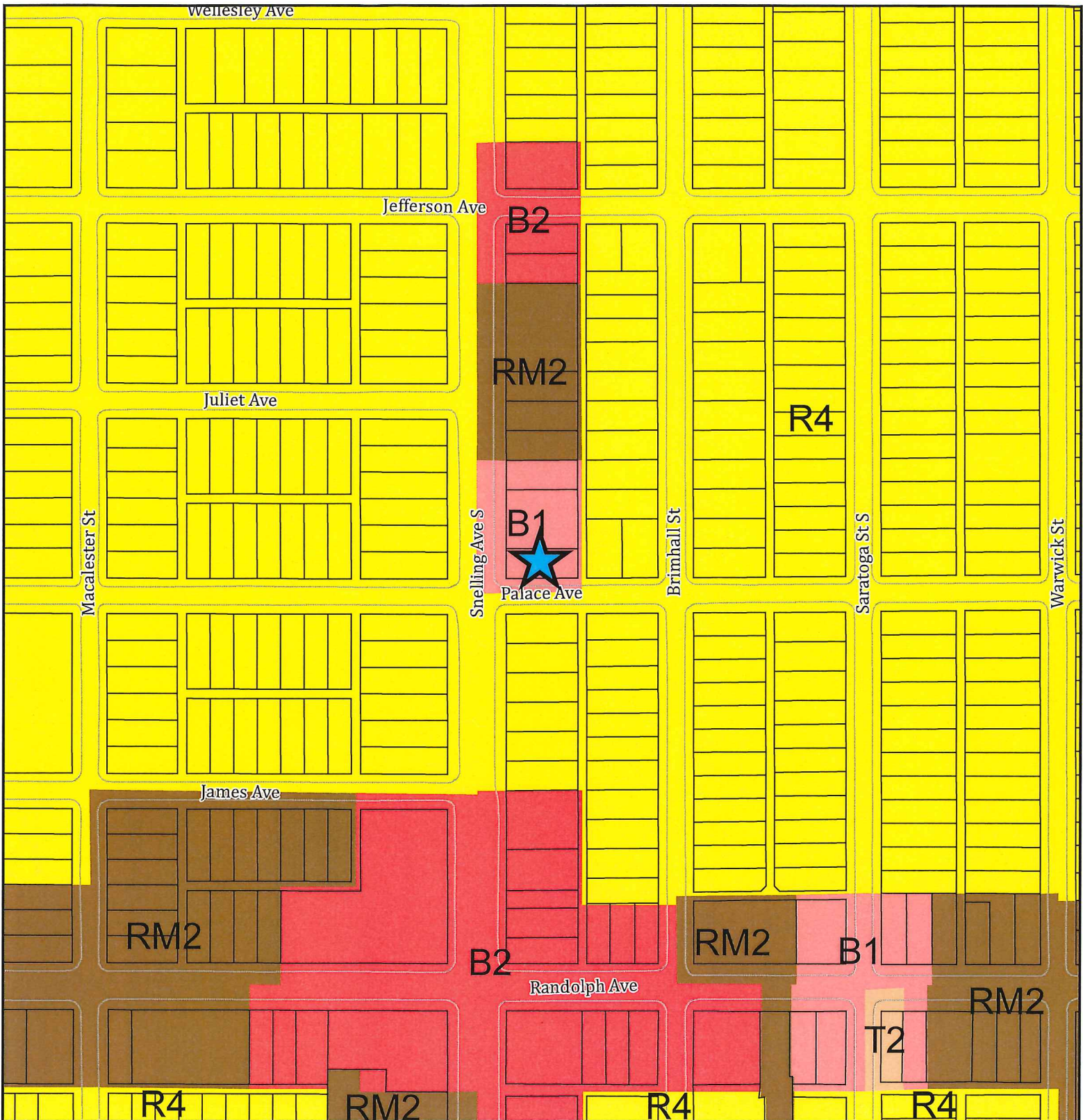
Corner of Snelling & Palace looking NE



Wells Piano Parking Lot to left



Alley and garage at back (East) of property



FILE NAME: Spyhouse Coffee

APPLICATION TYPE: CUP

FILE #: 17-045888 DATE: 6/5/2017

PLANNING DISTRICT: 14

ZONING PANEL: 20

Zoning

Subject Parcels





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APPLICATION TYPE: CUP

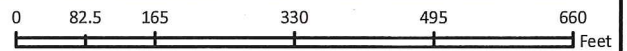
FILE #: 17-045888 DATE: 6/5/2017

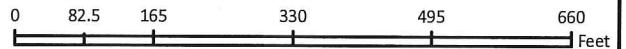
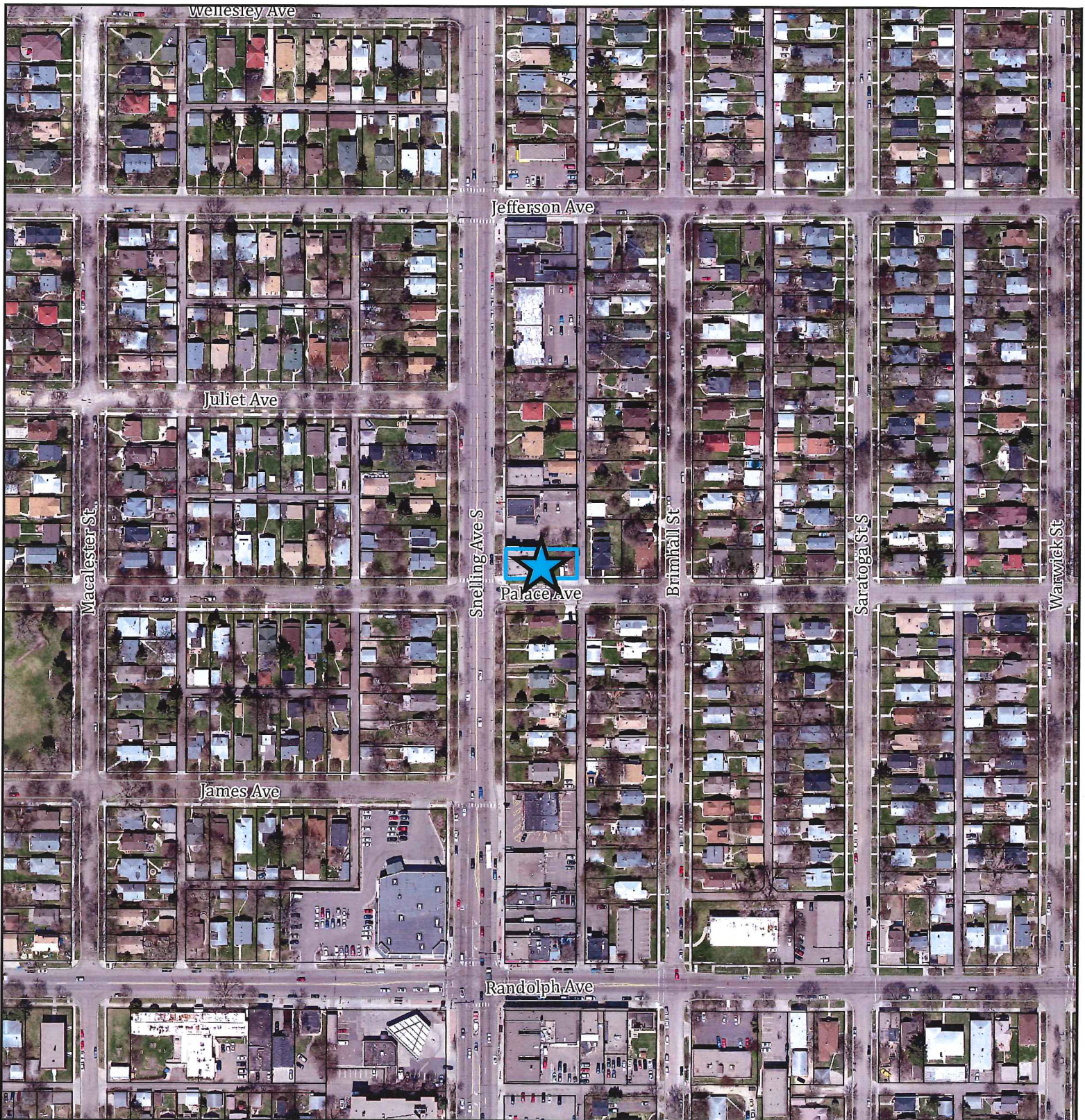
PLANNING DISTRICT: 14

ZONING PANEL: 20

Land Use

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





FILE NAME: Spyhouse Coffee

Aerial

APPLICATION TYPE: CUP

 Subject Parcels

FILE #: 17-045888 DATE: 6/5/2017

PLANNING DISTRICT: 14

ZONING PANEL: 20





X,Y: 556227, 150383 Lat, Lon: 44.929, -93.166 USNG: 15T VK 8688073 7508545